

1 **CALL TO ORDER**

2

3 **ROLL CALL**

4

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

7

8 Absent: Steve Bellantone, Member, and Drew Fitch, Member

9

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

11

12 Advisory: Earle Wells, 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\\_Rcj4kiG4SRayzqXJDsCeyg](https://us02web.zoom.us/webinar/register/WN_Rcj4kiG4SRayzqXJDsCeyg) 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 Kendra Amaral, Kittery Town Manager, commented on Item 2: B-L and B-L1 zoning.  
37 Chair Dunkelberger read a comment from Emily Flinkstrom of Fair Tide regarding the B-  
38 L and B-L1 zoning.

39 There being no other public comments, the Chair closed the public comments.

40

41 **OLD BUSINESS**

42

43 11:13

44 **ITEM 1 – 28 Wyman Avenue – Sketch Plan Review – Cluster Residential**  
45 **Development**

46 Action: Accept or deny plan as complete; continue application to a subsequent meeting;  
47 set a public hearing: Pursuant to Title 30-A M.R.S.A. §4401-4408 Municipal Subdivision  
48 Law and §16.8.10.H, Cluster Residential Development of the Town of Kittery Land Use  
49 and Development Code, owner Lusitano, LLC requests approval for a cluster residential  
50 development proposing three (3) single-family residences as a condominium on real  
51 property with an address of 28 Wyman Avenue (Tax Map 16, Lot 148) located in the  
52 Residential-Urban (R-U) Zone.

53 Erik Saari, Altus Engineering, reviewed the changes of the site plan.

54 Discussion ensued briefly on wetland signage, and vernal pools.

55

56 **Mr. White moved to approve the plan. Seconded by Mr. Ledgett. The motion**  
57 **passed 5-0-0.**

58

59 The Board discussed dates for a public hearing.

60

61 **Mr. White moved to schedule a public hearing on October 13, 2022 at 6 PM.**  
62 **Seconded by Vice Chair Kalmar. The motion passed 5-0-0.**

63

64 **NEW BUSINESS-** None

65

66 **APPROVAL OF MINUTES-** None

67

68 **Board Member Items/Discussion**

69

70 19:16

71 **ITEM 2 – Request for Town Council to return BL & BL-1 zoning amendments to**  
72 **Planning Board**

73 Mr. Ledgett replied to the Town Manager's public comment, and reviewed the letter he  
74 submitted. Mr. Ledgett discussed the market circumstances and affordable housing.  
75 Discussion continued on housing, with comments from Ms. Connor and Mr. Causey.  
76 Comments and discussion from the Board ensued regarding affordable housing, market  
77 conditions, and density ratios.

78 Town Manager Amaral replied to the Board's comments.

79 The Board discussed motioning to request Town Council to send the amendment back to  
80 the Planning Board. The Board concurred to provide a letter to the Town Council  
81 highlighting the new concerns of the Planning Board.  
82

83 1:13:25

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

85 Mr. Causey told the Board there is a conditional offer for a Town Planner.

86 Discussion on the upcoming site walks ensued briefly.

87 Ms. Wells reported that the Conservation Commission is having their coastal clean-up on  
88 October 15<sup>th</sup> from 9 AM- 11 AM.

89

90 1:16:15

91 **Adjournment**

92

93 **Mr. White moved to adjourn. Seconded by Vice Chair Kalmar. The motion passed**  
94 **5-0-0.**

95

96 The Kittery Planning Board meeting of September 8, 2022 adjourned at 7:16 p.m.

97

98 Submitted by Carrie Varao, Development Staff Clerk on September 14, 2022.

99

100 Disclaimer: The following minutes constitute the author's understanding of the meeting.  
101 Whilst every effort has been made to ensure the accuracy of the information, the  
102 minutes are not intended as a verbatim transcript of comments at the meeting, but a  
103 summary of the discussion and actions that took place. For complete details, please  
104 refer to the video of the meeting on the Town of Kittery website at  
105 <http://www.townhallstreams.com/locations/kittery-maine>.