

**TOWN OF KITTERY, Maine
PLANNING BOARD SITE WALK
35 BADGERS ISLAND WEST**

**UNAPPROVED
JUNE 28, 2022
12:00 PM**

1
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: None

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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: Steven Wilson, property owner; Steve Riker, agent; Shayne
13 Forsley, agent

14
15 Abutters: Julia Pendleton; Scott Jones

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

18
19 Steve Riker gave an overview of the proposed project, which will include riprap above
20 and below the highest annual tide to stabilize the shoreline.

21
22 Steve Bellantone asked where the property line was on the western edge. Steve Riker
23 stated that the property line at the edge of the abutter's building, and noted that the
24 abutters have signed concurrence letters.

25
26 A question was asked regarding how high the improvements would be. Steve Riker
27 replied that the revetments would be 1.5 to 2 feet higher than the existing grade.

28
29 Karen Kalmar asked about the impact to existing trees, noting the maple tree at the
30 north end. Steve Riker replied that one tree is proposed to be removed but they plan to
31 plant five new maples, also noting that invasives would be removed and replaced by
32 native plantings.

33
34 Russell White asked if there are future plans for the property. Owner Steve Wilson
35 stated that they are planning a future phase that proposes converting the office building
36 to residential condominium units, which would include expanding the sides of the
37 building.

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39 **Ron Ledgett moved to adjourn. Seconded by Russell White. The motion passed 7-**
40 **0-0.**

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42 The Kittery Planning Board meeting of June 6, 2022 adjourned at 12:19 p.m.

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

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

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

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

49 summary of the discussion and actions that took place.