



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

April 11, 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—181 State Road—Marijuana Business Site Plan — Final Review

Action: Reconsider requested zoning boundary line extension. 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.

ITEM 2—5 Whipple Road—Major Site Plan — Final Review

Action: Hold public hearing. Approve plan or continue review Mike Sudak, on behalf of owner/applicants PB Real Estate Holdings LLC, requests 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.

ITEM 3 – Housekeeping Amendments

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

NEW BUSINESS

APPROVAL OF MINUTES

BOARD MEMBER ITEMS

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.