KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904
Phone: 207-475-1323 - Fax: 207-439-6806 - www.kittery.org

AGENDA for Thursday, February 27, 2014
6:00 P.M. to 10:00 P.M.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 2/20/2014

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. Those providing comment must state clearly their name and address and record it in writing at the podium.

PUBLIC HEARING/OLD BUSINESS

ITEM 1 – (45 minutes) **Town Code Amendment - Chapter 7, Article 3 Nonconformance, Title 16 Land Use Development Code.** Action: review amendment and make recommendation to Town Council. Amendment includes changes to 16.7.3.5.10. *Contiguous Non-Conforming Lots* that would allow for more consistent adjustment to lot-lines. Applicants Mary Thron and Ray Arris, Kittery residents.

OLD BUSINESS

ITEM 2 – (45 minutes) **– Town Code Amendment – Title 16.7.8 Land Not Suitable for Development.**
Action: review amendment and schedule a public hearing. An amendment to the Town Code to address the applicability of the *Soil Suitability Guide for Land Use Planning in the State of Maine* referenced in Title 16.7.8.1 Locations of Sewage, item 5, which pertains to soils related to septic sewage. The proposed amendment also includes changes to the net residential area calculations.

ITEM 3 – (15 minutes) - **Board Member Items / Discussion**
A. Punch List Item; B. Review By-Law changes; C. Discuss legal issues associated with Waivers; D. 'Non-Conforming Structure Replacement outside the Shoreland Zone'; E. Other

ITEM 4 – (15 minutes) - **Town Planner Items:**
A. Quality Improvement Plans for Kittery Shore and Harbors
B. Sarah Mildred Long Bridge Plan Update Status
C. Town Planning Board Briefing Book
D. Other

NEW BUSINESS

ITEM 5 – (15 minutes) - **Beatrice Way – Right-Of-Way Plan – Preliminary Plan Completeness Review**
Action: review and accept or deny preliminary plan application and schedule a public hearing. Owner Operation Blessing LP, and applicant Richard Sparkowich, propose a new Right-Of-Way to allow the division of remaining land from the previously approved 3-lot subdivision located between Highpoint Circle and Kittree Lane. The site identified as Tax Map 61 Lot 08, ±65 acres, in the Residential - Rural (R-RL) Zone. Agent is Ken Markley, Easterly Survey Inc.

ADJOURNMENT - ***(by 10:00 PM unless extended by motion and vote)***

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION.
DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING.
TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING PLEASE CONTACT STAFF AT (207) 475-1323 OR (207) 475-1307.