



# 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](http://www.kittery.org)

## AGENDA for Thursday, February 11, 2016 6:00 P.M. to 10:00 P.M.

### CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 1/28/2016 PLANNING BOARD MEETING

**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 – Wentworth Dennett Artist Studios – Public Hearing~~**

~~Action: Hold a public hearing. Approve or deny plan.~~ Owner/applicant Jeff Apsey requests consideration of plans to add 4 1-bedroom apartments to the top floor of an existing principal building located at 78 Government St. (Tax Map 3 Lot 144) in the Business Local 1 (BL-1) zone.

##### **ITEM 2 – 3 Knight Ave – Shoreland Development Plan Review**

Action: Hold a public hearing. Approve or deny plan. Owner/applicant Christopher G. Eckel requests consideration of plans to remove and reconstruct an unattached garage and implement several improvements to the lot including a stairway, two pathways, and a retaining wall within 75 feet of a protected water body. The lot is located at 3 Knight Ave (Tax Map 4 Lot 70) in the Mixed Use – Kittery foreside (MU-KF) and Shoreland Overlay (OZ-SL-250') zones. Agent is Ken Markley, North Easterly Surveying.

#### **OLD BUSINESS**

##### **ITEM 3 – Yankee Commons Mobile Home Park Expansion – Final Subdivision Plan Review**

Action: Approve or deny plan. Owner/applicant Stephen A. Hynes Real Property Trust Agreement requests consideration of plans for a 78-lot expansion of the Yankee Commons Mobile Home Park for the property located at US Route 1, Tax Map 66, Lot 24 in the Mixed Use (MU) and Residential – Rural (R-RL) Zones. Agent is Thomas Harmon, Civil Consultants.

##### **ITEM 4 - Town Code Amendments – 16.8.11 - Cluster Residential and Cluster Mixed-Use Development. 16.8.11.1 Purpose; 16.8.11.3 Dimension Standards Modifications; 16.8.11.5 Application Procedure; 16.8.11.6 Standards; 16.8.20.1 Green Strip; 16.9.1.7 Buffer areas; and 16.2.2 Definitions**

Action: review and schedule a public hearing. The proposed amendments provide clarity with regard to open space and other requirement standards in cluster residential and cluster mixed-use development.

##### **ITEM 4 – Board Member Items / Discussion**

A. TBD

##### **ITEM 5 – Town Planner Items:**

A. TBD

#### **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 CONTACT STAFF AT (207) 475-1323.