

Jason Garnham

From: juliapendleton28@comcast.net
Sent: Thursday, April 27, 2023 10:13 AM
To: Jason Garnham
Subject: Thursday night Planning Board Meeting Badgers Island

Jason, I am writing this email to you per your instructions to voice my extreme concern and lack of consistency to two of the items on the agenda this evening concerning Badger Island West. I bought 28 Badgers Island West April of 2017. Per the Planning Board, I went to each of my neighbors within 150 Feet and have in writing their approval following the Badger Island strict 75 Feet setup laws on Badgers Island. In the final stages of construction, it was determined that my house was 6 inches over, and I must literally remove 6 inches from several rooms and bathroom, reconstructing my cabinets, doors, granite, vanity, and kitchen island at a great cost to me and this house. I can't even close some of my doors and can't open some of my drawers with this enforcement. I won't even go into the tree and bush additional surveys and multiple replanting and moving. As an individual I had to jump through so many hoops and followed every rule and law! Learning that 35 Badgers Island is not following any of these strict guidelines, is wrong. We also want to have access to this land to walk and enjoy as was the agreement with Greengages.

The proposed increase to the Buoy Shack seating is additionally a **great concern for safety and the well being of the current residents!** I have witnessed last year and this year to date (with them serving still with blankets that is only going to turn into a Prescott Park environment with individual chairs brought by patrons), is dangerous, disruptive, and absolutely too much for this small island. I have seen cars parking on either side next to my house to prevent cars from getting by, blocking, and turning in my driveway, kids running around within the cars, speeding, and after an afternoon and evening of consuming alcohol it is not the place within this residential environment for all these additional cars and people. 28 seats plus employee parking are already too many cars for this island to handle with only 7 of their own. This is a great venue but with Portsmouth parking here and other folks just using this island as a free place to park, we need another solution. Additionally, the increase of over 40 occupants in the next few years with the pending construction with parking issues and traffic must be a consideration with the Buoy Shack.

Someone is going to get hurt and resident's have already moved because of the Buoy Shack.

I propose we have signs to park on one side of the street only and resident only parking on that one side in certain spots. We also can not have more patrons (sitting on seats, blankets, or their chairs) at the Buoy.

The fact that we can not have an opportunity to voice our concerns is insane and again not consistent with anything I have witnessed or experienced.

Julia Pendleton
28 Badgers Island West

From: Jason Garnham <JGarnham@kitteryme.org>
Sent: Tuesday, April 25, 2023, 2:28 PM
To: jeff@jsneng.com
Cc: Kearsten Metz <KMetz@kitteryme.org>; Kendra Amaral <KAmaral@kitteryme.org>
Subject: RE: Thursday night Planning Board Meeting

Hi Jeff,

I understand that you are inquiring about two items on the next Planning Board meeting agenda: 35 Badgers Island West Preliminary Site Plan and 1-3 Badgers Island West (Buoy Shack) Site Plan Modification.

The board's objective for 1-3 Badgers Island is to review a modification to a site plan that was already approved. A public hearing is not required for site plan modifications, so the board is not likely to invite public comment on this application during the meeting. The board may choose to schedule a hearing at a later date if they believe that additional evidence should be heard.

The board's objective for 35 Badgers Island (the Green Pages Building) is to review the preliminary site plan application for completeness. If the board finds the application to be complete, then they will schedule a public hearing for a later date. The board is also unlikely to invite public comment on this application during the meeting.

While verbal public comments are not likely to be solicited during the meeting, **you are welcome to send written comments to me on either project.** Correspondence received for the 1-3 Badgers Island/ Buoy Shack application **before noon on Thursday 4/27** will be uploaded to the packet for review by the board and the applicant. Correspondence received for the 35 Badgers Is. site plan application will be included in the packet for the pending public hearing.

Please let me know if you have additional questions about the meeting or these applications. For your reference, the packet for Thursday's meeting can be reviewed at: [Planning Board Meeting | Kittery ME](#)

Regards,
-Jason

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From: Louis Greco <louisgreco9495@gmail.com>
Sent: Wednesday, April 26, 2023 11:56 PM
To: Jeff Nawrocki <jeff@jsneng.com>
Cc: Julia Pendleton <juliapendleton28@comcast.net>; johnroukes@yahoo.com; laura.okeefe@comcast.net; russsouth@me.com; blakesbuildingco@gmail.com; sjunh87@gmail.com; langdon.condo@gmail.com
Subject: Re: Thursday night Planning Board Meeting

Hello Jason,

My name is Lou Greco. I live at 32 Badgers Island West. I am opposed to the zoning variance to allow more seating at the Buoy Shack. First of all, if their business model thought that they could make a profit while having only a 28 person occupancy was viable, they wouldn't need to expand. They obviously were going for the adage that "it's better to ask for forgiveness, than to ask for permission ". Last year they were approved for 28 seats. In actuality, they had seating for 96 individuals. (the picnic tables that they say are for four people, are actually six tops). They had live entertainment and outside music. They also had tents in the parking lot. They are asking for a variance to add three times the amount of people that they were granted permission to host. Their employees were told to park in the street to let customers park in the allotted employee parking spots. Now they say they have off sight parking, which is 1/3 mile away from the venue. What do you think the odds are that a customer will go to the parking area as opposed to parking on Badgers Island? And, who will enforce it? I get that they want to maximize profits, but at what cost to the surrounding community? I barely have space to park guests in front of my condo, let alone the influx of an additional 30 vehicles. Plus, there is the future condos coming onto the island, which will bring another 18 vehicles onto this densely populated area. I applaud your efforts to alleviate the bottleneck at the first 250' of the road. But, that just pushes everyone further down the road. Enough is enough. This island is too small to have that many vehicles in one area. It shouldn't be Badger Island West's problem that the Buoy Shack doesn't have enough parking. Thank you for your time.

Sincerely, Lou Greco

