

1 KITTERY ECONOMIC DEVELOPMENT COMMITTEE – MINUTES – UNAPPROVED 3-17-2021

2 February 24, 2021

3 Regular Meeting 4:00PM

4 Virtual via Zoom

5 1. *Call to Order*

6 Chairperson Dow called the meeting to order at 4:02pm.

7 2. *Roll Call.*

8 Members present: Chair George Dow, Jeff Clifford, Stephen Kosacz, Drew Fitch

9 Staff present: Planning Director Adam Causey, Town Planner Bart McDonough

10 3. *Agenda Amendment/Adoption.*

11 Chairperson Dow cast one vote for acceptance of the Agenda as presented.

12 4. *Acceptance of Previous Minutes: January 27, 2021*

13 **Motion by George Dow to approve the January 27, 2021 minutes as presented, second by**  
14 **Drew Fitch. Motion passes 4-0.**

15 5. *All items involving visitors / requested officials: None*

16 6. *Committee Reports: None*

17 7. *Unfinished Business:*

18 a. *Old Post Road small area planning*

19 The EDC continued discussion on the intersection of Old Post Road and Dennett Road and  
20 what improvements, if any, would improve the viability of the neighborhood. Adam Causey  
21 presented maps of the area and identified subject parcels that could be included in the  
22 analysis. George Dow indicated there should be a shared vision for the corner. Jeff Clifford  
23 said the land use should include neighborhood commercial and the plan should identify  
24 transportation improvements or concerns. Drew Fitch stated that some retail services could  
25 be allowed but nothing too intense, and also noted that the split-zoned parcels should be  
26 rezoned, given the Legion Pond setbacks would limit the development on the eastern side of  
27 the corner. Bart McDonough indicated this corner should be “people-focused” and the  
28 committee could investigate having no parking minimums, assuming on-street or other  
29 parking options are provided. Stephen Kosacz stated that affordable housing could be a use  
30 developed here. Jeff Clifford noted that there could be room for ancillary uses near the pond,  
31 such as a warming hut. Adam Causey said that staff would return at the next meeting with  
32 language on a vision for this area, an analysis on the current zoning, and the next steps for  
33 public outreach.

34 8. *New Business.*

35 9. *Committee Member Issues or Comments.*

36 Tom Emerson noted that the EDC needed to name a member to the Kittery Land Issues Committee  
37 (KLIC).

38 10. *Meeting Schedule & Adjournment.*

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*NEXT MEETING: March 17, 2021; 4:00PM, via Zoom*

**ADJOURNMENT: Motion to adjourn by George Dow at 5:02pm, seconded by Jeff Clifford.**  
**Motion passes 4-0.**