

1 Present: Steve Bellantone, Member; Drew Fitch, Member; Ron Ledgett, Member; Mark
2 Alesse, Member; Karen Kalmar, Vice Chair and Dutch Dunkelberger, Chair

3
4 Absent: Russell White, Member

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6 Staff: Jamie Steffen, Town Planner; Jessa Kellogg, Shoreland Resource Officer /
7 Stormwater Coordinator and Adam Causey, Director of Planning and Development

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9 Chair Dunkelberger opened the workshop by stating the purpose was to discuss with
10 staff the code interpretations relative to Section 16.7.3.3 Nonconforming structures in
11 the Shoreland and Resource Protection Overlay (SL-OZ & RP-OZ) zones.

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13 Mr. Causey began the session by summarizing the issues with that particular section of
14 the code. He also noted the proposed zoning amendments currently going through the
15 adoption process which attempt clarify some of the review authority questions that the
16 Planning Board had.

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18 Ms. Kellogg discussed the interpretations of staff regarding ordinance language for
19 repair and/or expansion of nonconforming structures in the SL-OZ & RP-OZ zones.

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21 The Board and staff then discussed repair / expansion issues of non-conforming
22 boathouse structures. These included: the use of boathouse structures as dwellings
23 and as living space / recreational use; expansion of the use and confirmation by staff of
24 the actual use of the boathouse structure.

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26 The Board and staff then discussed the review and interpretation questions regarding
27 nonconforming structure reconstruction. In particular, how to ascertain the 50% of the
28 market value provision in that section of the code.

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30 There was further discussion amongst the group about the review process for proposed
31 improvements with the base zone setbacks. Ms. Kellogg indicated that she would
32 check with other communities to see how they were handling these questions / issues
33 and continue the conversation with the Board.

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35 The Board and staff then discussed the need to get accurate and current information
36 about the uses of properties in the SL & RP OZ zones when applications are filed for
37 project review. There was also discussion about building footprints and coverage
38 limitations and foundation reconstruction / repair.

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41 The Kittery Planning Board workshop of August 22, 2019 was adjourned by the Chair at
42 5:49p.m.

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44 Submitted by Jamie Steffen, Town Planner, on October 31, 2019.

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

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

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

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

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

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