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

Thursday, January 26, 2012
6:00 P.M. to 10:00 P.M.

AGENDA

CALL TO ORDER AND ROLL CALL

MINUTES APPROVAL - Minutes of January 12, 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.

OLD BUSINESS

ITEM 1 - (15 minutes) – **Yankee Commons Expansion – Subdivision Plan - Sketch Plan Phase –Site Walk Discussion.** Stephen A. Hyne, Trustee, owner, proposes to expand the adjacent Yankee Green Mobile Home Park to create 83 sites on 51.8 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.

ITEM 2 – (10 minutes) – **Kittery Trading Post – Site Plan - Sketch Plan Phase – Site Walk Discussion.** KTP Shops LLC, owner, proposes to demolish existing retail site to develop three new retail and restaurant sites. Property is located at 301 US Route 1 (Tax Map 30 Lot 41) in the Commercial 1 (C-1) Zone. The owner's agent is Steve Towne, Oak Point Associates.

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.

NEW BUSINESS

ITEM 4 - (30 minutes) **Cottontail Habitat Restoration – Preliminary Plan Review – Schedule Site Walk**. Review U.S. Natural Resources Conservation Service proposal to restore natural habitat of endangered cottontail rabbit and other species at 7 Whaleback Drive, Kittery Point (Map 51, Lot 8) in the Residential Rural Conservation Zone and Shoreland and Resource Protection Overlay Zones. Property owner is Terry Gagner, Agent is Jeff Feaga, PhD., Natural Resources Conservation Service.

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 – (30 minutes) **- Town Planner's Items** –

- Update: Growth Management Program

- Meeting Results: Maine Department of Transportation – Route 1 By-Pass/236 Bridge Improvement- Public Hearing –January 19, 2012.

- Meeting Results: Quality Improvement Plans for Business Districts – January 19, 2012.

- Gasoline Service Station Regulation. Work In Progress regarding the current 1,000 feet separation regulation and possible options for any next steps.

- Updates on Kittery Community Center at Frisbee Common, Destination Marketing Program, Quality Improvement Plans, Town Plan Amendment for Pedestrian and Bicycle Way Plan, Town Code Title 16 Amendment related to Outdoor Seating/Cafes, Calendar, and Other.

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.