



# 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, April 13, 2023

6:00 P.M. to 10:00 P.M

### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

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### AMENDMENTS TO THE AGENDA

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### PUBLIC COMMENTS

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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: every effort will be made to make this run smoothly; however, some technical difficulties may occur. To register via Zoom visit

[https://us02web.zoom.us/webinar/register/WN\\_qycXEoK5SLm6FOA1FJDjYg](https://us02web.zoom.us/webinar/register/WN_qycXEoK5SLm6FOA1FJDjYg) or <https://www.kitteryme.gov/planning-board>.

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 the opportunity to participate. Those providing comment must state clearly their name and address and record it in writing at the podium. Further, the public may submit written public comments via email, US Mail, or by hand delivery to Town Hall. Emailed comments should be sent to [jgarnham@kitteryme.org](mailto:jgarnham@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 or Town Staff.

### OLD BUSINESS

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#### **ITEM 1 – 21 Happy Avenue and 12 Roseberry Road Right-of-Way (ROW)**

Action: approve application and Findings of Fact following January 12 vote to reconsider. Owners and applicants, William and Cathy Cullen and Caroline Hall request consideration of a right-of-way plan for a 4.78 acre +/- acre parcel (Tax Map 11, Lot 29) proposing a ROW located on Happy Avenue (Tax Map 11 Lot 29-5) in the Residential Suburban Zone (R-S). Agent is Nathan Amsden, PLS., Amsden Field Survey.

### NEW BUSINESS

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#### **ITEM 2 – 283 Route 1 Mixed Use Master Site Development Plan – Sketch Plan Review**

Action: accept sketch plan or continue review. Neil Hansen of Tighe & Bond, Inc, representing the property owner, proposes to re-develop the 6.4-acre property located at 283 Route 1 with a mixed use project comprised of three separate buildings including a 120-room, 18,500 square foot hotel, a 100-unit, 25,000 square-foot apartment building, and a 10,000 square foot retail/ service building. The property is identified as Map 30 Lot 44, is within the C-1 Commercial 1 zoning district, and is currently developed with retail uses.

### APPROVAL OF MINUTES

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**ITEM 3** – March 23, 2023 Meeting Minutes

### BOARD MEMBER ITEMS

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Subcommittee reports

Planning Board 2023 Goals discussion, continued

### ADJOURNMENT

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