



# 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, May 26, 2022

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

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

### APPROVAL OF AGENDA

APPROVAL OF MINUTES: September 23, 2021; March 24, 2022; April 28, 2022

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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\\_SSk-9Fq5T-uApy5s5UZFYA](https://us02web.zoom.us/webinar/register/WN_SSk-9Fq5T-uApy5s5UZFYA) or at <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 [acausey@kitteryme.org](mailto:acausey@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.

### PRESENTATIONS

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Jessa Kellogg with the Department of Public Works presents the annual MS4 stormwater update.

### OLD BUSINESS

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#### ITEM 1 – 32 Pocahontas Road – Findings of Fact

Action: Approve or deny Findings of Fact: Consider Findings of Fact for owner/applicant Edward and Carol Besade's approval to expand a legally non-conforming accessory structure on a legally non-conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 32 Pocahontas Road, Tax Map 51, Lot 3, in the Residential-Rural Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Overlay Zone (OZ-RP).

#### ITEM 2 – 523 US Route 1 – Final Site Plan Review

Action: Continue to a subsequent meeting; approve or deny plan. Pursuant to §16.4.23 Mixed-Use Zone and §16.7 Site Plan Review of the Kittery Land Use and Development Code, applicant GSC Enterprises, LLC and agent Haley Ward request approval to construct a 1,010-sf coffee shop with a drive-through with appurtenant infrastructure and landscaping on real property with an address of 523 U.S. Route 1 (Tax Map 68, Lot 26) located in the Mixed-Use (MU) Zone.

#### ITEM 3 – 41 Route 236 – Sketch Site Plan Review

Action: Accept application as complete; if accepted, set site walk. Pursuant to 16.4 Land Use Regulations, 16.4.20 Special Exception Use Request, 16.5.32 Marijuana Business, and 16.7 Site Plan Review of the Town of Kittery Land Use and Development Code, owner LaPierre Properties, LLC and applicant Well Field 44, LLC with agent Attar Engineering, Inc. requests approval for a special exception use to construct a 1,034-sf Marijuana Business with appurtenant infrastructure and a wetland alteration of 3,001-sf, located on real property with the address of 41 Route 236, Tax Map 29, Lot 1, in the Commercial 2 (C-2) zoning district.

#### ITEM 4 – 52 State Road – Final Site Plan Review

Action: Approve or deny plan: Pursuant to §16.4.18 B-L1 Zone and §16.1.8 General Development Requirements of the Kittery Land Use and Development Code, owner/applicant Kevin Cambridge and agent Attar Engineering requests approval to expand a legally nonconforming commercial structure and construct a 26-space parking lot with stormwater improvements on real property with an address of 52 State Road (Tax Map 3, Lot 1) located in the Business-Local 1 (B-L1) Zone.

### PUBLIC HEARING

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None.

**NEW BUSINESS**

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None.

**OTHER BUSINESS**

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ITEM 6 – Board Member Items

ITEM 7 – Town Staff Items

**ADJOURNMENT**

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\* +/-ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION. DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING. TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.