

1 **CALL TO ORDER**

2

3 **ROLL CALL**

4

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

7

8 Absent: Drew Fitch, Member

9

10 Staff: Adam Causey, Director of Planning

11

12 Advisory: Nanci Lovett, Conservation Commission

13

14 **PLEDGE OF ALLEGIANCE**

15

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_Rcj4kiG4SRayzgXJDsCeyg 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. 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**

39 None

40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78

NEW BUSINESS

2:07

Item 1 – 8 Hoyt’s Island, Shoreland Development Plan

Action: Accept or deny application as complete; if accepted: continue application to a subsequent meeting, set public hearing, and/or site walk (discretionary), or approve or deny application: Pursuant to of §16.4 Land Use Regulations and §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, owner/applicant David H. Moulton and agent Stephen Doe request approval to expand two legally non-conforming structures on a conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 8 Hoyts Island Lane, Tax Map 36, Lot 73, in the Residential – Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250’), and Resource Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.

Steve Doe, Sebago Technics presented the project to the Board. He reviewed the existing conditions and presented the proposed plan. He reviewed staff comments. House measurements and the age of the buildings discussed. Building height and needed changes discussed briefly. Mr. Doe showed a rendering to the Board. Vice Chair Kalmar asked about nonconformity and the location of the house. Septic designed discussed briefly. The driveway and deductions clarified. Mr. White asked about the material of the driveway. Mr. Ledgett asked about the relocation of the structures out of the setbacks. Intent of statutes discussed.

Mr. White moved to accept the application. Seconded by Mr. Ledgett. The motion passed by roll call vote 6-0-0.

Dates for a site walk discussed.

Mr. White moved to schedule a site walk on September 15, 2022 at 10 AM. Seconded by Vice Cahir Kalmar. The motion passed by roll call vote 6-0-0.

The Board did not schedule a public hearing.

Mr. White moved to continue the application to no earlier than September 22, 2022. Seconded by Vice Chair Kalmar. The motion passed by roll call vote 6-0-0.

79 30:25

80 **ITEM 2 – 90 Goodwin, Shoreland Development Plan**

81 Action: Accept or deny application as complete; if accepted: continue application to a
82 subsequent meeting, set public hearing, and/or site walk (discretionary), or approve or
83 deny application: Pursuant to of §16.4 Land Use Regulations and §16.9.3 Shoreland
84 Development Review of the Town of Kittery Land Use and Development Code,
85 owner/applicant Yang Living Trust and agent Tim DeCoteau request approval to
86 reconstruct a legally non-conforming dwelling unit on a legally non-conforming lot within
87 the base zone setback of the Shoreland Overlay Zone located on real property with the
88 address of 90 Goodwin Road, Tax Map 58, Lot 63, in the Residential-Rural
89 Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250'), and Resource
90 Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.

91

92 Tim DeCoteau presented the project to the Board. He provided updated lot sizes to the
93 Board and gave new maps to the Board. Mr. DeCoteau reviewed the location of the
94 proposed building and setbacks. Building height and flood protection discussed briefly.
95 Mr. DeCoteau reviewed setbacks and de-vegetation.

96 Vice Chair Kalmar asked about the septic system. The current system discussed and
97 the elevations reviewed.

98 Mr. Ledgett asked about water supply. Foundation walls and piers discussed. The well
99 location reviewed. Flood zones, Shoreland zoning, and state legislature discussed
100 regarding building heights.

101

102 **Mr. White moved to accept the application. Seconded by Mr. Ledgett. The motion**
103 **passed by roll call vote 6-0-0.**

104 **Mr. White moved to schedule a site walk on September 15, 2022 at 11 AM.**

105 **Seconded by Mr. Ledgett. The motion passed by roll call vote 6-0-0.**

106 **Mr. White moved to continue the application to a date on or after September 22,**
107 **2022. Seconded by Mr. Ledgett. The motion passed 6-0-0.**

108

109 52:38

110 **APPROVAL OF MINUTES**

111 July 28, 2022

112

113 There were no proposed changes to the minutes.

114 **Vice Chair moved to approve the minutes as written. Seconded by Mr. Bellantone.**
115 **The motion passed 5-0-1. Mr. White abstained.**

116

117 54:00

118 **Board Member Items/Discussion**

119
120 Chair Dunkelberger asked about the updated printed Code. Mr. Causey told the Board
121 they will be available next week.

122 Mr. White reported he is the delegate for the Diversity, Equity and Inclusion Committee.
123 He updated the Board on the meetings the committee has had.

124 Mr. Perry asked about the zone change for the Dennett Road area.

125

126 59:05

127 **Town Planner/Director of Planning & Development Items**

128

129 Mr. Causey told the Board that the hydrologic watershed study is open and there are
130 interested firms.

131 There are a few more interviews for the Town Planner.

132

133 1:00:10

134 **Adjournment**

135

136 **Vice Chair Kalmar moved to adjourn. Seconded by Mr. White. The motion passed**

137 **6-0-0.**

138

139 The Kittery Planning Board meeting of August 11, 2022 adjourned at 7:00 p.m.

140

141 Submitted by Carrie Varao, Development Staff Clerk on August 17, 2022.

142

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

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

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

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

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

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