



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, March 28, 2013

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

CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – March 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.

OLD BUSINESS

ITEM 1– (10 minutes) – Board Member Items: Comments and Discussion

ITEM 2– (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 3 - (10 minutes) – Gerhartz/Pendry Residence — Pepperrell Road — Shoreland Development Plan Review

Action: Accept or deny plan application and schedule a public hearing. Steven Gerhartz and Susan Pendry, owner and applicant, requests approval to expand the existing two-story dwelling which is located at 118 Pepperrell Road in the Residential-Kittery Point Village and Shoreland Overlay zones, Tax Map 23, Lot 37.

ITEM 4 – (20 minutes) – Beatrice Way Subdivision – Modification to an Approved Plan Review

Action: Consider Cluster Subdivision plan application as Sketch Plan, accept or deny application and schedule Site Walk. Owner Operation Blessing LP, and applicant Richard Sparkowich, propose to amend the previously approved 3-lot subdivision located between Highpoint Circle and Kittree Lane to create one additional lot. The site identified as Tax Map 61 Lot 08, ±65 acres, in the Residential - Rural (R-RL) Zone. The owner's agent is Ken Markley, with Easterly Surveying, Inc.

ITEM 5 - (20 minutes) - Clayton Lane Subdivision - Modification to an Approved Plan Review

Action: Consider Cluster Subdivision plan application as Sketch Plan, accept or deny application and schedule Site Walk. Josh Abbott, owner and applicant proposes to amend the previously approved 4-lot subdivision located at 25 Remicks Lane with the addition of two dwelling units. The site is identified as Tax Map 65 Lot 12, ±21.4 acres in the Residential - Rural (R-RL) Zone. The owner's agent is Ken Markley, with Easterly Surveying, Inc.

ITEM 6 - (20 minutes) – Title 16 Amendment – Brew Pub and Micro-Brewery use and definition

Action: Review proposed amendment and determine if complete for scheduling a Public Hearing. Proposed amendment includes adding Brew Pub and Micro-Brewery to the Town's Land Use and Development Code's definitions (Section 16.2) and to allow in various commercial related zones as a permitted use and as a special exception use in the Shoreland Overlay Zone (Title 16.3).

ITEM 7 – (20 min) – Comprehensive Plan Update Committee – Development Moratorium North of Spruce Creek

Action: Discuss and schedule a Workshop if warranted. Vern Gardner, Chair of the Comprehensive Plan Update Committee would like to discuss this topic with the Planning Board in light of the Committee's Comprehensive Plan update work.

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.*