



# 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, March 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:** February 11, 2021; February 25, 2021, and March 11, 2021

---

### 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. 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

---

None.

### PUBLIC HEARING

---

#### ITEM 1—8 Dexter Lane—Preliminary Site Plan Review

Action: Continue application to a subsequent meeting, close public hearing, or vote on preliminary application. Pursuant to 16.4 *Land Use Regulations*, 16.2.12.D(4) *Special exception use request*, 16.5 *General Performance Standards* and §16.7 *Site Plan Review* of the Kittery Town Code, the Planning Board shall hold a public hearing on an application from owner The Outlet Mall of Kittery, LLC and applicant Tree Tips 3, LLC with agent Attar Engineering, Inc. requesting approval for a special exception use to operate a Marijuana Business within an existing commercial retail space located on real property with the address of 8 Dexter Avenue, Unit 8, Tax Map 47, Lot 3, in the Commercial 1 (C-1) zoning district.

### NEW BUSINESS

---

#### ITEM 2—98 Dennett Road and 27 Route 236—Master Site Development Plan Review

Action: Application acceptance, continue application to a subsequent meeting, or vote on sketch plan application. Pursuant to 16.6 *Master Site Development* of the Kittery Town Code, owners/applicants 98 Dennett Road, LLC and c/o Sheila Grant with agent Hoyle, Tanner & Associates, Inc. requests sketch plan approval for a master site development plan comprising 900 dwelling units, ±30,000-sf of commercial retail space, ±29,000-sf of medical office space and ±42,000-sf of lab/life sciences with appurtenant road and stormwater infrastructure and 13,241-sf of wetland alteration on real property totaling 82 acres with an address of 98 Dennett Road, (Tax Map 12, Lot 3-1), and 27 Rt. 236 (Tax Map 20 Lot 13) in the Mixed-Use—Neighborhood (MU-N), Residential-Suburban (R-S) and Commercial-2 (C-2) zoning districts along with Resource Protection (OZ-RP) and Stream Protection (OZ-75-SP) Overlay Zones.

#### ITEM 3—47 Cutts Road—Sketch Plan Review, Cluster Subdivision

Action: Application acceptance, continue to a subsequent meeting; vote on sketch plan application. Pursuant to Title 30-A M.R.S.A. §4401-4408 *Municipal Subdivision Law* and §16.8, *Subdivision Review* of the Kittery Town Code, the Planning Board shall to consider an application from owners/applicants Chip and Anne Andrews with agent Attar Engineering, Inc. requesting approval for a sketch plan cluster subdivision proposing eleven (11) lots with appurtenant infrastructure and wetland alteration of 5,083-sf on real property with an address of 47 Cutts Road (Tax Map 60, Lot 10-3) located in the Residential-Rural (R-RL) zoning district and Shoreland-(OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

### OTHER BUSINESS

---

#### ITEM 4—Board Member Items / Discussion:

1. Review of Planning Board Priority List

#### ITEM 5—Town Planner / Director of Planning & Development Items

1. Status Update of Planning Board Approved and Pending Application

### ADJOURNMENT

---