

# **TOWN OF KITTERY**

## **ECONOMIC DEVELOPMENT COMMITTEE**

**Regular Meeting Agenda**  
**Wednesday, February 24, 2021 4:00 p.m.**  
**Virtual via Zoom**

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Amendment/Adoption**
- 4. Acceptance of Previous Minutes**
  - a. January 27, 2021**
- 5. All items involving visitors / requested officials**
  - a.**
- 6. Committee/Representative Reports**
- 7. Old Business**
  - a. Old Post Road small area planning**
- 8. New Business**
- 9. Committee Member Issues or Comments**
- 10. Meeting Schedule & Adjournment**

NEXT MEETING: March 17, 2021, 4:00 p.m.

*The public may participate in the meeting via Zoom webinar. Register in advance for the webinar: [https://us02web.zoom.us/webinar/register/WN\\_zPhToWm6Spm8dJAl0Y3N-Q](https://us02web.zoom.us/webinar/register/WN_zPhToWm6Spm8dJAl0Y3N-Q)*

*After registering, you will receive a confirmation email containing information about joining the webinar.*

1 KITTELY ECONOMIC DEVELOPMENT COMMITTEE – MINUTES – UnAPPROVED 1-27-2021

2 January 27, 2020

3 Regular Meeting 4:00PM

4 Virtual via Zoom

5 1. *Call to Order*

6 Chairperson Dow called the meeting to order at 4:05pm.

7 2. *Roll Call.*

8 Members present: Chair George Dow, Tom Emerson, Jeff Clifford, Stephen Kosacz, Drew Fitch

9 Staff present: Planning Director Adam Causey

10 3. *Agenda Amendment/Adoption.*

11 Chairperson Dow cast one vote for acceptance of the Agenda as presented.

12 4. *Acceptance of Previous Minutes: November 18, 2020*

13 **Motion by George Dow to approve the November 18, 2020 minutes as presented, second by Drew Fitch. Motion passes 4-0.**

14 5. *All items involving visitors / requested officials: None*

15 6. *Committee Reports: None*

16 7. *Unfinished Business: None*

17 Stephen Kosacz joined the meeting.

18 8. *New Business.*

19 a. *Old Post Road small area planning*

20 Adam Causey presented more information on planning for redevelopment at the now Town-  
21 owned lots at the corner of Old Post Road and Dennett Road. Planning staff would like the  
22 EDC to assist in a small area plan for the location to align the potential redevelopment with  
23 neighborhood and Town wishes and needs. Mr. Clifford asked about the shoreland overlays  
24 that might impact redevelopment. Mr. Emerson noted that the existing zoning would be  
25 restrictive for any new projects and zoning changes would be necessary. Mr. Causey  
26 explained that many of the lots are slit zoned between BL and RU districts. Mr. Fitch  
27 expressed interest in some type of charrette proceeding. Mr. Dow requested maps to review.  
28 Mr. Causey displayed the Town GIS to help visualize the area. Mr. Causey agreed to bring  
29 more analysis to the next meeting.

30 b. *Adult Use Marijuana*

31 Mr. Causey explained that an adult use marijuana proposal was going before the Planning  
32 Board on February 11<sup>th</sup> and inquired if the EDC wanted to have a recommendation on the  
33 idea or language. Members separately expressed many different opinions on allowing retail  
34 marijuana. Due to lack of consensus, the EDC decided against issuing any recommendation.

35 9. *Committee Member Issues or Comments.*

55 Tom Emerson noted that the EDC needed to name a member to the Kittery Land Issues Committee  
56 (KLIC).

57  
58 *10. Meeting Schedule & Adjournment.*

59  
60 *NEXT MEETING: February 17, 2021; 4:00PM, via Zoom*

61  
62 **ADJOURNMENT: Motion to adjourn by George Dow at 5:05pm, seconded by Jeff Clifford.**  
63 **Motion passes 5-0.**

## **Old Post Road / “Mary’s Corner” Small Area Plan**

Small area plans provide a process and strategies to improve a neighborhood or defined area. A plan may address issues like zoning, infrastructure, redevelopment, design, etc. The scope of any plan depends on the issues identified as most critical by the community. For Old Post Road, staff wishes to define a scope using the Economic Development Committee. The items below will help planning staff create a timeline and tasks to complete and present to the EDC for feedback. Staff will then move on to gathering input from the community.

### **Issues to address:**

- **Vision**
  - Agree on a loose vision of how this area should develop
- **Data gathering**
  - Existing zoning analysis/comparison
  - Property owner outreach
    - Commercial owners
    - Residential owners
    - Set stage for broader discussions regarding Legion Pond & KLT wetlands
- **Zoning**
  - How to distinguish from other BL zones
  - “Character area” overlay zoning vs. new base zone
    - Uses – mixed use, residential, commercial
    - Residential density – affordable/attainable housing
    - Height & massing
    - Setbacks, lot coverage & landscaping
    - Off-street parking (requirements vs. market-driven solution)
  - Rectify split zoned lots
  - Rezoning for parcels based on frontage/connectivity or development outlook
    - Old Post “Mary’s Corner” lots – BL (and/or overlay)
    - Route 1 Bypass fronted lots – C-3
- **Infrastructure**
  - Roadway improvements
  - Sidewalk connectivity
  - Driveways and curb cuts
  - Street trees
  - On-street parking
- **Legion Pond**
  - Verify overlay setbacks
  - “No further harm” from existing and proposed uses
  - Active vs passive recreation opportunities
  - Connectivity to street and adjacent parcels

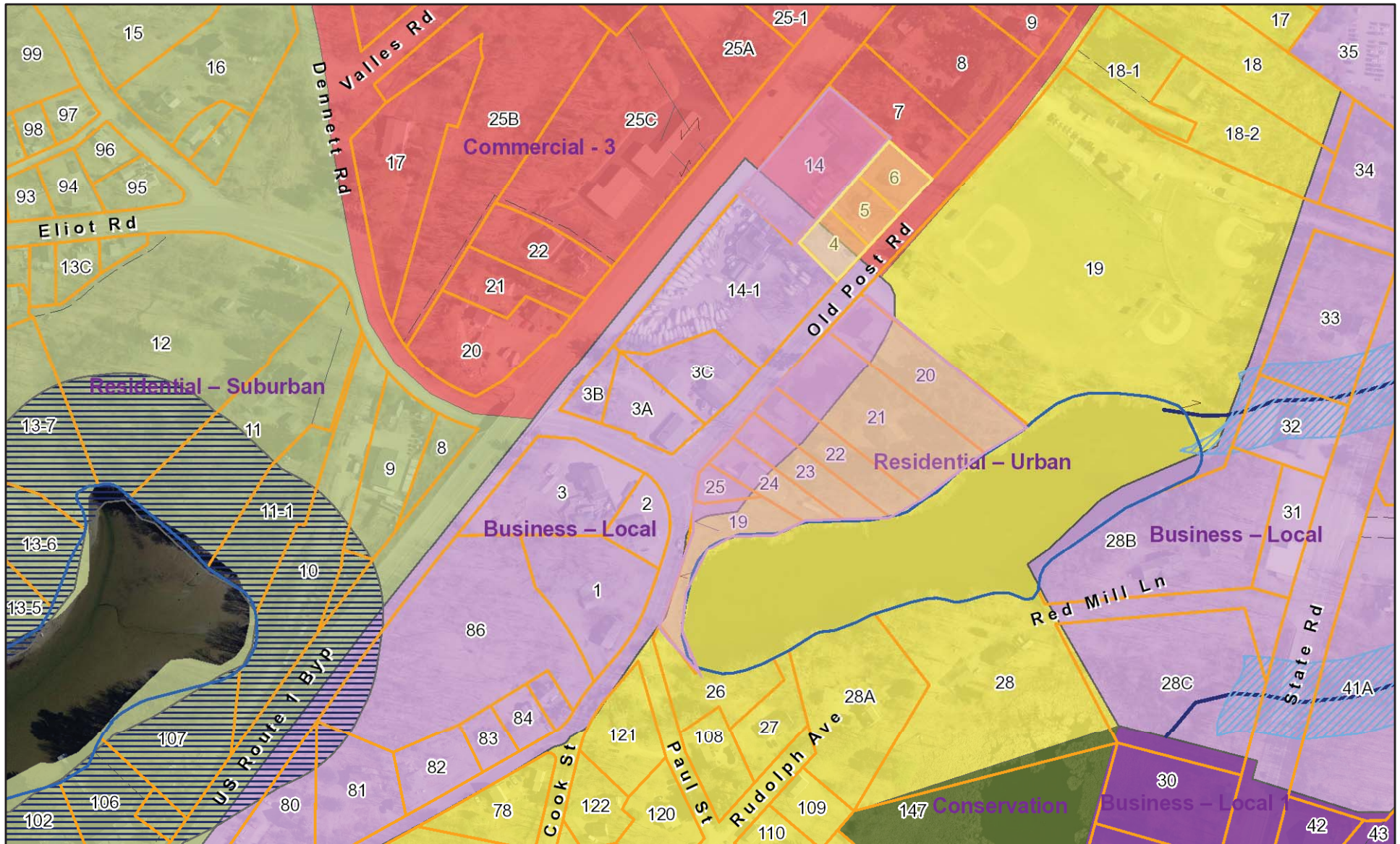


Kittery, ME

1 inch = 275 Feet



February 10, 2021



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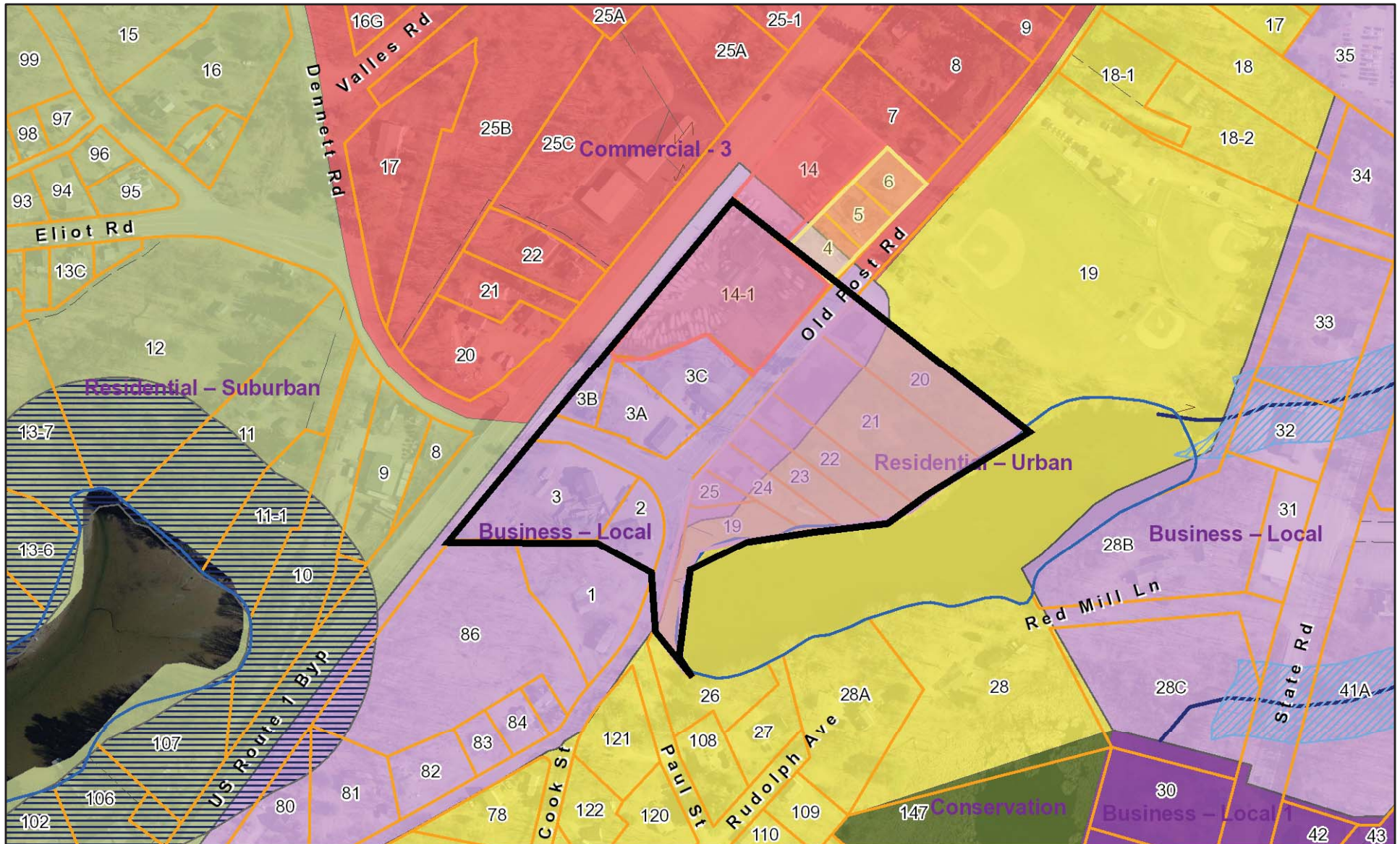


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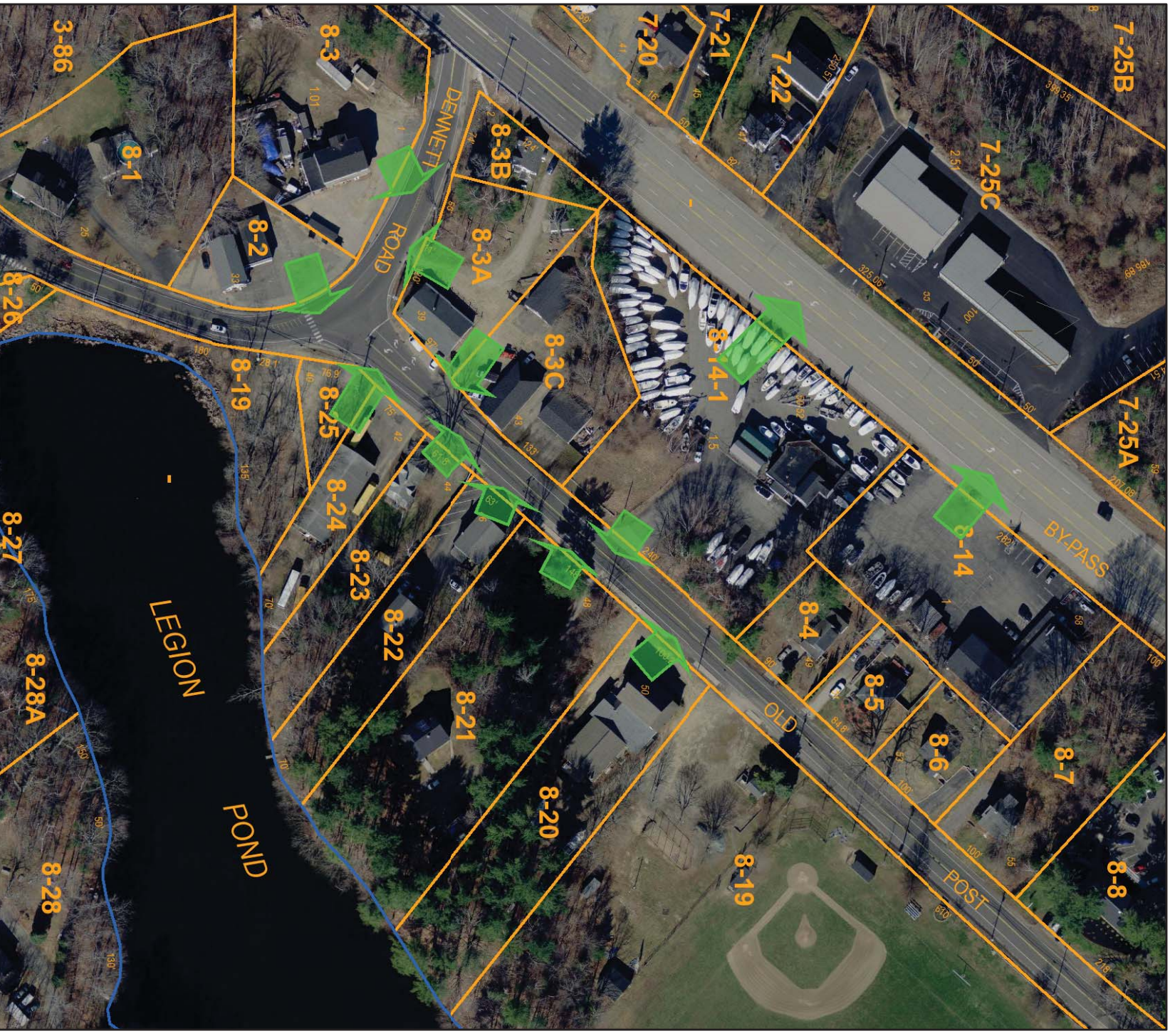


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1 inch = 137 Feet



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