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, May 10, 2012
6:00 P.M. to 10:00 P.M.

CALL TO ORDER AND ROLL CALL - PLEDGE OF ALLEGIANCE - MINUTES - Minutes of April 26, 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 - (15 minutes) – **36 Pocahontas Road - Subdivision Plan Amendment – Preliminary/Final Plan.** Action: Public Hearing and Preliminary/Final Approval. Ronald Vargo, owner and applicant, requests approval to amend the 2007 Pocahontas Subdivision by moving a common property line between lot M51-L2 and lot M51-L2-2. Mr. Vargo owns both lots. John Chagnon, PLS is the applicant's agent.

OLD BUSINESS:

ITEM 2 – (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)*

PUBLIC HEARING

ITEM 3 - (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.

OLD BUSINESS

ITEM 4 - (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 5 - (20 minutes) – **122 Old Post Road Duplex - Site Plan Amendment - Preliminary Plan** –Action: Preliminary Approval. Michael Desjardins, owner and applicant, requests approval to construct a new two-unit dwelling, two-stories building attached to the existing office building. The property, located in the Business Local zone, Map 14, Lot 15, is proposed to be brought in compliance with street trees and buffer planting requirements that were not enacted at the time of the 2003 approval

ITEM 6 - (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; and
3. Article II, Zone Definitions, Uses, Standards.

ITEM 7 – (20 minutes) **- Town Planner Items**
A. T-16 Amendments: Building Code
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.