



## TOWN OF KITTERY, MAINE

200 Rogers Road – Kittery, ME 03904

Phone: 207-439-1304 Fax: 207-439-6806

[www.kitteryme.gov](http://www.kitteryme.gov)

### KITTERY PLANNING BOARD – NOTICE OF DECISION & FINDINGS OF FACT

December 14, 2019

Michael Brigham  
Landmark Hill, LLC  
75 Congress Street, Unit 202  
Portsmouth, New Hampshire 03802

Mr. Brigham,

This letter serves as the Notice of Decision by the Planning Board to approve the architectural design plans for the hotel portion of the Homestead mixed-use development, which was a condition of approval from the February 14, 2019 Planning Board meeting.

The following motion was made at the December 12, 2019 Planning Board meeting:

- Motion by Ron Ledgett to approve the plans submitted by the applicant for the hotel and that it satisfies the Design Handbook Requirements with the exception of the flat roof, as reviewed and approved by Planning Department staff and the Fire Chief. The motion was seconded by Russell White.

The motion passed 6-0-0.

### FINDINGS OF FACT

- The Homestead Development site & subdivision final plan was approved by the Planning Board on February 14, 2019.
- A condition of the approved final plan was that the applicant return to the Planning Board for review and approval of the hotel's architectural design.
- The applicant submitted architectural design plans for the hotel portion of the Homestead Development located at 459 US Route 1 for review at the December 12, 2019 Planning Board regular meeting.
- Planning staff reviewed the plans and found them in keeping with Title 16 and the Design Handbook, with the exception of the proposed flat roof.

- The Kittery Code Enforcement Officer and Kittery Fire Chief submitted written comments on the hotel design, noting that a flat roof would be a safer design option for the hotel use.
- Kittery Land Use & Development Code Section 16.3.2.13D(6)(b)[1] allows for the Planning Board to approve roofs with a pitch less than 4:12 if the applicant demonstrates it is not practical.
- The Planning Board agreed with staff comments and approved the hotel design by a unanimous vote of the members present.

The Planning Board authorizes the Planning Board Chairperson, or Vice Chair, to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote of \_\_ in favor \_\_ against \_\_ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON January 9, 2020

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Dutch Dunkelberger, Planning Board Chair