

1 **CALL TO ORDER**

2

3 **ROLL CALL**

4

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

8

9 Absent:

10

11 Staff: Jason Garnham, Director of Planning

12

13 Advisory:

14

15 **PLEDGE OF ALLEGIANCE**

16

17 **APPROVAL OF AGENDA**

18

19 **PUBLIC COMMENTS**

20

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. Please note: every effort will be made to make this run smoothly; however,
24 some technical difficulties may occur. To register via Zoom visit

25 https://us02web.zoom.us/webinar/register/WN_NBwg4NWRtk2KaA2C9bpt8Q

26 or at <https://www.kitteryme.gov/planning-board>

27

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

37

38 Mike Sudak, Attar Engineering, asked the Board for more information regarding the
39 Dennett Landing project.

40 There being no other public comments, the Chair closed the public comments.

41

42 **OLD BUSINESS-**

43

44 5:15

45 **ITEM 1 – 39 Badgers Island West – Final Subdivision Review**

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

52

53 John Chagnon, Ambit Engineering, gave updates to the Board. Discussion on the
54 access on the south end ensued briefly. Landscaping and planting language reviewed.
55 Stormwater easements, HOA documents, and on-site water treatment discussed.

56

57 **Mr. White moved to approve the final plan. Seconded by Vice Chair Kalmar. The**
58 **motion passed 7-0-0.**

59

60 **Vice Chair Kalmar read the findings of fact into record. The Board moved to**
61 **approve the findings, 7-0-0. The Board moved to approve, 7-0-0.**

62

63 33:38

64 **ITEM 2 – 47 Cutts Road – Major Subdivision Sketch Plan Review**

65 Action: continue review, approve, or deny plan: Chip and Anne Andrews, represented
66 by Attar Engineering, Inc., propose to subdivide a 36-acre parcel into 10 residential
67 building lots, a private street system, and a tract to be dedicated to the Kittery Land
68 Trust. The property is identified as Lot 10-3 of Tax Map 60 and is located at 47 Cutts
69 Road in the R- RL Residential Rural Zoning District.

70

71 Chair Dunkelberger noted that any land donated to the Kittery Land Trust will not be
72 heard by the Planning Board as it is a separate process with the Land Trust.

73

74 Mike Sudak, Attar Engineering, gave a brief overview of the application and updated the
75 Board on the changes. Vernal pools, resource protection overlays, entrance location,
76 and interior travel way changes were noted. Mr. Sudak discussed conventional
77 subdivision and conservation subdivision for the development in detail. The client
78 proposed a hybrid of both types of subdivision in the development.

79 The Board discussed that the plan would be reviewed as a special exception use.
80 Community septic design and HOA discussed. The existing land locked parcel
81 discussed.

82

83 **Mr. White moved to approve the sketch plan. Seconded by Vice Chair Kalmar. The**
84 **motion passed 6-1-0. Ms. Wells voted in the negative.**

85

86 **APPROVAL OF MINUTES**

87

88 1:02:48

89 **ITEM 3 – March 9, 2023 Meeting Minutes**

90

91 **Vice Chair Kalmar moved to approve the minutes. Seconded by Mr. Bensley. The**
92 **motion passed 6-0-1 with Mr. White abstaining.**

93

94 1:03:53

95 **BOARD MEMBER ITEMS-**

96

97 **Subcommittee reports**

98 Chair Dunkelberger gave an update on the Climate Adaptation Committee.

99 Vice Chair Kalmar gave an update on the Kittery Land Issues Committee. Mr. Garnham
100 updated the Board on the processes of hiring a consultant for the zoning of the Mixed-
101 Use Neighborhood/Business Park zone. Preliminary findings presentation of the
102 hydrologic study was held. The town is in the process of hiring a consultant for the zoning
103 of the Mixed-Use zone in response to an RFP for traffic.

104 Mr. White updated the Board the Housing Committee. Mr. Garnham gave updates on the
105 book club.

106

107 **Planning Board 2023 Goals discussion, continued**

108 Mr. Garnham thanked the members for sending updates.

109 Chair Dunkelberger told the members the he asked staff for their goals as well.

110 Mr. Bensley asked about a presentation on the Comprehensive Plan.

111

112 1:17:38

113 **Adjournment**

114

115 **Vice Chair Kalmar moved to adjourn. Seconded by Mr. Doyle. The motion passed**
116 **7-0-0.**

117

118 The Kittery Planning Board meeting of March 23, 2023 adjourned at 7:17 p.m.

119

120 Submitted by Carrie Varao, Development Staff Clerk on April 3, 2023.

121

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

123 Whilst every effort has been made to ensure the accuracy of the information, the
124 minutes are not intended as a verbatim transcript of comments at the meeting, but a
125 summary of the discussion and actions that took place. For complete details, please

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

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