



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

March 14, 2024 | 6:00 PM | Hybrid Meeting: Council Chambers & Zoom
https://us02web.zoom.us/webinar/register/WN_qycXEoK5SLm6FOA1FJDjYg
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—120 Route 1—Major Site Plan — Final Review

Action: Approve plan or continue review. Nicole Duquette, on behalf of owner/applicant Kittery Circle LLC, is proposing to re-develop the site of a former gas station into a hotel with 102 rooms and associated parking and utilities. The proposed hotel is located on the properties of 112 & 120 US Route 1 Bypass and 139 Old Post Road, Map 14 Lots 10, 12, & 12A, in the C-3 (Bypass/Old Post Road Commercial) Zone

ITEM 2—90 US Route 1—Major Site Plan — Preliminary Review

Action: accept site plan as complete. Schedule site walk/public hearing. Geoff Aleva, on behalf of owner/applicants 90 US Route 1 LLC, requests approval to develop a hotel with 62 rooms and associated parking and utilities on the property of 90 US Route 1, Tax Map 14, Lot 2, in the Bypass-Old Post Road Commercial (C-3) Zone.

NEW BUSINESS

ITEM 3—5 Whipple Road—Major Site Plan — Preliminary Review

Action: accept site plan as complete. Schedule site walk/public hearing. Mike Sudak, on behalf of owner/applicants PB Real Estate Holdings LLC, request approval to construct a 3,400 square foot commercial facility containing a butcher’s shop and restaurant, along with associated parking and utilities, on the property of 5 Whipple Road, Tax Map 9, Lot 134, in the Business Local (B-L) Zone.

APPROVAL OF MINUTES

BOARD MEMBER ITEMS

ITEM 4 – Request for Town emails

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.