

1 **CALL TO ORDER**

2

3 **ROLL CALL**

4

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

8

9 Absent: None

10

11 Staff: Adam Causey, Director of Planning and Kathy Connor, Project Planner

12

13 Advisory: Earldean Wells, Conservation Commission

14

15 **PLEDGE OF ALLEGIANCE**

16

17 **APPROVAL OF AGENDA**

18

19 **PUBLIC COMMENTS**

20

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

25 https://us02web.zoom.us/webinar/register/WN_SSk-9Fq5T-uApy5s5UZFYA or at

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

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

36

37 Debbie Driscoll, 9 Pepperrell Terrace, made a public comment regarding the Kittery
38 Point Yacht Yard, and zoning of B-L and B-L1. The Board agreed to re-visit the zoning
39 changes and opted to include it in the agenda for the next meeting.

40 Chair Dunkelberger read a public comment from Sarah Dennett, 100 Dennett Road,
41 regarding the public meeting on July 13, 2022 and wetland impacts.
42 There being no other public comments, the Chair closed the public comments.

43

44 **OLD BUSINESS-**

45

46 16:06

47 **Item 1 – 41 Route 236 – Preliminary Site Plan Review**

48 Action: accept plan as complete; set site walk; set public hearing; continue, approve, or
49 deny plan. Pursuant to 16.4 Land Use Regulations, 16.4.20 Special Exception Use
50 Request, 16.5.32 Marijuana Business, and 16.7 Site Plan Review of the Town of Kittery
51 Land Use and Development Code, owner LaPierre Properties, LLC and applicant Well
52 Field 44, LLC with agent Attar Engineering, Inc. requests approval for a special
53 exception use to construct a 1,034-sf Marijuana Business with appurtenant
54 infrastructure and a wetland alteration of 1,367-sf, located on real property with the
55 address of 41 Route 236, Tax Map 29, Lot 1, in the Commercial 2 (C-2) zoning district.

56

57 Mike Sudak, Attar Engineering gave an overview of all the changes in the plan,
58 including: parking, driveway, wetland restoration and impacts, and traffic impact
59 analysis.

60 Mr. Sudak replied to the staff notes regarding: lighting, permitting and vernal pools, and
61 stormwater permit by rule. Mr. Sudak reviewed the Traffic Impact Analysis.

62 Discussion briefly ensued on traffic analysis, the entrance/exit, traffic flow on site,
63 culverts, and Michael Cuomo's restoration plan. Earldean Wells commented on the
64 restoration plan and the hydric soils.

65 The landscape plan and headlight glare were discussed briefly. The composition of the
66 original fill was discussed.

67

68 **Mr. White moved to accept the preliminary plan. Seconded by Mr. Ledgett. The**
69 **motion passed 6-0-0. Mr. Fitch recused himself.**

70

71 Dates for a site walk discussed.

72

73 **Mr. White moved to schedule a site walk on September 20, 2022 at 10 AM.**

74 **Seconded by Mr. Ledgett. The motion passed 6-0-0. Mr. Fitch recused himself.**

75

76 **Mr. White moved to schedule a public hearing on October 13, 2022 at 6 PM.**

77 **Seconded by Mr. Ledgett. The motion passed 6-0-0. Mr. Fitch recused himself.**

78

79 **NEW BUSINESS-** None

80

81 **APPROVAL OF MINUTES**

82

83 1:13:30

84 **ITEM 2 – August 11, 2022**

85

86 **Vice Chair Kalmar moved to approve the minutes as written. Seconded by Mr.**
87 **Ledgett. The motion passed 6-0-1. Mr. Fitch abstained.**

88

89 1:14:22

90 **BOARD MEMBER ITEMS-**

91 The Board received the priority list and brief discussion ensued.

92

93 1:19:50

94 **TOWN STAFF ITEMS-** None

95

96 1:20:27

97 **Adjournment**

98

99 **Vice Chair Kalmar moved to adjourn. Seconded by Mr. Ledgett. The motion**
100 **passed 7-0-0.**

101

102 The Kittery Planning Board meeting of August 25, 2022 adjourned at 7:20 p.m.

103

104 Submitted by Carrie Varao, Development Staff Clerk on September 12, 2022.

105

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

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

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

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

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

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