



# 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, August 10, 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 can and will 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 comments 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](mailto: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

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### NEW BUSINESS

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#### **ITEM 1 – 79 Tower Road – Shoreland Development Plan Review**

Action: approve shoreland development plan or continue review: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Duncan Mellor, on behalf of owners Linda K Gingras Rev. Trust, request approval for the replacement-in-kind of an existing seawall and stone steps located on the property of 79 Tower Road, Tax Map 58. Lot 44, in the Residential-Rural Conservation (R-RC) and Shoreland Overlay (OZ-SL-250') Zones.

#### **ITEM 2 – 9 Water Street – Site Plan – Sketch Review**

Action: advise applicant on feasibility of proposal; “accept” sketch plan: John Chagnon, on behalf of owner/applicants Green & Company Real Estate, proposes to construct 8 residential condominiums and a 20-slip marina on two parcels identified as Lots 45 and 46 of Map 1 and addressed as 9 Water Street. The site is in the Mixed-Use Kittery Foreside Zoning District (MU-KF) and within the Shoreland (OZ-SL-250'), Resource Protection (OZ-RP) and Commercial Fisheries/Maritime Use (OZCFMU) Overlay Zones. The existing restaurant, fishing business, duplex residence, and appurtenant uses at the site are proposed to be demolished.

#### **ITEM 3 – 90 US Route 1 – Site Plan – Sketch Review**

Action: accept application or continue review: Geoff Aleva, on behalf of owner/applicants 90 US Route 1 LLC, request approval to develop a hotel with 63 rooms and associated parking and utilities on the property of 90 US Route 1, Tax Map 14, Lot 2, in the Bypass-Old Post Road Commercial (C-3) Zone.

#### **ITEM 4 – 25 & 17 Route 236 – Site Plan – Sketch Review**

Action: accept application or continue review: Geoff Aleva, on behalf of owner/applicants 25 & 17 Route 236 LLC, request approval to develop a 61-bed rooming house and associated parking shared with an existing 7-unit apartment on the properties of 17 & 25 Route 236, Map 21 Lot 20 & Map 20 Lot 12, in the Route 236 Commercial (C-2) Zone.

**ITEM 5 – 50 Dion Avenue – Shoreland Development Plan Review**

Action: approve shoreland development plan or continue review Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, owner/applicants David and Jessica Hunter request approval for a two-story addition to an existing house located on the property of 50 Dion Ave, Tax Map 23. Lot 5-A, in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL-250') Zones.

**APPROVAL OF MINUTES**

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**ITEM 5** – July 27, 2023, Meeting Minutes

**BOARD MEMBER ITEMS**

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Subcommittee reports

**STAFF ITEMS**

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**ADJOURNMENT**

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**\* +/-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.