KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall200 Rogers Road, Kittery, Maine 03904
Phone: 207-475-1323 - Fax: 207-439-6806

AGENDA for Thursday, May 24, 2012
6:00 P.M. to 10:00 P.M.

CALL TO ORDER AND ROLL CALL - PLEDGE OF ALLEGIANCE - MINUTES - Minutes of May 10, 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) **– Zoning Map Boundary Line Interpretation - Inset G –Pepperell Cove/Town Pier Locale.** Action: Determine Zone Boundary Location. Inset G of current Land Use Zoning Map is unclear as to the exact location of the Business- Local Zone and the Commercial Fisheries/Maritime Activities Overlay Zone in the proximity of Map 27 Lots 50, 51A and 49A located along Pepperrell Cove, Kittery Point. *(Review/determination is required prior to the Public Hearing, following)*

ITEM 2 - (30 minutes) – **90 Pepperrell Road - Special Exception Use Request and Business Use Change.** Action: Review and Approval. Frisbee Holdings LLC, owner and applicant Captain & Patty's LLC, requests approval to relocate Captain & Patty's Boat Tours from the Frisbee Town Pier to the proposed pier at 90 Pepperrell Road. The property, Map 27, Lots 2A, 50, 51A, 49 is located in the Business Local zone and Shoreland Overlay Zone.

ITEM 3 - (20 minutes) – **90 Pepperrell Road - Business Use Change.** Action: Review and Approval. Frisbee Holdings LLC, owner and applicant Captain & Patty's LLC, requests approval to relocate Captain & Patty's Boat Tours from the Frisbee Town Pier to the proposed pier at 90 Pepperrell Road. The property, Map 27, Lots 2A, 50, 51A, 49 is located in the Business Local zone and Shoreland Overlay Zone.

ITEM 4- (20 minutes) – **Marshall Rental Center, New Warehouse Building – Site Plan Amendment - Final Plan.** Action: Review and Approval. Richard C. Marshall, Jr., owner, requests approval to construct a 40' x 100' warehouse on the Marshall Rental Center located at 56 State Road, in the Business Local-1 Zone, Map 8, Lot 43. Owner's agent is Kenneth Wood, P.E. with Attar Engineering, Inc.

NEW BUSINESS

ITEM 5- (20 minutes) – **James and Jodie Nielsen, Right-Of-Way Plan Review.** Action: Accept Application, schedule Public Hearing?, review and approve. 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, Map 60, Lot 2. Owner's agent is Bill Anderson, P.E. with Anderson Livingston Engineers.

ITEM 6- (20 minutes) – **50 State Road - Mixed Use Building Redevelopment – Site/Subdivision Plan Review.** Action: Accept Application and 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, Map 3, Lot 2.

OLD BUSINESS:

ITEM 7 - (20 minutes) – **Town Code Title 16 Land Use Development Code Amendments.** Action: To Review Amendements related to Residential and Mixed Use Cluster Development: 1) Article XI Cluster Residential and Cluster Mixed-Use Development; 2) Chapter 16.2, Definitions; 3) Article II, Zone Definitions, Uses, Standards, and 4) Administrative Corrections and Updates (Item 7B last meeting).

ITEM 8 – (20 minutes) **- Town Planner Items:** A. T-15 Contract Zoning proposal; and B. 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.