

Jason Garnham

From: Louis Greco <louisgreco9495@gmail.com>
Sent: Wednesday, April 26, 2023 11:59 PM
To: Jason Garnham
Subject: Fwd: Thursday night Planning Board Meeting

Sent from my iPad

Begin forwarded message:

From: Louis Greco <louisgreco9495@gmail.com>
Date: April 26, 2023 at 11:56:30 PM EDT
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

Sent from my iPad

On Apr 25, 2023, at 3:46 PM, Jeff Nawrocki <jeff@jsneng.com> wrote:

Trying to include all here. Below is correspondence back from the Town. They are basically saying no public comment, and to send comments in. I am concerned about the Buoy Shack one as they could approve it that night.... Please read.

I have already given Jason my comments on each, which I will send in a separate email to you. Time for you all to write in.

Jeff

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

Jason Garnham, AICP
Director of Planning and Development
Town of Kittery, ME
207-475-1307
jgarnham@kitteryme.org

From: Kearsten Metz <KMetz@kitteryme.org>
Sent: Tuesday, April 25, 2023 12:23 PM
To: Jason Garnham <JGarnham@kitteryme.org>
Subject: FW: Thursday night Planning Board Meeting

From: Jeff Nawrocki <jeff@jsneng.com>
Sent: Tuesday, April 25, 2023 12:07 PM
To: Kearsten Metz <KMetz@kitteryme.org>
Subject: Thursday night Planning Board Meeting

Hi Kearsten,

I have a question. Some of us will be coming Thursday night for the restaurant parking issue. I also see that the Green Pages project is ahead of it. Will that be the time for public comment of opinion? Or is it just for the board to determine if their application is complete or not? I'd rather not be fighting two battles in one night. 😊

Thank you,
Jeff

Jeffrey S. Nawrocki, PE
President



Dwr fldwhv/DOF

[Over 35 Years of JSN](#)

One Autumn Street
Portsmouth, NH 03801
Email: jeff@jsneng.com
Website: www.jsneng.com
Phone: (603) 433-8639 Ext. 206