


Public comment on 900 unit development

Tabatha Hawkins 

Sat 7/2/2022 10:10 AM

To: town comments <tcomments@kitteryme.org>;

Hello,

My comments regarding the development are as follows:

- 1) First and foremost, we absolutely need more housing in Kittery and I am happy to have it in this location (I live right up the road) BUT ONLY if it is majority affordable housing. We do not need to increase our capacity for people working from home out of Boston, we need to increase our capacity for our citizens who are already a part of our community and are being forced into homelessness.
- 2) The acceptable developer should be a Maine owned business. Keep our investment local. Keep the money in our state. The town botched giving the recreational marijuana stores to local businesses by letting huge weed corporations buy as many lottery entries as they wanted. This needs to stop. Maine is being bled dry by out of state interests and politics.
- 3) 900 units all at once?! I would like to see the waste water treatment plan (as well as our other public works). We already struggle to meet the demands of the shipyard.

Thank you and I look forward to seeing folks at the meeting.

All the best,
Tabby Frawkins

Dennett Road Proposed Development

Elaine Plante <[REDACTED]>

Sat 7/2/2022 2:47 PM

To:town comments <tcomments@kitteryme.org>;

I hope that the Town of Kittery will pay for a new environmental study that will determine if there are wetlands in the area of the proposed 900 unit development, and adhere to State laws governing and protecting these areas. If I remember correctly, a previous study in that area determined that two-thirds of that property was wetlands, and one one-third could be built upon. If true, that would greatly reduce the size and scope of the project as proposed now.

Elaine M. Plante
2 Greenfield Drive
Kittery, ME 03904
207-439-1236

Dennett Landing - Discussion Agenda Comment (7/13/22)



Wed 7/6/2022 9:10 AM

To: town comments <tcomments@kitteryme.org>;

Kittery Town Council Members,

I live in South Eliot. The proposed project is located 1 mile from my home. I stand with Kittery residents who oppose this project.

The description for the Kittery Planning Board on the town website states the following:

“The Board helps to ensure proposed development does not adversely impact the health, safety and welfare of Kittery, assuring the protection of the Town's character and providing high quality development.”

Approval of this “town within a town” design would be a failure to comply with these standards. It is my hope that the Kittery Planning Board will reject Hoyle & Tanner’s plan which was created for future unknown residents, and instead rezone the area back to its business park status in order to protect the town’s character and the quality of life for the people who call it home.

Respectfully,
Amy Kickham

Amy Kickham | Administrative Assistant

TEL 603.431.4849

www.oakpoint.com | akickham@oakpoint.com



Please Repeal MUN Zone

Eric Huston <[REDACTED]>

Wed 7/6/2022 5:44 PM

To: town comments <tcomments@kitteryme.org>;

I ask that you please repeal the MUN zone. 300+ units will already strain the rural infrastructure of the area. An additional 900 would just be absurd.

Eric Huston
Dennett Rd.
Kittery

Addressed to members of the Planning Board/ Director of Planning/Town Council

In Re: Public hearing July 13th 2022

In Re: Proposed development on 98 Dennett Rd.

I am writing to you regarding the proposed residential and business development proposed for 98 Dennett Road. Though I have many concerns regarding the massive size of this development, I will address the major one that needs serious consideration. I live in the North Kittery area and there currently exists major traffic problems in this area. We have to contend with Navy Yard traffic on Route 236 into the traffic circle. We have to deal with traffic getting on and off the exits for 95 and Route 236. In the summertime the traffic increases tenfold and creates traffic jams and complete gridlock in this area. My neighborhood over the years has become a cut through for locals and tourists alike who are trying to go around the gridlock to get the highway. This results in very dangerous speeding and reckless driving situations in our neighborhood and in the school zone. The past several years it has gotten so bad in the summer that there is a line of stopped cars trying to get out of Dana Avenue and Stevenson Rd that snakes all the way to Wilson Road and Route One. There are many weekends that we cannot even leave our neighborhood to shop or go out unless we are prepared to wait in gridlock for hours. Our quality of life is greatly affected by this.

The proposed development on 98 Dennett Road combined with the already approved 300 unit at 76 Dennett will create MAJOR traffic problems that will only add to the existing traffic issues we all face in North Kittery and the rest of Kittery as well. These issues will also affect the towns of Eliot and the Berwicks, as Route 236 is the major route for them to get to the highway and the Shipyard. The development on 98 Dennett Rd proposes 900 residential units, which include condos, townhouses, and apartments, one to 3 bedrooms each. Also proposed is a day care center, assisted living center, dog park, retail shops, supermarket, restaurants and a brewery. This development is going to be next to the already approved 76 Dennett Road development, which includes almost 300 units, studio to 2 bedroom, a store and restaurants. The proposed entrance and exit of these developments is directly onto Route 236, immediately before the on/off ramp to 95 and a very short distance to the traffic circle. The entrance/exit to the development will be between Martin road and Dana Avenue. There is already a light at Martin/Stevenson roads. There will need to be another light added at the entrance/exit to the development in order for people to get onto Route 236. Since traffic will be so congested, another light will need to be put at Dana Avenue so the residents there can get out to Route 236 as well. That will be three lights within a couple hundred feet of each other, further backing up Route 236. **These combined developments will have the result of placing an entire town within an existing town.** In the least, there will be a least two adults living in the one bedroom units and two adults and children living in the two and three bedroom units. This will result in at least 2400 adult residents each with a car. Within a short period of time 2400 cars will be added to the North Kittery, Route 236 and 95 corridor. This is not counting the large numbers of people from all over this area that will be coming and going to the restaurants, retail and businesses that these developments are proposing. Over 2400 new residents driving their cars all over Kittery, there will not be a street not adversely affected by this. Let's picture this at peak travel /Navy Yard traffic times and let's add the "summertime traffic" from May to October. You now have a **complete gridlock situation** affecting **all** of the Seacoast area. As we have seen many times here, once there is just one accident on any of the major roads, traffic on ALL major routes stops

completely for hours at a time. This becomes a very dangerous situation for all travelers and residents as well as emergency vehicles. These gridlock situations will become **daily** with that many residents suddenly added to the town.

According to our Town's Comprehensive plan, which was voted on by Kittery residents:

The plan needs to promote Health, Safety, and general welfare for the residents of Kittery. This includes:

Promote Traffic Safety

Prevent Overcrowding of real Property

Protecting the Environment and natural resources

Preserve Land Values

Provide for adequate public services.

Code enforcement requires:" Developments SHALL not create traffic hazards, or undue traffic congestion on streets or in an adjacent zone. "

The planning board " MUST determine whether structures will cause overcrowding of land or undue concentration of population. The Board helps to ensure proposed developments do not adversely impact the health, safety and welfare of Kittery. **Board decisions are based not just on ordinances but also project-specific information such as traffic impact analysis or housing studies."**

These development projects are not any different than the Casino project that was proposed several years ago when it comes to the overcrowding, major infrastructure and dangerous traffic issues Kittery will face. Once this is done it can't be undone, ever!

A complete and comprehensive traffic impact study needs to be conducted in coordination with the Maine DOT and the Maine Turnpike Authority for these projects before any further approval occurs.

Sincerely,

Sharon and Michael Clark

63 Manson Rd. Kittery

Comments for Wednesday, 7/13 meeting

Dylan Goettlich <[REDACTED]>

Mon 7/11/2022 8:41 AM

To: town comments <tcomments@kitteryme.org>;

Hello,

As a former special education teacher at both Traip and Shapleigh, I have several school district related concerns with the proposed Dennett landing project.

First, in my five years working at Shapleigh, I experienced classrooms that are already working at their capacity level. (While there has been a dip in enrollment since the start of the pandemic, there is a real possibility of Kittery reverting back to pre-COVID enrollment numbers.) With 900 housing units proposed, the chances of students living in the apartments is high. How will Shapleigh and the other schools accommodate these students without putting undue burden on the teachers? How large is too large for one class size? The collective bargaining agreement only states, "The Committee will make every reasonable effort to arrange an equitable distribution of students in classes" (page 19), which is vague and can lead to overcrowded classes. This would not be best for the teachers nor the current students.

Next, the town has just approved another increase to the school district budget. In this budget, 35% of the new requests are related to special education. In the seven years that I worked for the district, I saw a huge increase in spending for the special education department. While there are many factors attributing to this, I wonder how much the special education budget will need to increase if 900 housing units are added to our town. Additionally, will more buses need to be purchased for transportation? What about costs for materials, supplies, and maintenance?

Along with the potential issues the housing units can cause to the school district, the traffic is another concern. Already we avoid driving on Fridays and Sundays in the summer, avoid leaving home during the navy yard shift changes, and struggle to find parking on the Foreside. How will 900 more housing units affect traffic and parking in Kittery?

Please consider the larger impact this structure will make to the citizens of Kittery.

Sincerely,
Dylan Goettlich

Development

Diane Melanson <[REDACTED]>

Mon 7/11/2022 8:51 AM

To: town comments <tcomments@kitteryme.org>;

Hello

My name is Diane Melanson

I live at 7 Goodsoe rd and enjoy living here tremendously

However I have significantly more traffic since the KCC has opened

I can not even imagine what it would look like if a 900 unit is developed in my nice town

So so so many cars would visit on this small street and elsewhere

Please do not let this happen to me or anyone of us here

We are not a city

Keep our small town small

Please and thank you

Sent from my iPhone

For town council

Kristen Vernace 

Mon 7/11/2022 9:59 AM

To: town comments <tcomments@kitteryme.org>;

Good morning!

While I already had concerns about the proposed 900-unit housing project at the Kittery Business Park, I have more grave concerns after reading this weekend's edition of *The Portsmouth Herald*. In the cover story, entitled "Portsmouth Naval Shipyard Wants You," it states that the ship yard is "looking to fill 1,200 civilian positions over the next two years" (Lenahan, 2022). An increase of that many jobs means just about as many cars traveling back and forth to the navy yard each day. As a homeowner living just down the street, I have to pass Gate 2 to get just about anywhere including work, the grocery store, and the gas station. Everyone who lives near me as well as in Kittery Point also passes this entrance by necessity. This gate has been a challenge for many years; at one time there was a traffic guard manning the intersection, and now there is simply a mad dash to leave the yard at shift end. Entire streets from the gate all the way up 236 to Eliot are stop-and-go traffic at shift times, and the worst of the traffic is right near gate 2 as well as at the 95 South on-ramp. This is the same location where the 900-units are supposed to be built. With the intended increase of 1,200 people at the yard, I can't imagine what this will do to the traffic both near my home, the gate, and the on-ramp to the highway. Increasing the town's population so significantly in this same area, in light of this hiring increase, seems unwise.

While it's true that some of the newly hired workers may live in the proposed units, it's unlikely. As the newspaper article explained, "about 80%" of the new jobs "are in the production trades" (Lenahan). These civilian production jobs have a pay rate of \$20.34 to \$25.52 an hour (Lenahan), so unless there is a significant number of affordable housing units provided, chances are these new hires will need to commute from farther away. The result will be 1,200 new workers coming to Kittery each day as well as up to 1,800 new residents (those living in the proposed building) traveling through town each day. The roads, sidewalks, and infrastructures cannot handle this nor is the town equipped to accommodate such a surge.

Keeping in mind additional factors as well, it is irresponsible to allow a 900-unit building to be constructed in Kittery at this time.

Thank you,
Kristen Vernace

Dennett Landing Public Comment Submission

Cathleen Gallo <[REDACTED]>

Mon 7/11/2022 7:06 PM

To:town comments <tcomments@kitteryme.org>;

Kittery is celebrating its wonderful history but the proposed Dennett Landing is darkening spirits. The Dennett Landing proposal not only will overburden our infrastructure and public services, but will be creating something reminiscent of a 1960 Soviet housing bloc (Khrushchev Era architecture aka as Khru-slums). We are a community that thrives on our diversity and the Dennett Landing's institutional design appears more like a containment center for the working class. We should provide low cost housing but not Soviet blocs. Please allow the citizens of Kittery to vote on whether the ordinance needs to be changed. The character of our town should be nurtured and not overrun by poorly designed plans.

God bless America!

Cathleen Gallo
1 Gee Road
Kittery, Maine 03904

Repeal the MUN zone

JAMES KNOWLES 

Tue 7/12/2022 9:57 AM

To:town comments <tcomments@kitteryme.org>;

1. The Planning Board, Town Manager, Town Council and Housing Committee hell bent on increasing housing have chosen to ignore the devastating costs of allowing huge apartment complexes which will overwhelm our small town .Town officials pointing to excess capacity in sewer, fire and the schools claim that the explosion of housing will have minimal effect on the budget. But an estimated 80 new students housed in 303 apartments will be added to the Kittery schools. Currently, Kittery pays over \$17,500 per student annually. An obvious hit to the budget. All other costs--sewer, fire, police, ambulance, traffic, crime, greater class size. an increase in the carbon footprint are unknown since no cost analysis study has been conducted

.2. One undisputed fact repeated by planning experts is that the taxes paid on apartment complexes do not offset the cost of services needed by renters. Experts further agree that renters unlike homeowners vote for many more services since they are under the illusion that property taxes do not affect them. None of these costs would matter if the number of units were not ridiculously disproportionate to the number of town residents. 303 apartments being built, 900 more that the Planning Board admits they are obligated to approve under the zoning..A town of 10,000 cannot support such a housing explosion.

3. The same residents who supported more housing for their children and grandchildren will find themselves taxed out of their own home..The same people who approved the zone are horrified by the 4-story apartment complexes going up on Dennett Rd. that change a rural single- family neighborhood into a dense urban jungle.The same people in the Comprehensive Plan who asked for more housing insist on preserving the small town character of Kittery-- in all zones, not just Kittery Point.

The Kittery people who are looking for housing now have 303 new apartments added to the rental pool. The town cannot support any more large housing projects. Kittery does not have an obligation to subsidize the housing for people as far away as Boston. Repeal the zoning immediately.

Mr. & Mrs.James Knowles
2 Estuary Dr.
Kittery, ME

Dennett Road Development

Jennifer Thayer <[REDACTED]>

Tue 7/12/2022 11:27 AM

To: town comments <tcomments@kitteryme.org>;

Dear Kittery Town Council and Planning Board members,

I'm writing this letter in regards to the 98 Dennett Road Landing development. It is my understanding along with many other residents that an independent, comprehensive, watershed study is to be conducted prior to any development in this area due to the amount of documented damage that has occurred to properties and the environment abutting this lot of land. I am hopeful that this will occur during the appropriate time of year, and that you will stand by your decision to follow through with the study.

I thank you for taking the time to meet with some of us in surrounding areas of this development in regards to our issues, but there are more residents that incurred significant damage when other, much smaller developments in this area came in, ex Roseberry Lane, Happy Ave Ext., connectors to frontage properties and right of way changes to accommodate "Condominium Way", and the initial clearing of the 76 Dennett Road lot. These were significant and documented. It is my hope that the town considers the environmental impact that has already occurred, and what further development would do to these neighborhoods and more broadly, Spinney Creek and other already damaged bodies of water that could have a negative ripple effect for decades to come. In my opinion, development would be extremely irresponsible amongst these wetlands.

I would also like to state that I am against any type of development of this size anywhere in Kittery. This is not what the residents are desiring for their town. Our Comprehensive Plan tells us this very clearly.

And in response to the population data that was shared by the EDC on social media, my research agrees that Kittery's population was approximately 11,000 in 1970. However, it's more than clear that not only in Kittery, but the overall countries population, or persons per household was on average 1.2% to 1.8% higher, so in my opinion it isn't accurate to use that set of data as there was not an additional 1,200 dwellings or units in Kittery in the '70s, there were not 2,000+ more vehicles, or parking lots to accommodate over 2,000 vehicles, (never mind them being on our roads and built on wetlands.) Family sizes were larger, so, in my opinion, that is not the data that should be shared with the public and it just adds to the confusion.

Lastly, I have signed the petition for the zoning change of 98 Dennett Road out of desperation. Any attempt to prevent development this size is needed.

Thank you for your time. Please share this letter with the entire town council and planning board.

Sincerely,

Jen Thayer

Proposed Dennett Landing Project



Tue 7/12/2022 9:48 PM

To: town comments <tcomments@kitteryme.org>;

Dear Council/Board Members:

Thank you for allowing Town residents to vocalize their opinions regarding the Dennett Landing development.

I, like many other residents, stand in total opposition to this massive development. An additional 303 housing units are currently underway at 76 Dennett Road. Certainly there will be effects which will adversely impact "neighbors" in the local area.

The proposed addition of 900 housing units is simply fueled by greed. The developers will be the beneficiaries not current Kittery residents and most certainly not the environment. Increasing the Town population by 22% is irresponsible and inconsistent with the wishes of the majority of residents.

Dennett Landing must not go forward as it is "too much, too soon" for the Town at this point in time.

Respectfully submitted,

Caroline Hall

Sent from my iPhone

98 Dennett Landing

KAREN C BURBANK <[REDACTED]>

Tue 7/12/2022 9:49 PM

To: town comments <tcomments@kitteryme.org>;

Dear Kittery Town Council and Planning Board members,

My neighbors and I have seen our share of over-zealous developers try to come in with plans for casinos, concert venues, a big brewery, one with tall multi-level apartment building (but not necessarily affordable) with a small community and other businesses buildings, and now this. That last one as you know was successful and being built now. That lot was originally part of the 98 Dennett Rd parcel. It was the part that was developable. The rest of the property that is left is the proposed Dennett Landing and is covered with wetlands.

I know this because my property on Martin Rd abuts 98 Dennett Road, as well as another property on RT 236 that is in pursuit of being built on. I have lived here for over 40 years. My late husband and I searched Kittery and the surrounding areas for years for property of our own to develop for our home to raise a family. When we finally found this, we were told that the two parcels of land adjacent to us would never be able to be fully developed as they were protected wetlands. My husband who was born and raised in this town knew this to be true as he had friends and relatives who lived in this neighborhood (BTW, both of these pieces of property that abut mine were, in recent years, originally purchased inexpensively to reflect their inability to be fully developed!)

We developed our little parcel of "heaven" one step at a time, but each time having to get approved by the town and adhere to all of the setbacks before being able to proceed. We did this willingly because we appreciated and respected the beauty and nature of this land. We enjoyed the wildlife, privacy and quietness. We were grateful to be able to live here and agreed to many concessions in order to continue to live here.

This neighborhood has been adversely affected by development in the last decade. I have personally suffered extraordinary expenses from extensive flooding after wetlands were filled in and a pumping station was built next to our home to accommodate the town sewer. Many of my neighbors on Martin Rd and the surrounding areas have similar stories of flooded cellars, flooded homes, flooded properties, and even sewage in their homes. Some have sadly moved because of this. Many, including myself continue to suffer the financial repercussions.

Aside from the potential and continued devastation of this neighborhood, our concerns are the way this development could affect the entire community. The anticipated 20 percent increase in population would overburden our small schools, Fire department, Police Department, antiquated sewer system, and further impact the already congested roads due to tourists and the Portsmouth Naval Shipyard. Presently Dennett Road is our "back road". If this proposed project goes through, Dennett Road will become another heavily traveled Rd just like route 236. Martin Rd. will become a Thruway and may be forced to have a right of way come through here.

Kittery will become the antithesis of the way life should be.

Respectfully,

Karen Burbank
122 Martin Road
Kittery, Maine, 03904-1013

MUN zoning

Stanton Creasey 

Wed 7/13/2022 12:00 AM

To: town comments <tcomments@kitteryme.org>;

We urge Kittery to reverse the MUN zoning that will allow 900 apartment units on Dennet Road.

Development of this density will cost the city substantially more in service costs than will be collected in new taxes. Existing property owners will see their taxes rise as they subsidize this new construction. The new residents will require schools, police, fire, and other services that their taxes simply will not cover. Somebody else will have to pay.

Dennet Road is not equipped to handle this increase in traffic. It is a small rural road and will clog terribly during rush times if this many new cars use it.

Will this be the last new mass development, or will more follow? Will other neighborhoods get overrun in turn?

The character of Kittery will change and its rural charm will deteriorate. Homeowners care for this town in ways that renters do not.

This type of development in Kittery is short-sighted and unwise.

Stanton and Carol Creasey

the 900

Ellen Mitchell



Wed 7/13/2022 9:01 AM

To: town comments <tcomments@kitteryme.org>;

Dear Kittery Town Council and Planning Board Members

I'm writing this letter in regards to the 98 Dennett Road Landing development proposal. I am categorically opposed to a development the scale and range of this proposal; having the 300 Project rammed into existence while people were reeling with Covid is bad enough. I feel as if council and town planners took advantage of the chaos of Covid and other nationwide politics to allow this proposal to get as far as it has.

This development is an aberration to the nature of life in what used to be a modest Maine town. It is much more appropriate to a Boston Suburban Strip mall development. Where are the studies & long term planning regarding the various services and infrastructure that go along with a 20% population increase? Schools & Teachers, Police, Fire Protection, Water Resources, just to name a few. Where is the funding for these needed increases? Where is the affordable housing to support all these increases?

In regards to the specific location, where are the environmental studies to analyze the havoc brought by the other abutting developments?

Stop the 900 now while you still can.

Ellen Mitchell
3 Martin Road
Kittery

Dean Bensley

15 Elizabeth Ln
Kittery Point, ME 03905

▶ **Kittery Town Council and Planning Board**

Regarding Dennett Road 900 Unit Development

To the members of the Town Council and Town Planning Board

This letter documents my opposition to the current plan for development of 900 Housing Units off Dennett Road.

I believe this development will dramatically impact our town in a way that is not desired. Growth of this nature in a relatively short period of time will affect our town's infrastructure in many unplanned and negative ways. I'm concerned this project will have only negative consequences for most of us in town. Increasing our population by 20% in just a few years, without a detailed plan and funding for other infrastructure growth, will damage our small town atmosphere and characteristics.

I am concerned this development will result in significant increased traffic (that already seems to exceed small town expectations), and increasing taxes due to needed expansion in areas such as fire department support (a department which recently experienced significant growth and ultimately town expenses), police department, our school system, sewer and water systems, town office support, etc. We cannot expect that a 20% growth in population will not drive the need for significant increased town infrastructure.

I request you strongly consider a zoning change or other restrictions as needed that would encourage more gradual and sustainable growth in population and business, but not in a manner that would result in short term explosion of our population.

Respectfully


Dean Bensley

07/12/2022

Meeting tonight- 900 Unit Dennett Landing Project

Lindley, Cindy <[REDACTED]>

Wed 7/13/2022 10:29 AM

To:town comments <tcomments@kitteryme.org>;

Good Morning,

My name is Cindy Lindley, and I am a resident of Kittery on Dennett Road. I have many concerns regarding the new multi-purpose building being constructed on Dennett Rd. My list of questions is as follows:

1. What is the plan for the water and sewer system to support the number of residential and commercial buildings proposed on the site? If there are 900 residential units alone, and we assume there is more than one person living in each unit, how do we support that type of infrastructure?
2. Leases. Are there commercial leases in place? There are many store fronts already in Kittery and Portsmouth that are sitting vacant.
3. Traffic on Dennett Rd. There is already an issue with traffic on Dennett Rd. Especially from Dover and the 95 on ramp and off ramp. There is constant speeding and Dennett Rd going towards Dover, the road narrows and makes it dangerous. The Dennett Landing Project will create a huge issue with traffic in the area. Are there any plans to help with the traffic?
4. Schools. With the number of units projected, what is the plan to support the children who would presumably be attending school locally? Additional teachers? Additional schools? Local taxpayers will be responsible for paying for these services, correct?
5. View from the street. I read on page one, line 105 that the landscaping is supposed to cover parking and planters are encouraged. The view from the street should be minimal. The rest of the street is covered in trees and foliage.
6. I would like to clarify manufacturing space, first page, line 5 under the Purpose. What type of manufacturing?
7. It is my understanding that the initial approval for this multi-purpose cluster development was not initially for 900 units? Is this correct, if so, when did this change?
8. Wildlife in the area. There are many turkeys, deer, and other wildlife in that area. What will happen to these displaced animals?
9. Financial implications on homeowners in the area. How will this development affect my taxes as resident of Kittery? What about home value?

Thank you!

Kind Regards,

Cindy Lindley

AVP, Business Development Officer



Newburyport Bank

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[NewburyportBank.com](https://www.newburyportbank.com)

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July 13, 2022

Kittery Town Council and Planning Board
200 Rogers Rd
Kittery, ME 03904

Dear Kittery Town Council and Planning Board,

We the undersigned Economic Development Directors from the Greater Seacoast region write **to respectfully express our support for allowing the potential Dennett Landing development to move forward.** As you know, economic development does not follow municipal, county, or state boundaries. We are part of a regional economy that thrives when we all prosper.

Businesses throughout northern New England are struggling to attract and retain employees because there are simply not enough workers who can afford to live in our region at this moment. Decades of underdevelopment of housing attainable to members of our workforce pushed our region to a crisis point where we will soon be at a competitive disadvantage.

Anyone who doubts our regional connection must simply look at the flow of traffic across the Piscataqua River. Workers cross our state lines each morning and evening with a steady flow of commuters traveling in each direction. No single community is solely residential or commercial.

This is not a plea for Kittery to handle an undue burden of the housing stock. Our communities are also in the process of approving – or have already approved – hundreds of new housing units. We are working tirelessly to be part of the regional solution.

Thank you for considering our regional perspective. We hope we can work together to help our entire Greater Seacoast community thrive.

Best,

Darren Winham
Economic Development Director
Town of Exeter

Sean Clancy
Assistant City Manager for Economic Development
City of Portsmouth

Christopher G. Parker
Deputy City Manager: Development and
Strategic Initiatives
City of Dover

Michael Scala
Director of Economic Development
City of Rochester



15 State Road
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www.fairtide.org

July 13, 2022

Kittery Town Council & Planning Board
200 Rogers Road
Kittery, ME 03904

Dear Councilors & Planning Board Members-

Zoning can be a powerful tool, used to create a community that reflects the needs and desires of its citizens. If we are aspiring to be a strong, healthy and vibrant town, we must make sure that our zoning allows for a variety of housing opportunities for both current and future residents. If left unaddressed, the extreme shortage of housing in our community will be a detriment to the future of Kittery.

I urge the town council, planning board, and my fellow Kittery citizens to consider whether the Business Park ordinance will facilitate the betterment of our community and address this housing crisis. I believe the planning board, town council and community went through this exercise several years ago which led to the Mixed-Use Neighborhood zone that we have today. Prior to voting on this change, please consider not only the housing possibilities that will be taken away, but also the projects that may be proposed under the Business Park zoning and their potential impact on the future of our town.

If the will of the public is to revert back to the Business Park zoning, I strongly suggest that the ordinance allow housing development at a density that makes projects financially feasible for developers. This should be paired with measures that encourage and mandate the inclusion of affordable units within the development.

Thank you for engaging in this important conversation and understanding the serious implications of the housing crisis on our citizens, businesses, and community at large.

Emily Flinkstrom, MSW
Executive Director, Fair Tide
Kittery Citizen, 12 Buckley Way

A long-term solution to homelessness

RE tonight's meeting on 900 unit development

Michaela Neiro <[REDACTED]>

Wed 7/13/2022 11:46 AM

To: town comments <tcomments@kitteryme.org>;

I imagine others will ask the same questions, but here are mine:

- If zoning is reverted back to commercial/business park then how many units are allowed (maximum)?
 - what percentage will be work force housing?
 - will an effort be made to preserve trees and protect water/wetlands?
 - how will the town of Kittery gain from this development considering renters will not pay property tax?
- How will increased traffic be managed?

Thank you

Michaela Neiro
11 Walker Ave, Kittery

Kendra Amaral

From: Adam Causey
Sent: Wednesday, July 13, 2022 12:32 PM
To: Kendra Amaral
Subject: FW: re-zoning public meeting 7-13-2022

Just received this. Unsure if it was sent anywhere else.

Thank you,

Adam Causey, AICP
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From: Sarah Dennett <[REDACTED]>
Sent: Wednesday, July 13, 2022 11:25 AM
To: Adam Causey <ACausey@kitteryme.org>
Subject: re-zoning public meeting 7-13-2022

My name is Sarah Dennett. I live at 100 Dennett Road. The garrison I live in was built in 1706 by the first John Dennett and has always remained within my family. I am very familiar with the 98 Dennett Road parcel as it was part of the original farm woodlands deeded in 1698 and has never been developed.

The concerns I have for the proposed Dennett Landing development are twofold: one as a resident of Kittery and my community, the second is a personal concern for the stewardship of all the property abutting this project.

I have great interest in seeing Kittery grow.

The Dennett Landing plan would inject new business and living space, but would this development reflect the vision of the 2016 workshop study done by the town of Kittery?

Is Kittery's MUN zone building code robust enough for a project of this scope? Big builds need rules and regulations, not recommendations. What will be the pros and cons of changing to a business zone? If there is a 60 day hold on changing the zoning code, will that void the petition to change the zoning designation?

The number of new residents in Dennett Landing and 76 Dennett would increase the Kittery population by roughly 20%. What will be the impact on all town services?

Will town character/ vision be reflected in the building code? (architecture)

Wetland fill on one property impacts abutting properties- how is this addressed in the code?

Stronger language in the code Limiting the Percentage of site to be paved

Parking lot runoff on abutting properties

Limit population density in apartments at any one "big build" site

There needs to be an accurate assessment provided by a watershed study-this has been listed on line 146 of 16.4 Land use codes draft proposal. "The town shall retain expert consultation to determine wetland delineation."
Has this been scheduled?

Will wetland studies be completed before any development plans are accepted?

I also have environmental concerns with development of this property.

I am concerned about the watershed impact of the combined 76 Dennett Road, 98 Dennett Road and a parcel under consideration on route 236. What is the estimated square footage of wetland fill on these 3 properties?

A site walk (by code enforcement?) to assess 76 and 98 Dennett Road and rt 236 developments as a whole, with their cumulative impact on the watershed in mind.

There is a large wildlife population-
How will that be managed?

Engineering studies for development done on these properties show the extent of the wetlands. These properties are all contiguous, but I don't believe they have ever been treated as a whole for environmental purposes.

Will all the considerations given to the properties being developed, be given to private properties abutting this development?

I have already witnessed extensive water damage from an overtaxed collection pond associated with the Roseberry Lane development abutting 100 Dennett to the north. Wetland drainage for the development was fed into a collection pond bordering New Dennett Road. This drainage runoff created a sizable ditch washing out the septic system of Jock Wright's house on 103 Old Dennett Road.

I believe the town was responsible for remediation to Jock Wright's property and there are still issues with flooding on that property.

There are also ongoing flooding and property damage issues to contiguous property on Martin Road from other developments where wetland drainage wasn't properly managed.

To the best of my knowledge these drainage issues have not yet been remediated.

There is already water damage visible to the property across Dennett Road from the cleared entrance to 76 Dennett. This happened after the area was cleared of trees in the last 2-3 years.

I see the same plan of water collection ponds close to New Dennett Road for 76 Dennett as well as the proposed stormwater pond for the 98 Dennett Road on New Dennett Road across from the cemetery between New and Old Dennett Road.

The drainage pipe that runs under New Dennett Road at that location runs into an open culvert along the south side of the stone wall of the Dennett graveyard. If this culvert erodes from increased water flow, it will wash out the stone wall

bounding the cemetery.

The water table on 92 Dennett is high. When I buried my husband in February 2018, his coffin literally floated. The properties on old Dennett Road already have to pump out their cellars regularly after heavy rains.

Respectfully submitted by
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Sincerely,

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