



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, January 8, 2015

6:00 P.M. to 10:00 P.M.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 12/18/2014

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 – (15 MIN.) – Town Code Amendment - Title 16.10.9.1.4. Approved Plan Expiration, Title 16.10.9.1.5 Requests for Extension and Title 16.9.3.8 Expiration of Wetlands Alteration Approval.

Action: Hold a public hearing, review amendment and make recommendation to Town Council for adoption. Proposed amendment reduces the period of time in which extensions can be granted and modifies the process for extension requests.

~~**ITEM 2 – (30 MIN.) – McCoy Residence – Shoreland Development Plan Review.** Action: Hold a Public Hearing, grant or deny Plan approval. Kevin and Terry McCoy, owners/applicant request approval for a nonconforming structure reconstruction to include removal of an existing house, garage and shed and construct a new house, garage and barn at 24 Goose Point, Kittery, Tax Map 34 Lot 9 in the Residential Rural, Shoreland and Resource Protection Overlay zones. Agent is Architect Tom Emerson, Studio B-E. Rescheduled to February 12, 2015 meeting.~~

ITEM 3 – (30 MIN.) – Pine Tree Plaza Site Plan – Modification to an Approved Plan Action: Hold a Public Hearing, grant or deny Plan approval. Kenneth Lemont, owner/applicant (for Harrison E. Lemont Management Co., Inc.), requests approval to amend an approved Site Plan to replace an existing building and ell with a new 2,450 sf building, and increase the existing garage at 435 US Route 1 in the Mixed Use zone, Tax Map 50, Lot 8. Agent is Jeff Clifford, P.E. with Altus Engineering, Inc.

ITEM 4 – (15 MIN.) - Board Member Items / Discussion

A. Amendments to Title 16, Discuss Town Council 1/5 Joint Workshop

ITEM 5 – (10 MIN.) – Town Planner Items: TBD.

NEW BUSINESS

ITEM 6 – (15 MIN.) – Old Armory Way Mixed Use Development — Preliminary Site Plan – Completeness Review

Action: Accept or Deny Plan Application, schedule a Public Hearing and Site Walk. Owner/applicant Ken McDavitt requests approval to construct two residential condominiums (total of three dwelling units) with 8 commercial boat slips at 15 Old Armory Way, Tax Map 4, Lot 51 in the Mixed Use Kittery Foreside Zone, and the Shoreland and Commercial Fisheries/Maritime Activities Overlay Zones. Agent is Ken Wood, P.E., Attar Engineering, Inc., Eliot, Maine.

ITEM 7 – (30 MIN.) – State Road Mixed Use Development – Sketch Plan Review Action: Review, grant or deny

concept plan approval. Owner/Applicant Aaron Henderson, HGC, LLC requests approval for a mixed residential/commercial development at 42 State Road, Tax Map 3, Lots 5, 6 & 7 in the Business Local 1 Zone. Agent is Jeff Clifford, P.E. with Altus Engineering, Inc.

ITEM 8 – (15 MIN.) – 118 Pepperrell Road — Shoreland Development Plan Review – Sketch Plan Action: Accept

or Deny Plan Application, schedule a Public Hearing and Site Walk. Steven Gerhartz and Susan Pendry, owner and applicant, requests approval to remove and reconstruct secondary dwelling unit and reconfigure existing stairs on primary dwelling unit at 118 Pepperrell Road in the Residential-Kittery Point Village and Shoreland Overlay zones, Tax Map 27, Lot 37. Agent is Ken Markley, R.L.S., North Easterly Surveying, Inc.