KITTERY TOWN PLANNING BOARD MEETING

Kittery Town Hall
200 Rogers Road, Kittery, Maine 03904
Phone: 207-475-1323 - Fax: 207-439-6806
www.kittery.org

AGENDA for Thursday, February 9, 2012
6:00 P.M. to 10:00 P.M.

CALL TO ORDER AND ROLL CALL - PLEDGE TO THE FLAG - MINUTES - Minutes of January 26, 2012.

PUBLIC COMMENTS - *(5 minutes)* Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. The Planning Board is a quasi-judicial board and matters regarding development projects before the Board are subject to comment only during the official review process.

PUBLIC HEARING

ITEM 1 - (15 minutes) – **Lewis Farm 2 – Residential Cluster Subdivision – Preliminary Plan Review.**
Lewis Farm, LLC, owner, proposes 17 cluster residential lots on 78.5 acres, the final phase of the Lewis Farm Conservancy development. Property is located off Lewis Road, Map 61, Lots 25 and 29 in the Residential – Rural Zone. The owner's agent is Jeff Clifford, PE, Altus Engineering.

OLD BUSINESS

ITEM 2 – (5 minutes) – **Clover Landing Subdivision – Road Name Approval.**
Contoocook River Lofts, LLC, owner, requests Planning Board approval of the road names *Drake Lane* and *Simpson Way* in the Clover Landing Subdivision. Property is located at Map 48, Lot 21 and Map 61, Lot 29 in the Residential - Rural (R-RL) Zone. The owner's agent is Jeff Clifford, PE, Altus Engineering.

ITEM 3 – (30 minutes) **– Roylos Subdivision – Final Subdivision Plan Review and Action –** John and Beth Roylos,owners, propose a 3-lot subdivision off Haley Road, located on Map 47 Lot 18-4 in the Residential Rural (R-RL) Zone. The owner's agent is James Nadeau with James Nadeau & Associates.

ITEM 4 – (30 minutes) **– Yankee Commons Expansion – Subdivision Plan - Sketch Plan Review Phase**. Stephen A. Hynes, Trustee, owner, proposes to expand the adjacent Yankee Commons Mobile Home Park to create 83 sites on 58.1 acres. The property is located off Idlewood Lane/U.S. Route 1, Map 66 Lots 24 and 25 in the Mixed Use (MU) Zone. The owner's agent is Tom Harmon, PE with Civil Consultants.

OTHER BUSINESS

ITEM 5 – (30 minutes) **Town Code Title 16 Land Use Development Code Amendments related to Open Space Conservation Subdivisions – Post Public Hearing Discusion.** The Kittery Town Planning Board is considering amending sections of Title 16 related to Open Space Preservation / and Cluster Development.

ITEM 6 – (15 minutes) Town Council request related to Title 16 Amendments, specifically "Protected Land Boundary Markers". Discussion.

ITEM 7 – (15 minutes) **- Town Planner's Items**

ADJOURNMENT - *(by 10:00 PM unless extended by motion and vote)*

DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING.