



# 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 28, 2013

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

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – February 14, 2013  
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. 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.

### PUBLIC HEARING/OLD BUSINESS

#### ITEM 1– (10 minutes) – Title 16 Land Use Development Code Amendments.

Action: Hold a public hearing, review proposed amendment and determine if to make recommendation to Town Council to adopt. A change to the lighting standards is proposed to allow for the inclusion of LED lights. Section 16.8.24.2.F to read as follows: Lamps in exterior light fixtures must be incandescent, metal halide, high pressure sodium, or Light Emitting Diodes (LED).

#### ITEM 2 – (20 minutes) – Lynch Lane Subdivision– Modification to an Approved Plan Review.

Action: Hold a public hearing, review, and accept or deny plan application. Lynch Lane Association, Inc., owner and applicant, proposes to modify the previously approved subdivision plan to allow for Street Acceptance consideration. Property is located off Bartlett Road, identified as Tax Map 68 Lot 4A, ±54.9 acres in the Residential Rural (R-RL) Zone.

### OLD BUSINESS

#### ITEM 3– (60 minutes) –Residential-Rural (R-RL) and Residential-Rural Conservation (R-RC) Zone Standards, Title 16 Land Use Development Code Amendments.

Action: Discuss proposed amendments and schedule a public hearing if warranted. In an effort to execute policy recommendations in Kittery's Comprehensive Plan, the Comprehensive Plan Update Committee is recommending that the Town Code be amended to reflect the existing Comp Plan policy on density for the R-RL and R-RC zones. The proposal is to amend the current density from 1 dwelling unit per 40,000 S.F. (R-RL) and 80,000 S.F. (R-RC) to 1 dwelling unit per 3 acres. Members from the Comp Plan Update Committee and the Kittery Open Space Committee have been invited to attend.

#### ITEM 4– (10 minutes) – Board Member Items: Comments and Discussion

A. Elect Board Officials; B. Other

#### ITEM 5– (15 minutes) - Town Planner Items:

A. Kittery Foreside Plan; B. Comprehensive Plan Update (Housing, Economy, Land Use, Transportation) C. Other

### NEW BUSINESS

ITEM 6 – (15 minutes) –Wallingford Square LLC – Modification to an Approved Plan. Action: Accept or deny plan application and schedule a public hearing. Wallingford Sq. LLC, owner and applicant, requests approval to amend the previously approved Site Plan to redevelop the former Masonic building and associated site located at 7-17 Wallingford Sq., Tax Map 4, Lot 106, Mixed Use Kittery Foreside Zone. Agent is Deane Rykerson, Rykerson Architecture.

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.