

1 **CALL TO ORDER**

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3 **ROLL CALL**

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5 Present: Drew Fitch, Member, Ronald Ledgett, Member; Russell White, Member, Mark
6 Alesse, Member; and Karen Kalmar, Vice Chair

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8 Absent: Steve Bellatone, Member; Dutch Dunkelberger, Chair

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10 Staff: Jamie Steffen, Town Planner

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12 Advisory: Nanci Lovett, Conservation Commission

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14 **PLEDGE OF ALLEGIANCE**

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16 **PUBLIC COMMENTS**

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18 The Vice Chair opened the Public Comments session.

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20 There being none the Chair closed the Public Comments session.

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22 **PUBLIC HEARING**

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24 **ITEM 1 – 76 Dennett Road – Mixed-Use Residential Development – Site
25 Preliminary Plan Review**

26 Action: Hold Public Hearing. Approve with or without conditions, continue consideration
27 of or deny plan. Owners William J. Cullen and Sail Away, LLC and applicant William
28 Wharff request consideration of a mixed-use residential development on 23.3+- acres of
29 land at 76 Dennett Road (Tax Map 6 Lots 15B & 16A and Tax Map 13, Lot 4) in the
30 Mixed Use - Neighborhood (MU-N) Zone. Agent is Shawn Tobey, P.E. Hoyle, Tanner
31 Associates, Inc.

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33 Shawn Tobey, Civil Engineer with Hoyle Tanner & Associates, provided an update on
34 the State permits – site location of development and traffic movement that are required
35 for the development.

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37 Vice Chair Kalmar opened the public hearing.

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39 Several abutters and residents voiced their concerns about the proposed development

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Vice Chair Kalmar closed the public hearing.

Vice Chair Kalmar explained the role and function of the planning board. Mr. Tobey responded to some of the concerns expressed at the public hearing. He explained the proposed drainage system and the functioning the wet ponds. He explained the reduction in stormwater runoff flows with the proposed design. He discussed the traffic concerns and potential impacts on adjacent intersections and roadways. He addressed other concerns such as adjacent noise levels from I95 traffic, biodiversity of the wetlands, off-site drainage and the building design.

Questions were raised about the proposed landscaping meeting the zoning requirements for the parking areas. The Board and the Planner also discussed landscaping plans not being designed by a registered landscape architect. The Board stated that they would like to see a third party review of the proposed landscaping by a registered landscaped architect of the town's choosing.

The Board and Mr. Tobey discussed other site development issues, i.e. traffic review by MaineDOT, handicap accessible parking, definition of habitable space and vernal pool protection concerns. There was also a discussion with the Ms. Lovett regarding previously disturbed wetland areas and State permits. Mr. Steffen noted that he could find no State permits in the property records.

Mr. Alesse expressed his concern about sound abatement for the I-95 noise. He also expressed concern about potential increase in crime with number of apartments proposed and the burden it might place on what he felt was an overburdened police department. He discussed crime resistance measures that he felt should be considered.

Mr. Ledgett moved to continue consideration of the preliminary plan application from owners William J. Cullen and Sail Away, LLC and applicant William Wharff for a mixed-use residential development on 23.3+- acres of land at 76 Dennett Road (Tax Map 6 Lots 15B & 16A and Tax Map 13, Lot 4) in the Mixed Use - Neighborhood (MU-N) Zone. Seconded by Mr. White.

The motion carried 5-0-0.

NEW BUSINESS

79 **ITEM 2 – 3 Knight Ave –Shoreland Development Review**

80 Action: Accept or deny plan application; Approve or deny plan. Owner Christopher Eckel
81 and applicant Deane Rykerson request consideration of plans to repair and rebuild
82 garage on a 8,355 sf lot located at 3 Knight Ave (Tax Map 4 Lot 70) in the Mixed Use –
83 Kittery Foreside (MU-KF), and Shoreland Overlay (OZ-SL-250') Zones.

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85 Deane Rykerson, applicant, gave an overview of the proposal.

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87 Mr. Steffen provided an update to the Plan Review Notes for the maximum combined
88 total footprint for all the structures on the lot.

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90 Vice Chair Kalmar stated that the height of the proposed reconstructed garage would
91 need to be added to the plans.

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93 The Board decided that a site walk was necessary.

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95 **Mr. Ledgett moved to schedule a site walk for the shoreland development plan**
96 **application for Tuesday, August 20th at 11:00 am. Seconded by Vice Chair**
97 **Kalmar.**

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99 **The motion carried 5-0-0.**

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101 **Mr. Ledgett moved to to accept the Shoreland Development Plan application,**
102 **dated August 8, 2019, from owner/applicant Christopher Eckel and applicant**
103 **Deane Rykerson to repair and rebuild garage on a 8,355 sf lot located at 3 Knight**
104 **Avenue (Tax Map 4 Lot 70) in the Mixed Use-Kittery Foreside (MU-KF), and**
105 **Shoreland Overlay (OZ-SL-250') Zones. Seconded by Mr. White.**

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107 **The motion carried 5-0-0.**

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109 **ITEM 3 – Board Member Items / Discussion**

110 Vice Chair Kalmar informed the Board about an invitation she received for an upcoming
111 seminar.

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113 **ITEM 4 - Town Planner Items**

114 A. Notice of Decision - Minor Modification to an Approved Plan – 42 State Road

115 Mr. Steffen gave a summary of the approval.

116 **Adjournment**

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118 **Mr. Alesse moved to adjourn the meeting.**

119 **Mr. Fitch seconded the motion.**

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121 **The motion carried 5-0-0.**

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123 The Kittery Planning Board meeting of August 8, 2019 adjourned at 8:15 p.m.

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125 Submitted by Jamie Steffen, Town Planner on November 6, 2019.

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

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

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

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

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

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

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