



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, September 14, 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_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. 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 – Final Review

Action: Approve final plan 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 2—120 US Route 1—Site Plan — Preliminary Review

Action: Hold Public Hearing. Approve preliminary plan or continue review 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—27 & 29 Wentworth—Site Plan — Preliminary Review

Action: accept site plan as complete. Schedule site walk/public hearing. Eric Weinreb, on behalf of applicant Madbury Real Estate Ventures, is proposing to convert an existing bed and breakfast into two independent inns with a total of 12 rental units each and a single innkeeper's suite. The proposed development is located on the properties of 27 & 29 Wentworth Street, Map 9 Lots 37, 38, in the Kittery Foreside (MU-KF) Zone.

ITEM 4 – 163-165 Rogers Road – Conventional Subdivision Plan – Preliminary Review

Action: accept plan as complete or continue review. Schedule site walk/public hearing. Rick Chellman, on behalf of applicant Ledge Development LLC, is proposing to merge two existing parcels into a single 2.84-acre lot subdivided by unit into five single-family residential dwellings, along a shared driveway. The proposed subdivision is located on the properties of 163 and 165 Rogers Road, Map 14 Lots 53 & 53-1, in the Residential-Urban (R-U) Zone.

NEW BUSINESS

ITEM 5 – 9 Village Green Drive –Site Plan– Sketch Review

Action: Accept concept design or continue review: Erik Saari, on behalf of owner/applicant MWC Holdings LLC, is proposing to develop a 5-unit housing complex, 4 of which will be mixed-use, on the property of 9 Village Green Drive, Map 8 Lot 41 A-1, in the Business Local (B-L) Zone.

APPROVAL OF MINUTES

ITEM 6 – August 24, 2023, Meeting Minutes

BOARD MEMBER ITEMS

Subcommittee reports

STAFF ITEMS

ITEM 7 – Planning Academy Workshop

ITEM 8 – LD 2003 zoning amendments: committee draft version and pending workshop

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.