



KITTERY PLANNING BOARD MEETING

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - www.kitteryme.gov

REGULAR MEETING AGENDA

Thursday, May 11, 2023

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

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. 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/j/88326455329?pwd=MklnVnF2TitkRlFlb0tnNlJGUxFrQT09> 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. 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.

NEW BUSINESS

ITEM 1 – 6 Goodwin Rd– Shoreland Development Plan Review

Action: approve plan and Findings of Fact or continue review. Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Engineer Ryan McCarthy, on behalf of owner/applicants John and Laurel Gourville, request approval for the replacement of an existing non-conforming septic system and wastewater disposal field and replacement of a granite stairway leading to a pier. The project would include removing and rebuilding a pre-existing 12' x 20' deck, on top of a new retaining wall, within the base zone setback of the Shoreland Overlay Zone located on the property of 6 Goodwin Road, Tax Map 58. Lot 11, in the Residential-Rural Conservation (R-RC) and Shoreland Overlay Zone (OZ-SL-250').

ITEM 2 – 89 Route 236 – Site Plan Modification and Marijuana Business Review

Action: review submission for completeness, schedule public hearing, or continue review. Joshua Seymour of JD Investments, LLC, represented by Mike Sudak of Attar Engineering, proposes to change use of portion of existing commercial building to adult-use marijuana retail and extend sewer main to serve the subject property. Applicant also proposes to construct parking improvements that were approved by the Planning Board in 2021. Property address 89 Route 236; identified as Tax Map 28, Lot 14-2, located in C-2 Commercial zoning district.

ITEM 3 – 77 Bartlett Rd, Subdivision Sketch Plan Review

Action: accept sketch plan or continue review. Engineer Michael Tadema-Wielandt, on behalf of owner/applicant Geoff Bowley, is proposing to divide a 19.11-acre parcel into a conservation subdivision of 9 single-family residential building lots, a private street system, and an open space plot around identified wetlands, vernal pools, and a pre-existing cemetery. Proposed subdivision is located on the property of 77 Bartlett Road, Map 62 Lot 26, in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones.

ITEM 4 – Business Park Zoning Amendments

Action: schedule public hearing: Moratorium on permit applications in former Neighborhood Mixed Use zoning district expires August 8. Draft revisions to Neighborhood Mixed Use zoning standards are under development, pending

implementation of a public engagement plan. Formal adoption of Business Park zoning standards and Zoning Map is recommended during the interim to ensure consistency, predictability, and fairness for property owners and residents.

APPROVAL OF MINUTES

ITEM 5 – April 27, 2023 Meeting Minutes

BOARD MEMBER ITEMS

Subcommittee reports

Planning Board 2023 Goals discussion, continued

ADJOURNMENT

*** +/-ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)**

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 ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING. TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.