



# 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, December 8th, 2022

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

### 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. 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](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 [jkelly@kitteryme.org](mailto:jkelly@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 – 21 Happy Avenue and 12 Roseberry Road Right-of-Way (ROW) Review – Public Hearing**

Action: Application has been Accepted 11/17/22 – Hold Public Hearing. Owners and applicants, William and Cathy Cullen and Caroline Hall request consideration of a right-of-way plan for a 4.78 acre +/- acre parcel (Tax Map 11, Lot 29) proposing a ROW located on Happy Avenue (Tax Map 11 Lot 29-5) in the Residential Suburban Zone (R-S). Agent is Nathan Amsden, PLS., Amsden Field Survey.

#### **ITEM 2 – 41 Route 236 – Preliminary Site Plan Review – See Letter of Continuance Request §16.7.10.C (3) a & c, Continued to January 12<sup>th</sup>, Please see attached Letter in Place of PRN for ITEM 2**

Action: hold Public Hearing; continue, approve, or deny plan. 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 Kittery Land Use and Development Code, owner LaPierre Properties LLC and applicant Well Field 44 LLC with agent Attar Engineering requests approval for a special exception use to construct a 1,034-sf Marijuana Business with appurtenant infrastructure and a wetland alteration of 1,367-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.

### NEW BUSINESS

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#### **ITEM 3 – 3 Walker Street – Site Sketch Plan Review**

Action: Accept or deny application. Approve or deny sketch plan. Owner/applicant 3 Walker Street, LLC and acting agent Brandon Holben requests consideration of a sketch plan for construction of a mixed-use structure consisting of a 1500 sf building footprint, a ground floor retail/restaurant, and the top two floors as apartment(s) on a 5,377sf lot at real property located at 3 Walker Street (Tax Map 4, Lot 99) in the Mixed Use – Kittery Foreside (MU-KF) Zone.

**ITEM 4 – 22 Shapleigh Road– Site Plan - Sketch Plan Review**

Action: Accept or deny application. Approve or deny sketch plan. Owner/applicant Fair Tide and acting agent Geoffrey R Aleva, PE of Civil Consultants requests consideration of a sketch plan for construction of two distinct structures. One is to redevelop an existing commercial building with proposed additions creating a footprint of 5,669sf, the second is a 6-unit residential building consisting of a 2,058sf building footprint, at real property located at 22 Shapleigh Road (Tax Map 15, Lot 64) in the Business-Local (B-LI) and Residential-Urban (R-U) Zones respectively.

**APPROVAL OF MINUTES**

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**ITEM 5 – October 27<sup>th</sup> Meeting Minutes**

November 17<sup>th</sup> Meeting Minutes

November 15<sup>th</sup> 10:00AM, Site Walk Minutes for 35 Badgers Island West

November 28<sup>th</sup> 9:00AM, Site Walk Minutes for 21 Happy Ave

**BOARD MEMBER ITEMS**

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Subcommittee reports from Housing, Climate Adaptation, and Kittery Land Issues.

**TOWN STAFF ITEMS**

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There are **3 vacancies** on the board that are open to volunteers, please submit applications at <https://www.kitteryme.gov/get-involved>

**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.