



KITTERY PLANNING BOARD MEETING

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - www.kitteryme.gov

REGULAR MEETING AGENDA

Thursday, June 9, 2022

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

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE AMENDMENTS TO THE AGENDA

PUBLIC COMMENTS

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_Rcj4kiG4SRayzgXJDsCeyg 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. 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

None.

NEW BUSINESS

ITEM 1 – 28 Wyman Avenue – Sketch Plan Review, Cluster Residential Development

Action: Accept or deny plan as complete; continue application to a subsequent meeting; set site walk Pursuant to Title 30-A M.R.S.A. §4401-4408 Municipal Subdivision Law and §16.8.10.H, Cluster Residential Development of the Town of Kittery Land Use and Development Code, owner Lusitano, LLC requests approval for a cluster residential development proposing three (3) single-family residences as a condominium on real property with an address of 28 Wyman Avenue (Tax Map 16, Lot 148) located in the Residential-Urban (R-U) Zone.

ITEM 2 – 134 Whipple Road – Shoreland Development Plan

Action: Accept/deny plan as complete; if accepted, continue to a subsequent meeting, schedule a public hearing / site walk or approve. Owners/Applicants Nicolas and Amy Mercier request approval for a shoreland development plan on a legally non-conforming lot with a legally non-conforming structure which will be replaced per a Shoreland Development Plan approved by the Planning Board last year to construct a seawall located within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 134 Whipple Road, Tax Map 10, Lot 6A, in the Residential-Urban (R-U) Zone and the Shoreland (SL-OZ-250) Overlay Zone.

ITEM 3 – 35 Badgers Island – Shoreland Development Plan

Action: Accept/deny plan as complete; if accepted, continue to a subsequent meeting, schedule a public hearing / site walk. Owner/Applicant B.I.W. Group, LLC request approval for a shoreland development plan on a lot with a three-story commercial building and associated parking and utilities proposing to construct a 7,978 square foot revetment (retaining wall), of which 4,291 square feet, will be located within the base zone setback of the Shoreland Overlay Zone and the Resource Protection Zone located on real property with the address of 35 Badgers Island West, Tax Map 1, Lot 32, in the Mixed-Use Badgers Island Zone (MU-BI), the Shoreland (SL-OZ-250) Overlay Zone and the Resource Protection Zone (OZ-RP).

ITEM 4 – 16 Ridgewood Drive – Shoreland Development Plan

Action: Accept/deny plan as complete; if accepted, continue to a subsequent meeting, schedule a public hearing / site walk, or approve or deny plan. Owners/Applicants Daniel and Jill White request approval for a Shoreland Development Plan proposing to expand a legally non-conforming structure within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 16 Ridgewood Lane, Tax Map 20, Lot 2-8, in the Residential-Suburban Zone (R-S) and Resource Protection Overlay Zone (OZ-RP).

APPROVAL OF MINUTES

ITEM 5 – October 14, 2021; October 18, 2021; November 9, 2021 (Workshop); November 18, 2021; May 12, 2022

BOARD MEMBER ITEMS

None.

TOWN STAFF ITEMS

None.

ADJOURNMENT

* +/-**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.