KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806

AGENDA for Thursday, June 14, 2012
6:00 P.M. to 10:00 P.M.

CALL TO ORDER AND ROLL CALL - PLEDGE OF ALLEGIANCE - MINUTES - Minutes of May 24, 2012.

PUBLIC COMMENTS - 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.

OLD BUSINESS:

ITEM 1 - (20 minutes) – **90 Pepperrell Road – Business Use Change / Special Exception Use Request**
Action: review and approve or deny Business Use Change/Special Exception Use Request. Frisbee Holdings LLC, owner and applicant Captain & Patty's LLC, requests approval to relocate their existing water dependent business (boat tours, boat launch and water taxi services) from the Frisbee Town Pier to a proposed new adjacent pier at 90 Pepperrell Road. The property, Tax Map 27, Lots 2A, 50, 51A, 49 is located in the Business Local Zone and Shoreland Overlay Zone.

NEW BUSINESS

ITEM 2- (10 minutes) – **James and Jodie Nielsen, Right-Of-Way Plan.** Action: accept or deny application and determine if to schedule a Public Hearing. James and Jodie Nielsen, owner and applicant, requests approval to create a Class I Private Street located off Picott Road, in the Residential-Rural Zone, Tax Map 60, Lot 2. Owner's agent is Bill Anderson, P.E. with Anderson Livingston Engineers.

ITEM 3- (10 minutes) – **50 State Road - Mixed Use Building Redevelopment – Site/Subdivision Plan.** Action: accept or deny application and determine when to schedule a Public Hearing. Jeff Apsey, owner and applicant, requests approval to redevelop the existing building and associated parking located at 50 State Road, in the Business- Local-1 Zone, Tax Map 3, Lot 2.

ITEM 4- (20 minutes) – **140 Pepperrell Road - Shoreland Overlay Zone Project Plan.** Action: accept or deny application and determine if to schedule a Public Hearing and/or a Site Walk, review and approve or deny plan. James and Diane Dean, owner and applicant, requests approval to create a one story addition with new entry/porch, located in the Residential-Kittery Point Village Zone, and Shoreland Overlay Zone, Tax Map 36, Lot 81. Owner's agent is architect Anne Whitney.

OLD BUSINESS:

ITEM 5 - (10 minutes) – **Town Code Title 16 Land Use Development Code Amendments.** Action: review/determine if to forward recommendation to Town Council regarding: Residential and Mixed Use Cluster Development: a.) Article XI Cluster Residential and Cluster Mixed-Use Development; b.) Chapter 16.2, Definitions; and c.) Article II, Zone Definitions, Uses, Standards.

ITEM 6 - (10 minutes) – **Town Code Title 16 Land Use Development Code Amendments.** Action: review/determine if to forward recommendation to Town Council regarding: Administrative Corrections and Updates.

ITEM 7 – (20 minutes) **- Town Planner Items:**
A. T-15 Contract Zoning Planning Board response to Town Council; B. Fort Foster Park Plan, Town Parks Plan, Town's Zero Waste Plan/ Transfer Station Plan - Public Works Department seeks input, and C. Other Updates.

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.