



KITTERY PLANNING BOARD MEETING

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - www.kitteryme.gov

REGULAR MEETING AGENDA

Thursday, March 9, 2023

6:00 P.M. to 10:00 P.M

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

AMENDMENTS TO THE AGENDA

PUBLIC COMMENTS

The public may attend the meeting in person or remotely via Zoom. Attendees via Zoom will be recognized during the public hearings and public comment portion of the meeting. Please note: every effort will be made to make this run smoothly, however some technical difficulties may occur. To register via Zoom visit

https://us02web.zoom.us/webinar/register/WN_qycXEoK5SLm6FOA1FJDjYg or <https://www.kitteryme.gov/planning-board>.

Public comment and opinion are welcome during this meeting. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address and record it in writing at the podium. Further, the public may submit written public comments via email, US Mail, or by hand delivery to Town Hall. Emailed comments should be sent to jgarnham@kitteryme.org. Comments received by noon on the day of the meeting will become part of the public record and may be read in whole or in summary by the Planning Board or Town Staff.

OLD BUSINESS

ITEM 1 – 28 Wyman Avenue– Final Subdivision Review

Action: approve, disapprove, postpone action, or continue review. Owner/applicant Lusitano, LLC requests final approval for a cluster residential development proposing three (3) single-family residences as a condominium on real property with an address of 28 Wyman Avenue (Tax Map 16, Lot 148) located in the Residential-Urban (R-U) Zone.

ITEM 2 – 39 Badgers Island West – Final Subdivision Review

Action: approve, disapprove, postpone action, or continue review. Applicant/ owner B.I.W. Group, LLC and agent Chris Atwood of Otter Creek homes represented by Ambit Engineering propose to subdivide the 0.48-acre parcel identified as Lot 38 of Tax Map 1 into 4 residential condominiums. The property is located at 39 Badgers Island West, in the Mixed-Use Badgers Island Zoning District (MU-BI) and Shoreland Overlay Zone (OZ-SL-250').

ITEM 3 – 6 Kelsey Lane - Marijuana Home Establishment Business License and Major Home Occupation

Action: approve or amend Findings of Fact. Applicant/ owner Ian Schlotman proposes to operate a medical marijuana registered caregiver home establishment at his residence located at 6 Kelsey Lane, Lot 1b of Map 60. The Planning Board voted 7-0 to approve this application during the February 23, 2023 meeting.

APPROVAL OF MINUTES

ITEM 4 – February 23, 2023 Meeting Minutes

BOARD MEMBER ITEMS

Subcommittee reports

Planning Board 2023 Goals discussion, continued

ADJOURNMENT
