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, July 12, 2012
6:00 P.M. to 10:00 P.M.

CALL TO ORDER AND ROLL CALL - PLEDGE OF ALLEGIANCE - MINUTES - Minutes of June 28, 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.

PUBLIC HEARING

ITEM 1- (20 minutes) – **James and Jodie Nielsen, Right-of-Way Plan.** Action: hold public hearing and grant or deny approval. 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 2- (20 minutes) – **50 State Road - Mixed Use Building Redevelopment –Site/Subdivision Plan.** Action: hold public hearing and grant or deny preliminary/final approval. 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 3- (20 minutes) **– 10 thru 16 Jewett Lane - Minor Subdivision Plan.** Action: hold a public hearing and grant or deny approval. Brenda MacKenzie, owner and applicant, requests approval to create a subdivision to include four lots formerly part of a family subdivision located along Jewett Lane, in the Residential Rural Zone, Tax Map 29, Lots 20A, 20B1, 20C and 20D. Agent is Ken Markley, North Easterly Survey, Inc.

OLD BUSINESS

ITEM 4 - (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 5 - (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 6 – (20 minutes) **– Town Planner Items**
A. York Hospital Site Plan Amendement; B. Business District Quality Improvement Plans; C. Comprehensive Plan Update; Contract Zoning response; and E. 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.