



## KITTERY PLANNING BOARD MEETING

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - [www.kitteryme.gov](http://www.kitteryme.gov)

### REGULAR MEETING AGENDA

Thursday, February 23, 2023

6:00 P.M. to 10:00 P.M

#### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

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#### AMENDMENTS TO THE AGENDA

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#### PUBLIC COMMENTS

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The public may attend the meeting in person or remotely via Zoom. Attendees via Zoom will be recognized during the public hearings and public comment portion of the meeting. Please note: every effort will be made to make this run smoothly, however some technical difficulties may occur. To register via Zoom visit

[https://us02web.zoom.us/webinar/register/WN\\_NBwg4NWRtk2KaA2C9bpt8Q](https://us02web.zoom.us/webinar/register/WN_NBwg4NWRtk2KaA2C9bpt8Q) or <https://www.kitteryme.gov/planning-board>.

Public comment and opinion are welcome during this meeting. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address and record it in writing at the podium. Further, the public may submit written public comments via email, US Mail, or by hand delivery to Town Hall. Emailed comments should be sent to [jgarnham@kitteryme.org](mailto:jgarnham@kitteryme.org). Comments received by noon on the day of the meeting will become part of the public record and may be read in whole or in summary by the Planning Board or Town Staff.

#### OLD BUSINESS

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##### **ITEM 1 – 22 Shapleigh Road– Preliminary Site Plan Review**

Action: Continue public hearing. Owner/applicant Fair Tide and acting agent Geoffrey R Aleva, PE of Civil Consultants propose to redevelop an existing commercial building with additions creating a footprint of 5,669sf, and to add a 6-unit residential building consisting of a 2,058sf building footprint, at real property located at 22 Shapleigh Road (Tax Map 15, Lot 64) in the Business-Local (B-LI) and Residential-Urban (R-U) Zones respectively.

##### **ITEM 2 – 6 Kelsey Lane, Marijuana Home Establishment Business License and Major Home Occupation**

Action: Hold public hearing: Pursuant to provisions of Title 16 of Kittery Town Code, applicant/ owner Ian Schlotman requests Planning Board approval of a proposed medical marijuana registered caregiver home establishment at his residence located at 6 Kelsey Lane, Lot 1b of Map 60. This use is classified as a major home occupation per §16.5.12. No retail, manufacturing, or testing of cannabis products is proposed.

##### **ITEM 3 – MS4 Stormwater Changes to Title 16**

Action: Hold public hearing. Staff and consultants presented draft amendments to Title 16 that are required to be adopted by June 30, 2023 in accordance with state law during the January 12 workshop. Draft amendments and supporting memos from the January 12 workshop are provided for review and discussion.

#### NEW BUSINESS

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#### APPROVAL OF MINUTES

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ITEM 5 – February 9, 2023 Meeting Minutes

#### BOARD MEMBER ITEMS

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MMA Planning Board training reminders  
Subcommittee reports from Housing and from Climate Adaptation and Kittery Land Issues.  
Planning Board 2023 Goals discussion

#### ADJOURNMENT

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