



# 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, March 14, 2013

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

### CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – February 28, 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 – (20 minutes) –Wallingford Square LLC – Modification to an Approved Plan.

Action: Hold a public hearing, review application, grant or deny preliminary/final approval or continue review. 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.

### OLD BUSINESS

#### ITEM 2 – (10 minutes) – Yankee Commons Mobile Home Park Expansion – Subdivision Plan Review.

Action: Review progress, consider request to continue application. Stephen A. Hynes, Trustee, owner, proposes to expand the adjacent Yankee Commons Mobile Home Park to create 79 sites on 50 acres. Property is located off Idlewood Lane/U.S. Route 1, Map 66 Lots 24, Mixed Use (MU) Zone. Agent is Tom Harmon, PE, Civil Consultants.

#### ITEM 3 - (30 minutes) – Lewis Farm II – Residential Cluster Subdivision – Final Plan Review.

Action: review final plan application, grant or deny final approval or continue review. Lewis Farm, LLC, owner, proposes 17 cluster residential lots on 78.5 acres, the final phase of the Lewis Farm Conservancy development. Property is located off Lewis Road, Map 61, Lots 25 and 29 in the Residential – Rural Zone. The owner's agent is Jeff Clifford, PE, Altus Engineering.

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

**ITEM 5– (15 minutes) - Town Planner Items:** A. Kittery Foreside Plan; B. Comprehensive Plan Update (Housing, Economy, Land Use, Transportation); C. *Creative Kittery Opportunities* Public Meeting on March 16, 2013; and D. Other

### NEW BUSINESS

#### ITEM 6 – (20 minutes) –Estes Bulk Propane Storage/U.S. Route 1 – Sketch Plan.

Action: After listening and commenting on introductory presentation, schedule a site walk. Owner M&T Reality, and applicant Estes Oil & Propane Company is requesting consideration of their plans for a 60,000 gallon bulk propane storage facility at their property south of 506 U.S. Route One., Tax Map 67, Lot 4, Mixed Use Zone, with a portion in the Residential Rural and Shoreland Overlay zones. Agent is Joe Cheever, ATTAR Engineering,

#### ITEM 7 - (10 minutes) – Desjardins/Old Post Road New Dwelling – Modification to an Approved Plan

Action: Accept or deny plan application and schedule a public hearing. Michael Desjardins, owner and applicant, requests approval to construct a single dwelling-unit within a new second story addition to the existing single story office building. The property, located in the Business Local zone, Map 14, Lot 15, is proposed to be brought in compliance with street trees and buffer planting requirements that were not enacted at the time of the 2003 approval

#### ITEM 8 – (20 minutes) –Harbor St. L.P./Cluster Subdivision off Brave Boat Harbor Road – Sketch Plan.

Action: After listening and commenting on introductory presentation, schedule a site walk. Owner Acadia Trust, N.A., and applicant Harbor Street LP, is requesting consideration of their plans for a 40-lot subdivision a 59.8 acre parcel off Brave Boat Harbor Rd., Tax Map 69, Lot 6, Residential-Rural, with and Shoreland Overlay zones. Agent is Jeff Clifford, Altus Engineering, Inc.

#### ITEM 9 – (20 minutes) –Pearson Meadows Cluster Subdivision off Wilson Road – Sketch Plan.

Action: After listening and commenting on introductory presentation, schedule a site walk. Owner Gail Beverly Burns and applicant Chinburg Builders, Inc, is requesting consideration of their plans for a 11-lot subdivision a 24.5 acre parcel off Wilson Road., Tax Map 54, Lot 14, Residential-Rural, with and Shoreland Overlay zones. Agent is Jeff Clifford, Altus Engineering, 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.*