



# 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, February 10, 2022

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

### CALL TO ORDER—ROLL CALL—PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

**APPROVAL OF MINUTES:** December 12, 2020; January 14, 2021, and January 28, 2021

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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, the Town is testing its hybrid meeting technology. Every effort will be made to make this run smoothly, however some technical difficulties may occur as the Town implements this new approach. To register via Zoom:

[https://us02web.zoom.us/webinar/register/WN\\_Rcj4kiG4SRayzgXJDsCeyg](https://us02web.zoom.us/webinar/register/WN_Rcj4kiG4SRayzgXJDsCeyg)

Further, the public may submit public comments via email, US Mail, or by dropping written comments in the Drop Box outside the Town Hall entrance. Emailed comments should be sent to [bmcDonough@kitteryme.org](mailto:bmcDonough@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 Chair or Town Planner.

### OLD BUSINESS

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#### ITEM 1—41 Route 236—Preliminary Site Plan Review

Action: Accept application as complete; if accepted—continue application to a subsequent meeting, or set public hearing and site walk. Pursuant to 16.3 *Land Use Regulations*, 16.6.4.D *Special Exception Use Request*, 16.8 *Design Performance Standards for Built Environment* and §16.10 *Development Plan Application and Review* of the Town of Kittery Land Use and Development Code, owner LaPierre Properties, LLC and applicant Well Field 44, LLC with agent Attar Engineering, Inc. requests approval for a special exception use to construct a 3,150-sf Marijuana Business with appurtenant infrastructure and to fill 10,384-sf of wetland, located on real property with the address of 41 Route 236, Tax Map 29, Lot 1, in the Commercial 2 (C-2) zoning district.

### PUBLIC HEARING

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#### ITEM 2—20 Folcutt Road—Shoreland Development Plan Review

Action: Continue or close public hearing or vote on application. Pursuant to 16.3 *Land Use Regulations*, §16.10.3.2 *Shoreland Development Review* and Article III *Nonconformance* of §16.7 *General Development Requirements* of the Town of Kittery Land Use and Development Code, owner/applicant Wladislaw Realty Trust and agent Walsh Engineering Associates requests approval to replace and expand legally non-conforming structures on a legally conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 20 Folcutt Road, Tax Map 25, Lot 18, in the Residential-Kittery Point Village (R-KPV) Zone and the Shoreland (OZ-SL-250'), Resource Protection (OZ-RP) Overlay Zones.

#### ITEM 3—16 Trefethen Avenue—Shoreland Development Plan Review

Action: Continue or close public hearing or vote on application. Pursuant to 16.3 *Land Use Regulations*, §16.10.3.2 *Shoreland Development Review* and Article III *Nonconformance* of §16.7 *General Development Requirements* of the Town of Kittery Land Use and Development Code, owners/applicants Joseph D. and Dierdre M. McEachern and agent Ambit Engineering, Inc. requests approval to expand legally non-conforming structure on a legally non-conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 16 Trefethen Avenue Road, Tax Map 10, Lot 25, in the Residential-Urban (R-U) Zone and the Shoreland (OZ-SL-250'), Resource Protection (OZ-RP) Overlay Zone.

### NEW BUSINESS

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#### ITEM 4—52 Goodwin Road –Wetland Alteration Plan Review

Action: Accept application as complete; if accepted—continue application to a subsequent meeting, set public hearing and/or site walk (discretionary), vote on application. Pursuant to 16.3 *Land Use Regulations* 16.9 *Design Performance Standards for Natural Environment* and §16.10 *Development Plan Application and Review* of the Town of Kittery Land Use and Development Code, owners/applicants Michael and Barbra Murphy with agent Attar Engineering, Inc. requests approval for a wetland alteration permit to fill approximately 1,075-sf of wetland to construct a driveway to access buildable area located on real property with the address of 52 Goodwin Road, Tax Map 58, Lot 51B, in the Residential- Rural Conservation (R-RC) zoning district and Resource Protection (OZ-RP) Overlay Zone.

### OTHER BUSINESS

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#### ITEM 5—Board Member Items / Discussion

#### ITEM 6—Town Planner / Director of Planning & Development Items

### ADJOURNMENT

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