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7 October 2022

Dutch Dunkelberger, Chair
Kittery Planning Board
Town of Kittery
200 Rogers Road, Kittery, ME 03904

**Re: Sketch Plan Application; Amended Site Plan – Conversion to Residential
Tax Map 1, Lot 32, 35 Badgers Island West**

Dear Dutch and Planning Board Members:

On behalf of BIW Inc. we submitted a package for **Amended Site Plan Approval – Sketch Plan** to the town on **August 18th**. The site was recently reviewed by the Planning Board in a Shoreland Application for revetment repair. This proposal is to expand an existing building and revise the site use from Office to 10 Residential units. Currently the office use has existed for some time with various additions and expansions over the years. The use was intensive from a traffic and parking perspective; with approximately 200 employees in the building at its peak use. The proposed re-use we believe will have some significant benefits for this end of Badgers Island. The Planning Department had some concerns about conformance with Shoreland Zoning. We interpret the Ordinance broadly to indicate that the Planning Board has a significant role in determinations regarding development in the Shoreland. To that end we request that the application be put on the agenda for your **October 27th Planning Board meeting**.

This project proposes stormwater control and treatment of off-site runoff on the subject parcel. Runoff which comes from the town road. The Existing Conditions Plan reflects the state of the site today; the Site Concept Plan includes the proposed site improvements to provide permanent and appropriate treatment of this run-off. The Ordinance allows the Planning Board to approve projects if it finds that a development plan significantly contributes to the accomplishment of certain objectives. The project submission outlines how the proposed improvements meet the objectives of the Comprehensive Plan. We hope that the Board agrees that this project will be a benefit to the community and the environment. **We request that the Planning Board complete the review so that we can plan accordingly.**

We look forward to your review of this submission and our in person presentation at the Planning Board meeting. For the reasons stated, we respectfully request the Planning Board schedule the application for presentation. Thank you for your time and attention to this proposal. Please contact me if you have any questions or concerns regarding this application.

Sincerely,

John Chagnon

John R. Chagnon, PE
Ambit Engineering, Inc.