



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, April 11, 2013

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

CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – March 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) – Desjardins/Old Post Road New Dwelling – Modification to an Approved Plan

Action: Hold a public hearing, review plan, grant or deny preliminary/final approval. 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 at 122 Old Post Road in the Business Local zone, Tax 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 2 - (20 minutes) – Gerhartz/Pendry Residence — Pepperrell Road — Shoreland Development Plan Review

Action: Hold a Public Hearing, review plan, grant or deny approval. 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 27, Lot 37.

ITEM 3 - (20 minutes) – Title 16 Amendment – Specialty Food and Beverage Facility use and definition

Action: Hold a public hearing, review proposed amendment and determine if complete to recommend to Town Council. Proposed amendment includes adding Specialty Food and Beverage Facility 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).

OLD BUSINESS

ITEM 4 – (20 minutes) –Harbor St. L.P./Cluster Subdivision off Brave Boat Harbor Road – Sketch Plan.

Action: Discuss site walk, review revised concept and approve if in compliance with Town Code and provide direction to Applicant for preliminary plan application. Owner Acadia Trust, N.A, and applicant Harbor Street LP, is requesting consideration of their plans for a 40-lot subdivision on a 59.8 acre parcel off Brave Boat Harbor Rd., Tax Map 69, Lot 6, Residential-Rural and Shoreland Overlay zones. Agent is Jeff Clifford, Altus Engineering, Inc.

ITEM 5 – (20 minutes) –Estes Bulk Propane Storage/U.S. Route 1 – Sketch Plan.

Action: Discuss site walk, review concept and approve if in compliance with Town Code and provide direction to Applicant for preliminary plan application. 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 6– (10 minutes) – Board Member Items: Comments and Discussion

ITEM 7– (15 minutes) - Town Planner Items: A. Kittery Foreside Plan; B. Comprehensive Plan Update (Housing, Economy, Land Use, Transportation); C. Other

NEW BUSINESS

ITEM 8 - (10 minutes) –Roylos Development - Land Division – Request for Extension

Action: Consider request and grant or deny extending approved plan expiration. Owners, John and Beth Roylos request 3-month extension to their April 2012 approval to divide their property (Map 47 Lot 18-4) located off Haley Road along Wilson Creek in the Residential Rural (R-RL) Zone, a portion of which is within the Shoreland Overlay Zone.

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.