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2 Present: Ronald Ledgett, Member; John Perry, Member; Steve Bellantone, Member;
3 Russell White, Member; Karen Kalmar, Vice Chair; and Dutch Dunkelberger, Chair

4
5 Absent: Drew Fitch

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7 Staff: Adam Causey, Director of Planning

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9 Advisory: Earledean Wells, Conservation Commission; Clayton Smith, Conservation
10 Commission

11
12 Project Representatives: James Higgins, property owner; Erik Saari, agent

13
14 Abutters: Jedidiah Bracy; Sheila O'Neill; Mary Carey; Tim Lawrence; Tom Grasty; Sara
15 Grasty; Jason Sollen; Todd Rollen

16
17 Chair Dunkelberger opened the meeting and explained the process for the site walk.

18
19 Erik Saari explained the proposed project and led the group on a tour of the property,
20 noting that blue stakes outline the driveway, red stakes are the footprint of the houses,
21 and pink stakes denote the rain garden stormwater system.

22
23 Ron Ledgett asked if there was a property survey. Owner James Higgins replied yes.

24
25 An abutter asked how much of the existing trees would remain. Erik Saari said the
26 perimeter plantings would remain and they would be primarily clearing the interior of the
27 site.

28
29 An abutter asked about the presence of ledge. Erik Saari replied that there is some
30 ledge that will need to be removed but that each home would utilize the slope of the
31 land and would limit the need for grading.

32
33 An abutter asked how the vernal pool will be protected. Erik Saari replied that it was a
34 not deemed a significant vernal pool by Maine DEP and that a rain garden will be used
35 as a stormwater pond that will slow down water runoff before it gets to the vernal pool.
36 Erik Saari noted that the proposed impervious surface is similar to what is existing.

37

38 A question was asked about new landscaping and invasive species. Erik Saari noted
39 that a landscape plan is being developed using native species and that invasives will be
40 removed during construction.

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42 **Russell White moved to adjourn. Seconded by Ron Ledgett. The motion passed 6-**
43 **0-0.**

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45 The Kittery Planning Board meeting of June 6, 2022 adjourned at 10:40 a.m.

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47 Submitted by Adam Causey, Planning & Development Director on July 14, 2022.

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49 Disclaimer: The following minutes constitute the author's understanding of the meeting.
50 Whilst every effort has been made to ensure the accuracy of the information, the
51 minutes are not intended as a verbatim transcript of comments at the meeting, but a
52 summary of the discussion and actions that took place.