

1 Town of Kittery Planning Board  
2 Site Walk Meeting Minutes

3 **76 Dennett Road Site Plan Site Walk**

4 Purpose: To inspect the property located at 76 Dennett Road, Tax Map 6 Lots 15B & 16A and Tax Map 13 Lot 4  
5 Tuesday, July 23, 2019 – 10:30 am

6 **Attendees**

7 Planning Board Members: Dutch Dunkelberger, Chair, Karen Kalmar, Vice Chair, Ron Ledgett, Mark Alesse,  
8 Russell White, and Steve Bellantone

9 Conservation Commission: Earldean Wells

10 Planning Staff: Jamie Steffen, Town Planner, Jessa Kellogg, Shoreland Resource Officer/Stormwater  
11 Coordinator, Craig Alfis, Code Enforcement Officer

12 Applicant: Shawn Tobey, Hoyle, Tanner & Associates, William Wharff, Aztec, LLC

13 Abutters: Barbara Hall, 68 Old Dennett Rd, Janet Levasseur, 80 Old Dennett Road, Kenneth Vining, 80 Old  
14 Dennett Road, Donna Bouvier, 64 Old Dennett Road, Helen Betz, 64 Old Dennett Road

15 Other Interested Parties: David Arnold, 95 Old Dennett Road, Bob Gray, 14 Manson Road, Dana Kimball, 1  
16 Dennett Road, Ted Marster, 55 Martin Road, Debbie Driscoll Davis, Kittery Point, Jen Thayer, 47 Martin Road,  
17 Will Peirce, 53 Rogers Road, SJ Lubber, 2 Mill Pond Road, and John Nicosia, 20 Armour Drive

18  
19 **Meeting**

20 Mr. Dunkelberger called the meeting to order at 10:30 am.

21 Shawn Tobey led the site walk and gave a brief overview of the proposal. Mr. Marster asked about the  
22 proposed access to development and whether there would be more than one entrance. He also asked about  
23 numbers and locations of the trees to be cut. Ms. Wells asked about the possible vernal pool out front. Mr.  
24 Tobey responded that it was a pocket wetland that drains across Dennett Road. He explained that it was not a  
25 vernal pool and there will be no site disturbance in that area. Ms. Thayer asked if the site drainage would be  
26 reduced. Mr. Tobey discussed the decreases to rate of flow and the area that would drain to the existing  
27 culvert. The group discussed wetlands surveys. Ms. Kellogg noted that a third party review (James Logan,  
28 Longview Partners, LLC) was performed of the vernal pool and wetlands identification which supported the  
29 vernal pool and wetlands delineations done by the applicant.

30 Mr. Tobey led the group to where the front building would be located. He discussed how they planned to  
31 restore the natural habitat from its current disturbed state. Mr. Alesse asked about adjacent wetlands as  
32 there appeared to be a depression in the area. Mr. Tobey explained the proposed stormwater management  
33 system and the function of the wet ponds. Neighboring property owners from across Dennett Road expressed  
34 concerns about increased drainage flows and flooding. Mr. Tobey explained that the proposed system will  
35 result in a decrease in rate of flows leaving the site.

36 Mr. Tobey then discussed the proposed roadway and noted that they are proposing to upsize the culvert under  
37 the existing road. He further noted that they were working with MaineDEP under the Site Law permit review  
38 on whether it needed to be larger. He then discussed the vernal pool area beyond the culvert outfall and the  
39 proposed restoration of the disturbed area.

40 Mr. Kimball asked how much acreage the development would take up and what would remain for future  
41 development. He asked if there would be access to Route 236 and what the plans for sewer were. There was  
42 question from other interested parties regarding a traffic study. Mr. Tobey explained the Traffic Movement  
43 Permit approval process.

44 At this point Chairman Dunkelberger explained that the site walk was a public hearing and restricted further  
45 public comment to site questions only.

46 Mr. Tobey then led the group to the proposed location of the rear buildings. He showed the proposed  
47 stormwater pond locations. Ms. Wells discussed the proposed landscaping plan and noted that she would like  
48 to see more variety of plant species for the next meeting. Mr. Ledgett asked about proposed grades and the  
49 leveling of the land. Mr. Tobey pointed out the location of the sewer line. Ms. Kalmar asked if they had  
50 considered future connection to the undeveloped land to the rear of the site. The Board discussed walking the  
51 area after the site walk was finished.

52 Mr. Alesse noted the noise from I-95 and asked if they would be performing any sound measurements. Mr.  
53 Tobey discussed the building construction to reduce the noise levels and the proposed arborvitae screening  
54 along the property boundary. There was discussion amongst the group regarding the noise issue and  
55 proposed buffering / fencing. Mr. Dunkelberger asked about the repair of the I-95 fence that has had a hole in  
56 it. It was explained that it would be the responsibility of the Turnpike Authority but Mr. Tobey indicated that they  
57 could reach out to them about it.

58 Mr. Tobey then discussed the swimming pool and courtyard areas. He pointed out the stormwater pond areas  
59 for the rear development and the group discussed tree removal in the area. Mr. Tobey explained the wetlands  
60 and stream classifications relative to the MaineDEP permit review of the stormwater pond areas.

61 Some members of the public had further questions regarding the traffic impacts. They were informed that  
62 those would need to be addressed at the Planning Board meeting.

63 **Mr. Alesse moved to adjourn.**

64 **Mr. White seconded the motion.**

65 **Vote: 6-0-0.**

66 **The meeting was adjourned at 11:25 am.**