



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904
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Visit us: www.kitteryme.gov/planning-board

Planning Board Meeting Agenda

March 28, 2024 | 6:00 PM | Hybrid Meeting: Council Chambers & Zoom

https://us02web.zoom.us/webinar/register/WN_NBwg4NWRTk2KaA2C9bpt8Q

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—181 State Road—Marijuana Business Site Plan — Final Review

Action: Approve plan or continue review. Mike Sudak, on behalf of owner/applicant IDC5 LLC, is proposing to replace an existing restaurant and single-family dwelling with a 2,000 square foot marijuana retail store and associated parking on the properties of 181-185 State Road, Tax Map 22, Lots 4-1 and 4-2, a parcel split by the Business Local and Old Post Road Commercial (C-3) Zone.

NEW BUSINESS

ITEM 2 – 1 Wood Island– Shoreland Development Plan Review

Action: Accept application. Approve plan or continue review: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Samuel Reid, on behalf of the Wood Island Life Saving Association, requests approval for the replacement-in-kind of an existing seawall within the base zone of the Highest Astronomical Tide Line on the property of Wood Island, Tax Map 51, Lot 14, in the Residential-Rural Conservation, Shoreland Overlay, and Resource Protection Overlay Zones.

ITEM 3 – 38 Pepperrell Road– Shoreland Development Plan Review

Action: Accept application. Approve plan or continue review: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, George Derby requests approval for the replacement-in-kind of an existing seawall within the base zone of the Highest Astronomical Tide Line on the property of 38 Pepperrell Road, Tax Map 18, Lot 29, in the Residential Kittery Point Village and Shoreland Overlay Zones.

ITEM 4 – Housekeeping Amendments

Action: Hold Workshop. Schedule public hearing: Planning and development staff are proposing a list of revisions to Title 16 to correct identified errors and clarify the development review process.

BOARD MEMBER ITEMS

Subcommittee reports

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.