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

AGENDA

CALL TO ORDER AND ROLL CALL

MINUTES APPROVAL - Minutes of December 8, 2011.

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 - (10 minutes) – **Burns Subdivision – Sketch Plan Phase - Site Walk Discussion.**
Discussion of site walk held on December 13, 2011for a proposed 9 cluster residential development. Property is located at 60 Wilson Road (Tax Map 54 Lot 14) in the Residential – Rural (R-RL) Zone and the Shoreland Overlay Zone. The owner's agent is Jeff Clifford, PE, Altus Engineering.

ITEM 2 – (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 3 - (10 minutes) – **Yankee Commons Expansion – Subdivision Plan - Sketch Plan Phase – Schedule Site Walk.** 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 4 - (15 minutes) – **Kittery Trading Post – Site Plan - Sketch Plan Phase – Schedule Site Walk.**
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 5 – (30 minutes) **Lewis Farm 2 – Residential Cluster Subdivision – Preliminary Plan Phase - Site Walk Discussion.**
Lewis Farm, LLC, owner, proposes 17 cluster residential lots on 78.5 acres, the final phase of the Lewis Farm Conservancy development. Property is located off Lewis Road, Map 61, Lots 25 and 29 in the Residential – Rural Zone. The owner's agent is Jeff Clifford, PE, Altus Engineering.

OTHER BUSINESS

ITEM 6 – (25 minutes) **Town Code Title 16 Land Use Development Code Amendments related to Open Space Preservation and Cluster Development – 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 7 – (15 minutes) - **Town Planner's Items** –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 including:

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

Maine Department of Transportation – Route 1 By-Pass/236 Bridge Improvement- Public Hearing – January 19, 2012- 7 pm - Town Hall, Council Chambers.

Town Planning Board Public Workshop – Quality Improvement Plans for Business Districts – January 19, 2012 - 6:00-8:00 p.m. - Kittery Community Center, Room #2 – 120 Rodgers Road.

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.