

1 **CALL TO ORDER**

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3 **ROLL CALL**

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5 Present: John Perry, Member, Drew Fitch, Member, Steve Bellantone, Member, Russell
6 White, Member, Ronald Ledgett, Member, Karen Kalmar, Vice Chair and Dutch
7 Dunkelberger, Chair

8

9 Absent: none

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11 Staff: Bart McDonough, Town Planner

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13 Advisory: Earldean Wells, Conservation Commission

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15 **PLEDGE OF ALLEGIANCE**

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17 **APPROVAL OF AGENDA**

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19 **APPROVAL OF MINUTES- None**

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21 **PUBLIC COMMENTS**

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23 Public comment and opinion are welcome during this open session. However,
24 comments related to development projects currently under review by the Planning
25 Board shall be heard only during their respective scheduled public hearing. Due to the
26 current pandemic, all meetings and public hearings held by the Planning Board are
27 conducted via Zoom webinar. To register in advance for the webinar, please submit a
28 request to bmcdonough@kitteryme.org. After registering, you will receive a confirmation
29 email containing information about joining the webinar. Webinar participants will be able
30 to submit questions and comments during the public hearing and public comment
31 period. Members of the public unable to participate during the webinar may submit
32 comments for agenda items via email, US Mail, or by dropping written comments in the
33 Drop Box outside the Town Hall entrance. Emailed comments should be sent to
34 bmcdonough@kitteryme.org. Comments received by noon on the day of the meeting
35 will be read into the record by the Planning Board Chair.

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

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39 **OLD BUSINESS**

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3:45

ITEM 1—459 U.S. Route 1—Major Modification Review to a Master Site Development Plan and Subdivision / Site Plan

Action: Accept or deny plan as complete; continue to a subsequent meeting; approve or deny plan; Pursuant to §16.10.9.3 *Modifications to approved plan* of the Town of Kittery Land and Use Development Code, owner/applicant Middlesex Land Holdings, LLC requests the review and consideration of a major modification to both an approved Master Site Development and Subdivision plan proposing to reduce the residential dwelling unit count from 44 (32 age-restricted; 12 non-age-restricted) to 32 (16 age-restricted; 16 non-age-restricted) dwelling units within 8 buildings and make associated improvements on real property with an address of 459 U.S. Route 1, Tax Map 60, Lot 24, in the Mixed-Use (MU) Zone.

Mr. McDonough gave an update on the application.
Mr. Nielsen gave more details and addressed some of the concerns to the Board. The Board discussed the DEP delay in regards to the stormwater plan. The Board agreed to have a condition of approval since there will be a delay.
Mr. Nielsen and the Board discussed DOT schedules briefly.

Vice Chair Kalmar moved to continue the plan to June 24, 2021. Seconded by Mr. White. The motion passed by roll call vote 7-0-0.

NEW BUSINESS

16:33

ITEM 2—524 U.S. Route 1—Sketch Plan Review

Action: Accept or deny plan as complete; continue application to a subsequent meeting; approve or deny plan; Pursuant to §16.10.4.2 *Sketch Plan Review Phase* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider an application from applicant/owner C-Coast Properties and agent Altus Engineering, Inc. requesting approval for a site plan and right-of-way plan development proposing the constructing of 20,000-sf manufacturing building with appurtenant infrastructure on real property with an address of 524 U.S. Route 1 (Tax Map 67, Lot 1) located in the Mixed-Use (MU) and Residential-Rural (R-RL) Zones and Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

Mr. McDonough gave an overview of the project.
The owner of Good to Go, David Koorits introduced himself and the project. Discussion around the lot split ensued briefly.

80 Erik Saari, Altus Engineering, Inc. reviewed the site plan with the Board. He asked the
81 Board for comments and questions.

82 Mr. McDonough reviewed the parking and building entrance with the Board. The road
83 design was discussed briefly.

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85 **Vice Chair Kalmar moved to accept the sketch plan. Seconded by Mr. Ledgett.**

86 **The motion passed by roll call vote 7-0-0.**

87 **Vice Chair Kalmar moved to approve the sketch plan. Seconded by Mr. White. The**
88 **motion passed by roll call vote 7-0-0.**

89

90 **OTHER BUSINESS**

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92 39:29

93 **ITEM 3 – Board Member Items/Discussion**

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95 Mr. Perry asked about resuming in person meetings. Hybrid meeting option and masks
96 discussed.

97 Mr. Ledgett asked about the middle class from MMA, and will share the slides when they
98 are available.

99 Mr. Fitch mentioned that Smart Growth Portsmouth did a presentation on redevelopment
100 of the big-box stores.

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102 47:54

103 **ITEM 4 – Town Planner/Director of Planning & Development Items**

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105 Mr. McDonough told the Board about the upcoming meeting agenda.

106 Chair Dunkelberger asked about summer plans for the Board.

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108 49:38

109 **Adjournment**

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111 **Mr. Ledgett moved to adjourn the meeting. Seconded by Vice Chair Kalmar. The**
112 **motion passed by roll call vote 7-0-0.**

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114 The Kittery Planning Board meeting of May 27, 2021 adjourned at 6:48 p.m.

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116 Submitted by Carrie Varao, Development Staff Clerk on February 24, 2022.

117

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

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

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

- 121 summary of the discussion and actions that took place. For complete details, please
122 refer to the video of the meeting on the Town of Kittery website at
123 <http://www.townhallstreams.com/locations/kittery-maine>.