

1 **CALL TO ORDER**

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3 **ROLL CALL**

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5 Present: Robert Doyle, Member, Karen Kalmar, Member, Steve Bellantone, Member,
6 Earledean Wells, Member, Russell White, Member, Ethan Bensley, Vice Chair, and
7 Dutch Dunkelberger, Chair

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9 Absent:

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11 Staff: Max Zakian, Town Planner

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13 Advisory:

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15 **PLEDGE OF ALLEGIANCE**

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17 **APPROVAL OF AGENDA**

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19 **PUBLIC COMMENTS**

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21 The public may attend the meeting in person or remotely via Zoom. Attendees via Zoom
22 will be recognized during the public hearings and public comment portion of the
23 meeting.

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25 Public comment and opinion are welcome during this meeting. However, comments and
26 opinions related to development projects currently being reviewed by the Planning
27 Board will be heard only during a scheduled public hearing when all interested parties
28 have an opportunity to participate. The public may submit written public comments via
29 email, US Mail, or by hand delivery to Town Hall. Those in the room providing
30 comments must clearly state their name and address and record it in writing at the
31 podium. For those attending via Zoom, please state your name and address for the
32 record.

33

34 Emailed comments should be sent to: mzakian@kitteryme.org, or hand-delivered to
35 Town Hall. Comments received by noon on the day of the meeting will become part of
36 the public record and may be read in whole or in summary by the Planning Board or
37 Town Staff.

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39 There being no public comments, the Chair closed the public comments.

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OLD BUSINESS –

2:17

ITEM 1— 3 Walker Street—Major Site Plan — Final Review

Action: Approve plan or continue review. Eric Weinrieb, on behalf of owner/applicant 3 Walker Street LLC, is proposing to redevelop an existing structure into a 1,500 sq ft. mixed-use building consisting of two floors of office space and 3 residential units located on the property of 3 Walker Street, Map 4 Lot 99, in the Mixed-Use Kittery Foreside Zone.

Eric Weinrieb, Altus Engineering, presented project updates to the board including that Winter Holben will be purchasing the property and chain link fence will remain until line of occupation is determined.

Questions and discussion regarding chain link fence and property line, updated confirmation from sewer and water, storm drain and snow storage, lighting modification, and water main.

Brandon Holben addressed question regarding basement apartment windows and sprinklers.

Vice Chair Bensley moved to approve the final site plan. Seconded by Mr. White. The motion passed 7-0-0.

Mr. Bensley read the findings of fact into record. The Board moved to approve each finding, 7-0-0.

Chair Dunkelberger moved to approve waiver 1. The motion passed 6-1-0, with Ms. Wells voting in the negative.

Chair Dunkelberger moved to approve waiver 2. The motion passed 7-0-0.

Chair Dunkelberger moved to approve waiver 3. The motion passed 7-0-0. The Board moved to approve, 7-0-0.

24:45

ITEM 2 —283 US Route 1—Master Site Plan — Final Review

Action: Approve plan or continue review. Neil Hansen, on behalf of owner/applicant Two International Group, is proposing a multi-phase project to re-develop existing commercial retail facilities into a 107-unit housing complex, 119-room hotel, and 6,000 square foot commercial building intended for a restaurant, along with associated parking and utilities, located on the property of 283 US Route 1, Map 30 Lot 44, in the Route 1 Commercial (C-1) Zone.

79 Neil Hansen, Tighe and Bond, reviewed minor modifications to plans following peer
80 review letters. Provided clarification of staff memo regarding waiver request 1.
81 Adam Wagner, Market Square Architects, reviewed updated design.
82 Brief discussion of landscaping plan as it relates to parking lot and headlights spilling
83 onto route 1.
84 Ryan Plummer of Two International Group answered questions about dog park access
85 and management.
86 Brief discussion on condition of approval regarding lifetime of plants, storm water
87 inspections, parking, and hotel use/ extended stay.
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89 **Chair Dunkelberger moved to approve waiver 1. The motion passed 7-0-0.**

90 **Chair Dunkelberger moved to approve waiver 2. The motion passed 7-0-0.**

91 **Chair Dunkelberger moved to approve waiver 3. The motion passed 7-0-0.**

92 **Chair Dunkelberger moved to approve waiver 4. The motion passed 7-0-0.**

93 **Vice Chair Bensley moved to approve the final site plan with conditions.**

94 **Seconded by Mr. White. The motion passed 7-0-0.**

95 **Mr. Bensley read the findings of fact into record. The Board moved to approve**
96 **each finding, 7-0-0.**

97 **The Board moved to approve, 7-0-0.**

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99 **APPROVAL OF MINUTES**

100

101 1:04:04

102 **ITEM 3 – February 8, 2024 meeting minutes**

103

104 **Mr. White moved to accept the minutes as presented. Seconded by Vice Chair**
105 **Bensley. The motion passed 7-0-0.**

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107 1:05:15

108 **BOARD MEMBER ITEMS-**

109 Subcommittee reports

110 Low impact development ordinance

111 March agenda

112 Town email address for planning board members

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114 **STAFF ITEMS-**

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117 1:10:57

118 **Adjournment**

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120 **Mr. White moved to adjourn. Seconded by Mr. Doyle. The motion passed 7-0-0.**

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122 The Kittery Planning Board meeting of February 22, 2024 adjourned at 7:11p.m.

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124 Submitted by Niki Floros, Development Staff Clerk on April 9, 2024.

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126 Disclaimer: The following minutes constitute the author's understanding of the meeting.

127 Whilst every effort has been made to ensure the accuracy of the information, the

128 minutes are not intended as a verbatim transcript of comments at the meeting, but a

129 summary of the discussion and actions that took place. For complete details, please

130 refer to the video of the meeting on the Town of Kittery website at

131 <http://www.townhallstreams.com/locations/kittery-maine>.

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