

October 18, 2022
220066

Town of Kittery
Director of Planning and Development
Dutch Dunkelberger, Planning Board Chair
200 Rogers Road
Kittery, Maine 03904

RE: Proposed Cannabis Retail Building
181 State Road, Kittery, Maine
Tax Map/Lot: 22/4
Applicant: Indico Cannabis

Dear Jordan, Chair Dunkelberger, and Planning Board members:

On behalf of Indico Cannabis, Sebago Technics is submitting the requested additional information regarding the proposed cannabis retail building at 181 State Road. We appreciate the Board granting the project a continuance in July of this year and hope that the attached information will provide the Town with the information needed to move the project forward.

Below you will find the list of questions provided by the Board on July 28, 2022, followed by Sebago Technics' response:

1. *Plan must show clearly and with a label where the MaineDOT ROW is located, including the area called the apron, which the applicant has indicated would be at least partially revegetated.*
The plan has been updated. Please see the attached plan with the MaineDOT ROW delineated. The applicant is proposing the removal of the existing apron area. As part of the revised submission, the site plan has been redesigned to eliminate additional impervious including one of the existing access drives at this time.
2. *Plan must show clearly and with a label where the zonal boundary of the C-3 and B-L zones is located on the property.*
The plan has been updated. Please see the attached plan with the zonal boundary shown.
3. *Applicant must submit an answer from MaineDOT on whether or not the applicant can partially or wholly revegetate the apron area in question and provide any other comments or conditions MaineDOT might have or place on that area.*
The applicant's team has had many conversations with MDOT. Maine DOT will require a driveway entry permit for the project and is supportive of the single-drive configuration, leaving the two driveways in place as configured currently and, the revegetation of the apron area.

4. *Applicant must situate the building to face the road as required by Title 16.*
The building has been reconfigured and is facing the road as required by Title 16. While the final building has not been designed, the applicant understands the façade must present to the frontage.

5. *Applicant must place the entire site on one plan sheet, including the residential building and driveway.*
The plan has been updated. Please see the attached plan which shows the project area in its entirety.

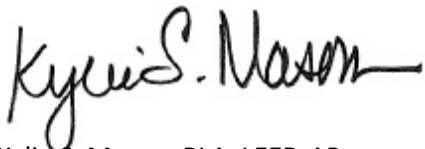
6. *Applicant must request the 50-foot C-3 Zone boundary extension and give reasons why such an extension should be granted or provide information as to how the project as proposed intends to work with the split zone and the requirements for each.*
Working with planning staff and in accordance with the Town ordinance, a Zone Boundary Extension will not be required at this time. The entirety of cannabis use remains in the C-3 zone. The proposed project elements that are to occur in the BL Zone are all allowed uses including parking areas, pedestrian access, and circulation connecting abutting properties (16.4.17B.10, 16.4.17B.35). The project benefits from existing driveways and will further support the goal of the ordinance as described in section 16.4.17. The proposed improvements to be sited in the BL zone have been designed to meet the requirements of the zone, including 16.4.17.4 Landscaping/site improvements and 16.4.17.5 Traffic and Circulation standards.

We would welcome the board's support in extending the zone to align with the property boundary line or centerline of the road as described in section 16.4.6 of the ordinance.

7. *Applicant must provide a basic rendering of the building as viewed from the street.*
A building elevation of typical construction is included with this letter. Given the conversations to date, we request the board allow space for the final building design and review of aesthetic elements to occur during the site plan review.

We appreciate your time and attention and look forward to meeting again in person to discuss the project. Please let me know if any additional information or clarification of the information provided is needed.

Sincerely,
SEBAGO TECHNICS, INC.



Kylie S. Mason, RLA, LEED-AP
Chief Operations Officer
Maine Licensed Landscape Architect

Cc: M.Delaney, Indico