



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, June 8, 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_gycXEoK5SLm6FOA1FJDjYg 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 mzakian@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 – 89 Route 236 – Site Plan Modification and Marijuana Business Review

Action: hold public hearing. Vote on preliminary decision 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.

NEW BUSINESS

ITEM 2 – 120 Route 1 Bypass – Hotel Site Plan – Sketch Plan Review

Action: accept sketch plan or continue review. Engineer Nicole Duquette, on behalf of owner/applicant Kittery Circle LLC, is proposing to re-develop the site of a former gas station into a hotel with 102 rooms and associated parking and utilities. The proposed hotel is located on the properties of 112 & 120 US Route 1 Bypass and 139 Old Post Road, Map 14 Lots 10, 12, & 12A, in the C-3 (Bypass/Old Post Road Commercial) Zone.

ITEM 3 – 85 Route 1 Bypass – Hotel Site Plan – Sketch Plan Review

Action: accept sketch plan or continue review. Engineer Ian MacKinnon, on behalf of owner/applicant Kamlesh Patel, is proposing to demolish the site of a previously existing hotel and redevelop the parcel with a new 107 room, 4-story hotel. The proposed hotel is located on the property of 85 US Route 1 Bypass, Map 7 Lot 26, in the C-3 (Bypass/Old Post Road Commercial) Zone.

ITEM 4 – 23 Bond Road – Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Ryan McCarthy of Tidewater Civil Engineering & Surveying Inc, on behalf of Touchdown Capital LLC, requests approval for the demolition and reconstruction of a house and garage/guest house, new septic system, and associated walkways/driveways on the property of 23 Bond Road, Tax Map 25, Lot 9, in the

Residential-Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Zone (OZ-RP).

APPROVAL OF MINUTES

ITEM 5 – May 25, 2023 Meeting Minutes

BOARD MEMBER ITEMS

Subcommittee reports

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.