

Bart McDonough

From: cmsmailer@civicplus.com on behalf of Contact form at Kittery ME
<cmsmailer@civicplus.com>
Sent: Thursday, August 27, 2020 11:52 AM
To: Bart McDonough
Subject: [Kittery ME] C1 Land Use Variance - Objection / Concern (Sent by James S. O'Connell, JOConnell@APerfectMover.net)

Follow Up Flag: Follow up
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Hello bmcdonough,

James S. O'Connell (JOConnell@APerfectMover.net) has sent you a message via your contact form (<https://www.kitteryme.gov/user/3484/contact>) at Kittery ME.

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Message:

Good evening, my name is James O'Connell with A Perfect Move located at 240 US Route One here in Kittery. We are located within the C1 zone, which is directly affected by the land use variance proposal, specifically the elimination of the permissive use for self storage.

I spoke at the last planning board meeting and wanted to reiterate the concern we have for the variance and how it affects our business and existing permitted use. We operate a Moving and Storage business; as such we are already permitted to store and offer warehousing. There is subtle difference in self storage versus warehousing. This was discussed last meeting and met with agreement from Debbie Driscoll in that there is no real difference between warehousing and self storage. Self storage is a growing industry that has reduced client storage in the moving business. To evolve and remain relevant, we have had to begin planning to add this service to our location.

With the adjusting of the land usage in C1 this will and has already immediately impacted our plans.

We ask that there be consideration given to existing businesses such as ours that will be immediately impacted by this change. Allowance and exceptions should be included in the proposal for businesses already operating and in existence who offer services aligned with the proposed land uses being eliminated.

The visual aesthetics, function, and overall consumer or resident interactions on our section of Rt 1 would remain unchanged. We are on a section of land which is a connection between Kittery Foreside and the outlets and would otherwise not have functional use, as it sits on a class 1 highway and merger to I95. This area is not safe for residential or pedestrian traffic. On a daily basis we watch cars driving the wrong direction down the road, reversing in traffic, and making erratic turns to avoid unwanted travel up I95.

It's a chaotic stretch of road with the merging traffic from the bypass, Kittery circle, and interstate 95, which in its own right needs addressing.

Self storage for our business is a necessity, would be of no change in existing use, and with new development to our land would improve the appearance and provide needed local storage solutions for the influx of new residents which would occur as a result of the proposed increase in housing density.

We are very much in favor of the proposal to see the continued growth of Kittery and the evolution of the town. Future development plans and proposals are crucial to the overall improvement of our community. We simply ask that there be consideration given to the the land use variance and exception made for our business.

Regards,

James O'Connell