



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, January 11, 2024

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_qycXEoK5SLm6FOA1FJDjYg 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 mzakian@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

ITEM 1—181 State Road—Marijuana Business Plan — Preliminary Review

Action: Hold public hearing. Approve plan or continue review. Mike Sudak, on behalf of owner/applicant IDC5 LLC, is proposing to replace an existing restaurant and single-family dwelling with a 2,000 square foot marijuana retail store and associated parking on the properties of 181-185 State Road, Tax Map 22, Lots 4-1 and 4-2, a parcel split by the Business Local and Old Post Road Commercial (C-3) Zone.

ITEM 2—283 US Route 1—Master Site Plan — Preliminary Review

Action: Approve plan or continue review. Neil Hansen, on behalf of owner/applicant Two International Group, is proposing a multi-phase project to re-develop existing commercial retail facilities into a 107-unit housing complex, 119 room hotel, and 6,000 square feet commercial building intended for a restaurant, along with associated parking and utilities, located on the property of 283 US Route 1, Map 30 Lot 44, in the Route 1 Commercial (C-1) Zone.

NEW BUSINESS

ITEM 3 – 15 Bowen Road– Shoreland Development Plan Review

Action: Accept application. Approve plan or continue review: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Nicole Sanborn, on behalf of owner/applicant Eric Dyer, requests approval to stabilize 86 linear feet of existing eroding shoreline with

riprap along the property of 15 Bowen Road, Tax Map 17, Lot 4, in the Residential-Urban, Shoreland Overlay, and Resource Protection Overlay Zones.

ITEM 4—4 Bond Road—Major Plan Modification Review

Action: accept application as complete. Approve plan: Josh Schneier, on behalf of owner/applicant Stella B. Hall, proposes to divide a parcel within an approved subdivision into two conforming lots on the property of 4 Bond Road, Tax Map 26, Lot 34, in the Residential Kittery Point Village zone.

APPROVAL OF MINUTES

ITEM 5 – December 14, 2023 Meeting Minutes

BOARD MEMBER ITEMS

ITEM 6 – Appointing Planning Board committee representatives

STAFF ITEMS

ITEM 7 – Planning Board 2024 goals

ADJOURNMENT
