



# TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904  
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Visit us: [www.kitteryme.gov/planning-board](http://www.kitteryme.gov/planning-board)

## Planning Board Meeting Agenda

**January 25, 2024 | 6:00 PM | Hybrid Meeting: Council Chambers & Zoom**

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

### **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.

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 an opportunity to participate. Those providing comments must clearly state their name and address and record it in writing at the podium.

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](mailto: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**

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#### **ITEM 1—3 Walker Street—Major Site Plan — Preliminary Review**

Action: Hold public hearing, Approve plan or continue review. Eric Weinrieb, on behalf of owner/applicant 3 Walker Street LLC, is proposing to redevelop an existing structure into a 1,500 sq ft. mixed-use building consisting of two floors of office space and a third floor with a residential unit located on the property of 3 Walker Street, Map 4 Lot 99, in the Mixed-Use Kittery Foreside Zone.

#### **ITEM 2 – 47 Cutts Road – Major Conservation Subdivision Plan – Preliminary Review**

Action: Approve plan or continue review. Mike Sudak, on behalf of owner/applicant Chip and Anne Andrews, is proposing to divide 14.1 acres of a 36.06-acre parcel into a major conservation subdivision of 12 single-family residential building lots with shared community septic systems, a private street, and a public access parking lot for abutting Kittery Land Trust nature trails, located on the current property of 28 Andys Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay Zones.

#### **ITEM 3 – 77 Bartlett Road – Conservation Subdivision Plan – Final Review**

Action: Approve plan or continue review. Michael Tadema-Wielandt, on behalf of owner/applicant Geoff Bowley, is proposing to divide a 19.11-acre parcel into a conservation subdivision of 9 single-family residential building lots on the property of 77 Bartlett Road, Map 62 Lot 26, in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones.

## **APPROVAL OF MINUTES**

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**ITEM 4** – January 11, 2024 Meeting Minutes

## **BOARD MEMBER ITEMS**

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Subcommittee reports

## **STAFF ITEMS**

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**ITEM 5** – Planning Board 2024 goals

## **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.