



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 25, 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/webinar/register/WN_NBwg4NWRtk2KaA2C9bpt8Q 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.

OLD BUSINESS

ITEM 1 – 35 Badgers Island West, Preliminary Site Plan and Shoreland Development Plan Review

Action: hold public hearing. Pursuant to §16.4 Land Use Regulations §16.7 and §16.9.3 Shoreland Development Review requirements of the Town of Kittery Land Use and Development Code, owner B.I.W. Group, LLC and agent John Chagnon with Ambit Engineering request approval to expand a legally non-conforming office building and change its use to 10 residential units at 35 Badgers Island West, Tax Map 1, Lot 34, in the Mixed-Use Badgers Island Zone (MU-BI), Shoreland Overlay Zone (OZ-SL-250'), Resource Protection Overlay Zone (OZ-RP) and the Commercial Fisheries/Maritime Use (OZ-CFMU).

ITEM 2 – Buoy Shack Off-site Parking – Site Plan Modification Review

Action: hold public hearing. Joel Harris, owner of the Buoy Shack restaurant located at 1-3 Badgers Island West (Map 1 Lot 19), proposes to utilize existing off-site parking to increase seating at existing restaurant. The off-site parking lot is located at Foreside Dental, 12 Newmarch St., (Map 3 Lot 8).

ITEM 3 – 283 Route 1 Mixed Use Master Site Development Plan – Sketch Plan Review

Action: accept sketch plan or continue review of revised plans. 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.

ITEM 4 – Business Park Zoning Amendments

Action: hold public hearing, make recommendation for Council: 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.

NEW BUSINESS

ITEM 5 – 0 Bellamy Lane – Shoreland Development Plan Review

Action: approve, deny, or continue review. Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Steve Riker of Ambit Engineering, on behalf of owner/applicants the D’Amico Nominee Trust, requests approval for the repair of an existing stone erosion control barrier totaling 393 sq. ft along the shoreline of 0 Bellamy Lane, Tax Map 27, Lot 48, in the Residential-Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250’), and Resource Protection Zone (OZ-RP).

APPROVAL OF MINUTES

ITEM 6 – May 11, 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.