

1 **CALL TO ORDER**

2

3 **ROLL CALL**

4

5 Present: John Perry, Member, Ronald Ledgett, Member, Drew Fitch, Member, Karen  
6 Kalmar, Vice Chair, and Dutch Dunkelberger, Chair

7

8 Absent: Russell White, Member, and Steve Bellantone, Member

9

10 Staff: Adam Causey, Director of Planning

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12 Advisory: Earledean Wells, Conservation Commission

13

14 **PLEDGE OF ALLEGIANCE**

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16 **APPROVAL OF AGENDA**

17

18 **PUBLIC COMMENTS**

19

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

24 [https://us02web.zoom.us/webinar/register/WN\\_SSk-9Fq5T-uApy5s5UZFYA](https://us02web.zoom.us/webinar/register/WN_SSk-9Fq5T-uApy5s5UZFYA) or at

25 <https://www.kitteryme.gov/planning-board>

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

35

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

37

38 **OLD BUSINESS- None**

39

40 **NEW BUSINESS**

41

42 6:20

43 **ITEM 1 – 181 State Road – Sketch Plan Review, Marijuana Business**

44 Action: Accept or deny plan as complete; continue application to a subsequent meeting;

45 set site walk. Pursuant to 16.4 Land Use Zone Regulations, 16.5.32 Marijuana

46 Business, and 16.7 Site Plan Review of the Town of Kittery Land Use and Development

47 Code, applicant IDC 5, LLC and agent Sebago Technics request approval for special

48 exception use to construct a 2,908-sf Marijuana Business on real property with an

49 address of 181 State Road (Tax Map 22, Lot 4) located in the Commercial (C-3) Zone.

50

51 Craig Burgess, Sebago Technics presented the project to the Board. He reviewed the  
52 plans to the Board.

53 Discussion continued on DOT right-of-way and parking, traffic, parking, entrance  
54 locations, queue lengths, curb cuts, building layout, signage, stormwater system, split  
55 zone lot, and setbacks.

56 The Board did not accept the sketch plan. Discussion ensued briefly on what is needed  
57 for the next submission.

58

59 **APPROVAL OF MINUTES**

60

61 38:08

62 **ITEM 2 – January 13, 2022; January 27, 2022; February 10, 2022; February 24,**  
63 **2022; March 10, 2022; May 26, 2022; June 9, 2022**

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65 **Vice Chair Kalmar asked that when a public comment is made, the topic of the**  
66 **comment be recorded in the minutes.**

67

68 **Mr. Ledgett moved to accept the minutes as recorded. Seconded by Vice Chair**  
69 **Kalmar. The motion passed 5-0-0.**

70

71 **BOARD MEMBER ITEMS**

72

73 40:40

74 **ITEM 3 – Planning Board Priority List review**

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76 The Board and Mr. Causey reviewed the list by item. Updates on each item were  
77 presented. No additional items suggested.

78

79 58:30

80 **TOWN STAFF ITEMS-**

81

82 Mr. Causey reminded the Board of the upcoming site walks on June 28, 2022.

83

84 1:00:09

85 **Adjournment**

86

87 **Mr. Ledgett moved to adjourn. Seconded by Mr. Perry. The motion passed 5-0-0.**

88

89 The Kittery Planning Board meeting of June 23, 2022 adjourned at 7:00 p.m.

90

91 Submitted by Carrie Varao, Development Staff Clerk on June 27, 2022.

92

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

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

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

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

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

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