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35 Badgers Island West, Shoreland Development Plan – Site Walk

~~Action: review for completeness, continue, approve, or deny plan:~~ Pursuant to §16.4 Land Use Regulations and §16.9.3 Shoreland Development Review requirements of the Town of Kittery Land Use and Development Code, owner B.I.W. Group, LLC and agent Steven Riker with Ambit Engineering request approval to expand a legally non-conforming building and convert an existing office building to 10 residential units on a legally conforming lot 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), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Overlay Zone (OZ-RP)

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3 Planning Board Members Present: John Perry, Russell White, Drew Fitch, Ron Ledgett,
4 Karen Kalmar (Vice Chair)

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6 Absent: Dutch Dunkleberger (Chair); Stephen Bellatone

7

8 Advisory: Earldean Wells, Conservation Commission

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10 Staff: Jordan Kelley (Town Planner)

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12 Project Representatives: Shane (Ambit Engineering)

13

14 Abutters: Linda & Ken Cohen, Mary & Peter Karalekas, Jim Truncellito

15

16 Vice Chair Kalmar opened the meeting and explained the process for the site walk.

17

18 Shane introduced the project explaining that the staking in pink/orange showed the
19 footprint of the building, He explained that the building additions (wings) would be two
20 stories tall with residents entering the first floor from the parking garages.

21

22 Karen Kalmar (KK) – Regarding Existing Vegetation, what was existing prior to the
23 revetment?

24 Shane – mostly sumac and concrete/rubble some small maples

25

26 KK- Pollution Control Unit for Stormwater (Jellyfish system) We would like to know more
27 about it. We need a Maintenance Manuel and Schedule as well as Maps that show the
28 area to be captured and the amount of stormwater/runoff that it will capture.

29 Shane- We will provide that information

30

31 Earldean Wells (EW)- We would like to know exactly what was there before and to add
32 more for what was taken

33 Shane- Will note on planting plan.

34

35 EW- Where is the snow storage location?

36 Shane-There shouldn't be that much, but will add to plan

37

38 KK – Please provide Building Heights and Garage Elevations

39 Shane- Ok

40

41 Jordan Kelley (JK) – Request for section drawing through building and courtyard area,
42 what is the proposal for these elevation changes between the building and the
43 revetment.

44 Shane- Noted

45

46 KK- Show us the fill that has been added and removed (show on map and include
47 amounts) It would be helpful to have prior to the revetment, current, and proposed.

48 Shane- Ok

49

50 EW- Show the Trees that are existing and the Trees that remain if approved in addition
51 to the new proposed planting plan

52 Shane- OK

53

54 Linda Cohen- Where will the trash go?

55 Shane- Basement/Garage and a collection service will pick it up collectively, not
56 individual cans on the street

57

58 Mary Karalekas- Where will the telephone/power lines go?

59 Shane – Underground from street.

60

61 Ken Cohen- What about the entrances and ADA?

62 Shane- If Facing the building from the road the right wing will have a ramp, ADA parking
63 sites and an elevator.

64

65 KK- Does the boat storage yard across the street do maintenance i.e. painting
66 scrapping, service to boats and engines

67 Shane- YES.

68

69 JK- Please provide Building sizes, Impervious surface and devegetated areas.

70 Shane-

	Existing	Proposed
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Building	5,922 sqft	13,289 sqft
Pavement	12,295 sqft	2,163 sqft
Devegetated	45.9%	44.4%

71

72 Worth Noting while the removal of the Pavement is significant but that impervious
73 surface is replaced in part by the impervious surface from the roof, I would like to know
74 the stormwater plans for the roof and site runoff.

75

76

77 **Russell White moved to adjourn. Seconded by Ron Ledgett.**

78 **The motion passed 5-0-2.**

79

80 The Kittery Planning Board site visit of November 15, 2022 adjourned at approximately
81 11:00 am.

82

83 Submitted by Jordan Kelley, Town Planner on November 15, 2022.

84

85 Disclaimer: The following minutes constitute the author's understanding of the meeting.
86 Whilst every effort has been made to ensure the accuracy of the information, this
87 information is recorded to the best of the ability of notes taken in the field.