

**TOWN OF KITTEERY, MAINE
PLANNING BOARD MEETING – SITE WALKS
10:30 a.m. Yankee Commons Mobile Home Park Expansion
11:30 a.m. 9 Mill Pond Road Shoreland Development Plan**

**APPROVED
JUNE 2, 2015**

Yankee Commons Mobile Home Park Expansion – The Planning Board conducted a site walk to Idlewood Lane and US Route 1 (Tax Map 66, Lot 24) regarding the Preliminary Subdivision Plan for a 78-lot expansion of the Yankee Commons Mobile Home Park in the Mixed Use (MU) and Residential – Rural (R-RL) Zones.

Board members present: Chair Ann Grinnell, Vice Chair Karen Kalmar, Secretary Deborah Driscoll Davis, Mark Alesse, Robert Harris, David Lincoln.

Staff present: Chris Di Matteo, Town Planner; Elena Piekut, Assistant Town Planner.

Other committee members present: Meghan Kline, KOSAC; Craig Wilson, KOSAC; Steve Hall, KCC/KOSAC; Karen Saltus, KCC; Herb Kingsbury, KCC.

Agents present: Tom Harmon, Civil Consultants; Jay Stephens, Civil Consultants; Gary Beers; Mike Peverett, Civil Consultants.

Ms. Grinnell read a statement regard site walk procedure.

Agents Gary Beers, Tom Harmon (Civil Consultants), and Mike Peverett (Civil Consultants) led the group from Idlewood Lane along the existing private road at the edge of the existing park to the site of the proposed expansion. They oriented the group to proposed conditions, many of which were marked with stakes and flagging, and provided answers to questions regarding:

- excavation and grading,
- new roads and the realignment of existing roads,
- the limit of disturbance,
- wetland impacts,
- the existing cemetery,
- the proposed conservation easement area,
- lots sizes,
- future lot reconfiguration in the original park,
- sewer service,
- the possibility of moving existing trees,
- the extent of blasting, its impact and regulation,
- location of stormwater infrastructure.

Ms. Kalmar moved to adjourn. Ms. Davis seconded and the motion passed unanimously.
Adjournment: 11:20 a.m.

9 Mill Pond Road – The Planning Board conducted a site walk to 9 Mill Pond Road (Tax Map 23, Lot 6A) in the Residential – Urban (R-U), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones.

Board members present: Chair Ann Grinnell, Vice Chair Karen Kalmar, Secretary Deborah Driscoll Davis, Mark Alesse, Robert Harris, David Lincoln.

Staff present: Chris Di Matteo, Town Planner; Elena Piekut, Assistant Town Planner.

Other committee members present: Steve Hall, KCC/KOSAC; Karen Saltus, KCC; Herb Kingsbury, KCC.

Agent present: Tom Emerson, Studio B-E.

Mr. Emerson led the group around the property, pointed out property lines, and described how the porch will be enclosed, the roof will be raised, and second-story dormers will be added. The paved walkway will be removed.

Ms. Kalmar moved to adjourn. Ms. Davis seconded and the motion passed unanimously.

Adjournment: 11:45 a.m.