

# July Special Meeting

Shaye Robbins <[REDACTED]>

Sat 7/16/2022 8:38 AM

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

Good Morning,

I am writing to say Thank you to the Town Council, Planner and Manager as well as the members of the Planning Board who were in attendance at Wednesday July 13 special meeting regarding the zoning concerns. I noted the well run meeting, respectful discussion you all encouraged, the consistency that you focused on the question at hand- despite the public wanting so much to have a different discussion on occasion.

As volunteers for our community I am very aware of how much time and effort that you all put into our community, and this type of meeting is especially fraught.

As staff to our community, I am aware that you each are bringing your professionalism to our issues, concerns, and hopes for the future- thank you for your work.

Again, Thank you- to listen and then provide such clear feedback to the assembled virtual and physically present audience exhibited caring and concern for the community and was very much appreciated by this viewer.

Best,

Shaye Robbins  
Heron Point Lane  
Kittery Point, ME

## public comment BL zone amendments

Karen Kalmar <[REDACTED]>

Mon 7/18/2022 9:21 AM

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

Attached below is a comment I intend to read, via zoom, at the public comment section of tonight's Council meeting. In case I encounter "technical difficulties" as I have on prior Town zoom meetings, I'd appreciate it if the Chair would read my comment. Thanks very much. — Karen Kalmar

To the Kittery Town Council:

Kittery's Local Business zones are areas that many of us cherish and depend upon.

So I apologize again for not having realized during the Planning Board's zoning review process, that the current Business Local zones' amendments may impact local business negatively and limit the chance of affordable housing actually being built in these zones.

Given the new by-right density increases, market rate housing will likely predominate because, in the current real estate market, it's the most profitable option for developers.

As written, the current amendments don't require space for local businesses. They also don't require that some affordable housing must be built in residential developments in these zones, therefore limiting housing inclusivity for families of lesser means.

I commend my colleague Ron Ledgett for his efforts to try to understand and codify how affordable housing might be made a more competitive choice, while preserving at least some space for businesses. These ideas were submitted to Council as food for thought.

I firmly believe that more discussion is needed in order to enhance our understanding and the community's of the pros and cons of changing our local business zones.

However, the Planning Department is currently short staffed, the Council has more pressing zoning issues to address, and the recent State law LD 2003 has implications for density that are not yet clear.

Given these complications, I would ask that you vote NO on the BL amendments that are before you tonight, and revisit these zoning changes as soon as feasible. Thank you for considering.

Karen Kalmar

# Town Council Meeting Jul 18, 2022

JAMES KNOWLES <[REDACTED]>

Sun 7/17/2022 10:13 AM

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

We would like to thank the Town Council for listening to the residents of Kittery and immediately repealing the MUN zone. The Town Council tonight is considering creating 2 more zones---BL and BL-1. These zones increase the density by changing setbacks, building heights, minimum open space and allowing up to 16 housing units per acre—all changes similar to the repealed MUN zone.

When the MUN zone was adopted, the town had no idea it would lead to a housing explosion. Likewise, the effect of the two proposed zones is a complete unknown. What type of development will the zones attract, how will the dense build look, will projects destroy the character of our town? Will the zoning generate more housing? What developer wants to build housing in a zone that does not allow onsite parking? Would you rent a unit where there is no parking and no public transportation?

Despite so many unanswered questions, the Town Council is considering adding two new zones to address the housing crisis. Mr. Burr, an expert from Maine Housing, provided graphs showing that Kittery has the greatest affordability and availability for housing than any other town in York County. He showed that currently Kittery has over 500 vacant housing units. The addition of 303 apartments will address any affordable housing shortage.. We are not obligated to provide housing for all of York County. Other towns can share the tax burden of subsidizing renters.. No need for the Town Council to rush in and approve the new zones when it is obvious that the majority of Kittery residents oppose such dense growth. Keep the zoning as is.

Thanking you,  
Mr. & Mrs. James Knowles  
2 Estuary Dr.

# Fwd: 7/15 @ 7pm | Podcast Listening Party | Conversations We Should Be Having

D H &lt;[REDACTED]&gt;

Mon 7/18/2022 4:16 PM

To: town comments <tcomments@kitteryme.org>; Robert Richter <rrichter@kitterypolice.com>; Julie Dow <jdow@kitteryschools.com>; kmatso@kitteryschools.com <kmato@kitteryschools.com>; Annie Cicero <acicero@kitteryschools.com>; Rhonda Pomerleau <rpomerleau@kitteryschools.com>; Kim Bedard <kbedard@kitteryschools.com>; nfranks@kitteryschools.com <nfranks@kitteryschools.com>; elemont@kitteryschools.com <elemont@kitteryschools.com>; Eric Waddell <ewaddell@kitteryschools.com>; Kendra Amaral <KAmaral@kitteryme.org>;

Dear Kittery Town, School District, and Police Department leaders,

I am writing today to invite your participation in an innovative local opportunity for learning on an important and difficult community issue.

You may know that our neighbors at Eliot Police Dept have been engaging in brave conversations about equity and racial justice in an effort to better understand and serve its community, officers, and staff. They are now branching into public conversation with our local Black Lives Matter chapter in the format of a podcast. With their public willingness to put aside defensiveness in favor of honest conversation, self examination, learning, and growth, our neighbors at the Eliot PD serve as role models for police departments and community leaders everywhere.

It is my hope that Kittery's leaders, policy setters, and decision makers will commit to full engagement in learning opportunities like this one in order to deepen their understanding and capacity for addressing complicated issues of equity and justice.

Details on how to participate are below. Note that if you cannot attend the live event in Eliot on July 15 at 7pm, you can listen at your convenience to the recording available on July 18th at the link below.

In Community,

Danielle Hoffman  
Kittery, ME  
she/her/hers  
617-285-1155 (cell/text)  
[dfhoff@gmail.com](mailto:dfhoff@gmail.com)

## A Podcast Listening Party

**Fri 7/15 @ 7:00 pm – 8:30 pm EDT**

Join the BLM Seacoast co-founder Tanisha Johnson, Eliot Chief of Police Elliott Moya, and Green Acre staff for the launch of the much-anticipated new podcast The Conversations We Should Be Having. Produced by Green Acre, a Bahá'í Center of Learning, this podcast brings together two individuals that

society says are on opposite sides of a political chasm, to have conversations about race and justice in America—but in a way that bridges the divide.

This podcast has the potential to serve as a national model for how to have potentially challenging conversations with individuals who may have widely contrasting views. In this time of great division, we need examples of finding points of agreement, examples of deep listening and sharing, and examples of effectively grappling with challenging issues.

Be one of the first to hear this groundbreaking podcast before episode one launches on July 18th! Please bring friends, spread the word!

**Listen to Episode 0: [Welcome to The Conversations We Should Be Having](#)**

LEARN MORE

REGISTER

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Sent by [greenacre@usbnc.org](mailto:greenacre@usbnc.org)