



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, July 27, 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 can and will 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 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. 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 – 181 State Road – Marijuana Business Site Plan – Sketch Review

Action: Accept application as complete, advise applicant on conceptual plans, continue review to November meeting. Pursuant to 16.4 *Land Use Regulations*, 16.4.21 *Special Exception Use Request*, 16.5.32 *Marijuana Business*, and 16.7 *Site Plan Review* of the Town of Kittery Land Use and Development Code, applicant IDC 5, LLC and agent Lew Chamberlain of Attar Engineering request approval for special exception use to construct a 2,000-sf Marijuana Business on the property of 181 State Road (Tax Map 22, Lot 4) located in the Commercial (C-3) Zone and Business Local (BL) Zone.

ITEM 2 – 23 Bond Road – Shoreland Development Plan Review

Action: 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 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). This is the continuation of a plan that last appeared to planning board on June 22nd, 2023.

NEW BUSINESS

ITEM 3 – 120 US Route 1 – Site Plan – Preliminary Review

Action: accept site plan as complete. Schedule site walk/public hearing. 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 4 – 77 Bartlett Road – Conservation Subdivision Plan – Preliminary Review

Action: accept plan as complete or continue review. Schedule site walk/public hearing. 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. The 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 5 – 35 Badgers Island West – Site Plan – Final Review

Action: approve/deny final plan, postpone action, or continue review: Owner Steve Wilson and agent John Chagnon with Ambit Engineering/ Haley Ward request approval to expand a legally non-conforming office building to provide 10 residential units on a legally conforming lot located on real property with the address of 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).

APPROVAL OF MINUTES

ITEM 6 – July 13, 2023, Meeting Minutes

BOARD MEMBER ITEMS

Subcommittee reports

STAFF ITEMS

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.