



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, December 14, 2023

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.

BOARD MEMBER ITEMS

ITEM 1— Planning Board Officer Elections

OLD BUSINESS

ITEM 2—181 State Road—Marijuana Business Plan — Preliminary Review

Action: accept site plan as complete. Schedule site walk/public hearing. Mike Sudak, on behalf of owner/applicant IDC5 LLC, is proposing to replace an existing restaurant and condominium 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 3—3 Walker Street—Major Site Plan — Preliminary Review

Action: accept site plan as complete. Schedule site walk/public hearing. 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 4—27 & 29 Wentworth—Major Site Plan — Final Review

Action: Approve plan or continue review. Eric Weinrieb, on behalf of applicant Madbury Real Estate Ventures, is proposing to convert an existing bed and breakfast into two independent inns with a total of 24 rental units and 2 innkeeper's suites. The proposed development is located on the properties of 27 & 29 Wentworth Street, Map 9 Lots 37, 38, in the Kittery Foreside (MU-KF) Zone.

ITEM 5—17 and 25 US Route 236—Major Site Plan — Final Review

Action: Approve plan or continue review. Geoff Aleva, on behalf of owner/applicant 25 & 17 Route 236 LLC, is proposing to develop a 35-unit rooming house and associated parking shared with an existing 7-unit apartment on the properties of 25 and 17 Route 236, Tax Map 21 Lot 20 & Map 20 Lot 12, in the Route 236 Commercial (C-2) Zone.

ITEM 6—9 & 11-13 Water Street—Shoreland Development and Major Site Plan — Preliminary Review

Action: accept site plan as complete or continue review. Schedule site walk/public hearing. John Chagnon, on behalf of owner/applicant WLH Management Corporation, is proposing to replace an existing restaurant, working waterfront use, and 2 residential dwellings with an 8-unit condo development and 1,200 square foot lobster pound utilizing an existing deck. The proposal is located on the properties of 9 & 11-13 Water Street, Map 1, Lots 45 and 46, in the Mixed-use Kittery Foreside, Shoreland Overlay, Resource Protection Overlay, and Commercial Fisheries Overlay Zones.

NEW BUSINESS

ITEM 7 – 0 Appledore Island– Shoreland Development Plan Review

Action: Accept. Approve plan or continue review: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Jennifer Miksis-Olds and team, acting on behalf of the University of New Hampshire, requests approval for the installation of a manhole and shallow trench along an existing gravel located on the shore of Appledore Island, Tax Map 70. Lot 17, in the Residential-Rural Conservation, Shoreland Overlay, and Resource Protection Overlay Zones.

APPROVAL OF MINUTES

ITEM 8 – 11/16/23 Meeting Minutes

STAFF ITEMS

ITEM 9 – Planning board 2024 priorities and goals

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.