



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904
Telephone: (207) 475-1323 | Fax: (207) 439-6806
Visit us: www.kitteryme.gov/planning-board

Planning Board Meeting Agenda

February 22, 2024 | 6:00 PM | Hybrid Meeting: Council Chambers & Zoom

https://us02web.zoom.us/webinar/register/WN_NBwg4NWRTk2KaA2C9bpt8Q

or <https://www.kitteryme.gov/planning-board>.

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.

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. The public may submit written public comments via email, US Mail, or by hand delivery to Town Hall. Those in the room providing comments must clearly state their name and address and record it in writing at the podium. For those attending via Zoom, please state your name and address for the record.

Emailed comments should be sent to: mzakian@kitteryme.org, or hand-delivered to Town Hall. 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

ITEM 1—3 Walker Street—Major Site Plan — Final Review

Action: 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 3 residential units located on the property of 3 Walker Street, Map 4 Lot 99, in the Mixed-Use Kittery Foreside Zone.

ITEM 2—283 US Route 1—Master Site Plan — Final Review

Action: Approve plan or continue review. Neil Hansen, on behalf of owner/applicant Two International Group, is proposing a multi-phase project to re-develop existing commercial retail facilities into a 107-unit housing complex, 119-room hotel, and 6,000 square foot commercial building intended for a restaurant, along with associated parking and utilities, located on the property of 283 US Route 1, Map 30 Lot 44, in the Route 1 Commercial (C-1) Zone.

NEW BUSINESS

APPROVAL OF MINUTES

ITEM 3 – February 8, 2024 meeting minutes

BOARD MEMBER ITEMS

Subcommittee reports

STAFF ITEMS

ADJOURNMENT*

ADJOURNMENT (by 10:00 PM unless extended by motion and vote). Please 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 prior to the scheduled Town Planning Board Meeting. To request reasonable accommodation for this meeting, please contact staff at 207-475-1323.