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2 Present: Member; John Perry, Member; Russell White, Member; Steve Bellantone,
3 Member; Karen Kalmar, Vice Chair
4
5 Absent: Dutch Dunkleberger; Drew Fitch, member, Ron Ledgett, member
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7 Staff: Adam Causey, Director of Planning & Development, Jordan Kelley, Town Planner,
8 Craig Alfis, Code Enforcement Officer, Kearsten Metz; Code Enforcement Officer, Kathy
9 Connor, Project Planner
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11 Town's Peer Review Engineer: Jodie Bray-Strickland, CMA
12
13 Advisory: Earldean Wells, Conservation Commission
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15 Project Representatives: Mike Sudak, agent
16
17 Abutters: Karen Burbank, Ted Marsters, Henry Russell
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19 Vice Chair Kalmar opened the meeting and explained the process for the site walk.
20
21 Mike Sudak introduced the project explaining that the staking in pink showed the
22 footprint of the building, while staking in blue showed the extent of the wetland fill that
23 would be removed in two places on the site: the existing entrance and driveway to the
24 site and a larger area to the west. He explained that the building would be two stories
25 tall with customers entering the first floor from the parking areas.
26
27 Russell White asked for more information on the proposed driveway entrance and John
28 Perry wanted to know where the entrance is located on Route 236. The group walked to
29 where Mike Sudak had flagged the entrance. He explained that the first floor, accessible
30 to customers, would be only a foot or two lower than the elevation of the proposed
31 entrance. The travel way around the proposed building will be one way with a
32 landscaped area and stormwater management. Parking areas are smaller.
33
34 Karen Kalmar commented that snow storage in the proposed landscaped area would
35 not be ideal with trees proposed for planting there. Mike Sudak acknowledged that. A
36 question was asked about tree cutting. Mike Sudak said that no cutting beyond what
37 was needed for the new entrance way is proposed.
38

39 Earldean Wells asked how much fill would be needed for the new entrance/driveway.
40 Mike Sudak replied that he would need to do the calculations for the cubic yard amount.
41 Earldean Wells asked if the fill from the existing driveway and the wetland area to be
42 restored would be used on-site. Mike Sudak said that he did not think so. Following
43 more questions and discussion, Mike Sudak told the group that the fill removed from the
44 site would be hauled away.

45
46 Karen Kalmar asked about the extent of the proposed wetland restoration area. Mike
47 Sudak replied that it stretched from the line of blue flags across the lot back to the edge
48 of the woods. The group moved down into the filled wetland proposed for restoration to
49 view the blue flags tied to trees at the edge of the proposed restoration area. A question
50 was asked concerning how the depth extent of fill removal would be determined. Mike
51 Sudak said that it would be an elevation compatible with abutting wetland. Steve
52 Bellantone asked how deep the fill might be. Mike Sudak said that he believed it was 4-
53 6 feet deep but it could be more.

54
55 **Russell White moved to adjourn. Seconded by John Perry. The motion passed 4-**
56 **0-0.**

57
58 The Kittery Planning Board site visit of October 4, 2022 adjourned at approximately 3:00
59 pm.

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61 Submitted by Kathy Connor, Project Planner on October 13, 2022.

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63 Disclaimer: The following minutes constitute the author's understanding of the meeting.
64 Whilst every effort has been made to ensure the accuracy of the information, this
65 particular site visit took place during a rain event which resulted in the author's ink
66 vanishing from the page of notes after the paper dried.