

1 Town of Kittery Planning Board  
2 Site Walk Meeting Minutes

3 **96 Pepperrell Road Shoreland Development Site Walk**

4 Purpose: To inspect the property located at 96 Pepperrell Road, Tax Map 27 Lot 47

5 Tuesday, July 2, 2019 – 11:00 am

6 **Attendees**

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

9 Conservation Commission: Earldean Wells

10 Planning Staff: Jamie Steffen

11 Applicant/Agent: Steve Riker, Ambit Engineering, Brendan McNamara, Residential Designer

12  
13 **Meeting**

14 Mr. Dunkelberger called the meeting to order at 11:03 am.

15 Brendan McNamara gave an overview of the proposed project. He pointed out the proposed change to the  
16 driveway turnaround area to improve maneuvering in the driveway. He discussed the improvements proposed  
17 for the residence which included an infill area above the 1<sup>st</sup> floor deck to enlarge the kitchen area and removal  
18 of a portion of the existing 1<sup>st</sup> floor deck on one end and construction of a covered porch and chimney on the  
19 other end.

20 Ms. Kalmar asked about the proposed flagstone walkway relative to the de-vegetation calculations. Mr.  
21 Steffen will get clarification from staff. Ms. Wells asked about removal of the rock retaining wall in front the  
22 deck area. Mr. McNamara discussed the details of the deck removal / porch construction. Ms. Kalmar asked  
23 the structure setbacks from the side property line. Mr. White asked about the proposed 1 story addition  
24 above the existing deck. Mr. McNamara explained...

25 Ms. Wells discussed previous approvals noted the proposed structure volume increase of almost 13% listed in  
26 the notes on the plan. She expressed concern about the 30% expansion rule being exceeded with the  
27 proposed work. Mr. Fitch asked if there would be a new foundation under the proposed 1<sup>st</sup> floor addition. Mr.  
28 McNamara responded that there was a foundation in place.

29 The group viewed the existing stone revetment and discussed the proposed repair / replacement.

30 The group viewed and discussed the proposed replacement of the septic system. Mike Cuomo, a registered  
31 Site Evaluator, performed the site evaluation and prepared the system design.

32 The group then viewed and discussed the work to boathouse. Mr. Dunkelberger asked if the renovation met  
33 the ordinance requirement relative to the 50% of market value provision. Mr. Steffen indicated that the Code  
34 Enforcement Officer had issued a building permit for the work on the structure in March of this year.

35 Mr. Ledgett asked to see the violation history for the boathouse. There was discussion with Mr. McNamara  
36 regarding the work that was done to the boathouse, dock deck and railings. Ms. Kalmar discussed the setback  
37 requirement for the structure if the repair / reconstruction of it exceeded 50% of market value.

38 Ms. Wells asked the applicant's agents to investigate if the replacement could be placed in the front yard to  
39 move it further away from the water resource.

40 **Ms. Kalmar moved to adjourn. Mr. White seconded the motion.**

41 **Vote: 6-0-0.**

42 **The meeting was adjourned at 11:35 am.**