

Present: Steve Bellantone, Member; Drew Fitch, Member; Ron Ledgett, Member; Mark Alesse, Member; Karen Kalmar, Vice Chair and Dutch Dunkelberger, Chair

Absent: Russell White, Member

Staff: Jamie Steffen, Town Planner; Jessa Kellogg, Shoreland Resource Officer / Stormwater Coordinator and Adam Causey, Director of Planning and Development

Chair Dunkelberger opened the workshop by stating the purpose was to discuss with staff the code interpretations relative to Section 16.7.3.3 Nonconforming structures in the Shoreland and Resource Protection Overlay (SL-OZ & RP-OZ) zones.

Mr. Causey began the session by summarizing the issues with that particular section of the code. He also noted the proposed zoning amendments currently going through the adoption process which attempt clarify some of the review authority questions that the Planning Board had.

Ms. Kellogg discussed the interpretations of staff regarding ordinance language for repair and/or expansion of nonconforming structures in the SL-OZ & RP-OZ zones.

The Board and staff then discussed repair / expansion issues of non-conforming boathouse structures. These included: the use of boathouse structures as dwellings and as living space / recreational use; expansion of the use and confirmation by staff of the actual use of the boathouse structure.

The Board and staff then discussed the review and interpretation questions regarding nonconforming structure reconstruction. In particular, how to ascertain the 50% of the market value provision in that section of the code.

There was further discussion amongst the group about the review process for proposed improvements with the base zone setbacks. Ms. Kellogg indicated that she would check with other communities to see how they were handling these questions / issues and continue the conversation with the Board.

The Board and staff then discussed the need to get accurate and current information about the uses of properties in the SL & RP OZ zones when applications are filed for project review. There was also discussion about building footprints and coverage limitations and foundation reconstruction / repair.

The Kittery Planning Board workshop of August 22, 2019 was adjourned by the Chair at 5:49p.m.

Submitted by Jamie Steffen, Town Planner, on October 31, 2019.

Disclaimer: The following minutes constitute the author's understanding of the meeting. Whilst every effort has been made to ensure the accuracy of the information, the minutes are not intended as a verbatim transcript of comments at the meeting, but a summary of the discussion and actions that took place. For complete details, please refer to the video of the meeting on the Town of Kittery website at <http://www.townhallstreams.com/locations/kittery-maine>.