

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

4  
5 Absent: None

6  
7 Staff: Kendra Amaral, Town Manager, Bart McDonough, Town Planner, Adam Causey,  
8 Director of Planning

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10 Advisory: George Dow, Economic Development Committee, Matt Brock, Housing  
11 Committee, Debbie Driscoll, Housing Committee, and Earldean Wells, Conservation  
12 Commission

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14 Chair Dunkelberger opened the Workshop, and asked for input from the Housing  
15 Committee and the Economic Development Committee.

16  
17 Kendra Amaral gave an overview of the progress the Housing Working Group has made  
18 on Affordable Housing, and the efforts from various boards. Ms. Amaral stated the focus  
19 of the project, and outlined the goals of the Board, with the request to the Planning  
20 Board to remove any land use changes that are not directly tied to affordable housing in  
21 this amendment.

22 Input from the Housing Committee was given, with a focus on land use changes the  
23 Planning Board has made that impeded affordable housing. Input from the Economic  
24 Development Committee was given, with concerns over the redevelopment of the Route  
25 1 corridor.

26  
27 **Title 16 Land Use & Development Code**  
28 **C-1 & C-3 Amendments**

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30 Chair Dunkelberger stated the Board took the opportunity to address some of the  
31 zoning issues, and opened discussion up to the Planning Board members.

32  
33 Chair Dunkelberger asked for more guidance from the Economic Development  
34 Committee regarding adopting or changing uses that do not support reality.

35  
36 Discussion continued around allowed uses, changing of uses, zoning, and affordable  
37 housing initiative. Planning Board members want to keep proposed definitions, and  
38 remarked that coming back to the zoning amendments can take years.

39 The Board reached a consensus on mini storage, redistribution and fulfillment centers,  
40 car sales, and conference center. The Board agreed that the amendments were ready  
41 to go to Town Council.

42

43 **Affordable Housing**

44

45 Adam Causey gave an overview of the “payment in lieu” fee and the reason behind  
46 including it in the policy.

47 Brief discussion followed on managing the policy.

48

49 The Board agreed to include the Workshop items on their next agenda for a vote, and  
50 then move it along to Town Council.

51

52 The Kittery Planning Board workshop of September 15, 2020 adjourned at 2:56 p.m.

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54 Submitted by Carrie Varao, Development Staff Clerk on December 15, 2021.

55

56 Disclaimer: The following minutes constitute the author’s understanding of the meeting.

57 Whilst every effort has been made to ensure the accuracy of the information, the  
58 minutes are not intended as a verbatim transcript of comments at the meeting, but a  
59 summary of the discussion and actions that took place. For complete details, please  
60 refer to the video of the meeting on the Town of Kittery website at

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

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