



## 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, May 23, 2013**

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

### **CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES–April 24 & May 9**

**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**

**ITEM 1 – (30 minutes) –Pepperrell Cove Town Landing Improvements.** Action: Review Shorefront Development Plan, grant or deny plan approval. Town of Kittery is proposing to construct, renovate and maintain tie-up facilities with features for transient boaters. Improvements will be funded by a federal Boating Infrastructure Grant the Town received. Property is located at Bellamy Lane off Pepperrell Road, Tax Map 27 Lot 49-A, and in the Kittery Point Village base zone and Shoreland and Commercial Fisheries/Maritime Activities Overlay Zones. Agent is Barney Baker PE, Baker Design Consultants.

### **BUSINESS**

**ITEM 2– (30 minutes) –Town Code Amendment – 16.10.9.2 Field Changes and 16.10.9.3 Modifications to an Approved Plan, Title 16, Land Use Development Code.** Discuss what changes may be required to meet the goals determined by the Board.

**ITEM 3– (20 minutes) –Town Code Amendment – Right-Of –Way Plan Review Application, Title 16, Land Use Development Code.** Discuss what changes may be required to meet the goals determined by the Board. A discussion on the town allowance for Right-Of-Way Plan Review and Approval and if modifications to the Code are warranted in order to support planned growth and development goals stated in the Comprehensive Plan.

**ITEM 4– (15 minutes) –Town Code Amendment – 12.04 Excavations, Title 12, Streets, Sidewalks and Public Spaces.** Review amendment and determine to make a recommendation to Town Council. Amend Section 12.04.020 Issuance and record of permits to include the Town Planner along with the Commissioner of Public Works authorized to grant permits for driveway cuts.

**ITEM 5– (10 minutes) –Town Code Amendment – Miscellaneous corrections, Title 16, Land Use Development Code.** Review amendment and consider adding to other code amendments pending public hearing. Correct Section 16.8.10.9.L.4 to include the word “title” rather than “Code” regarding the removal of Real Estate Signs.

**ITEM 6– (20 minutes) – Residential-Rural (R-RL) and Residential-Rural Conservation (R-RC) Zone Standards, Title 16 Land Use Development Code Amendments.** Discuss recent Workshop held May 15. 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-RLC 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-RLC) 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 7 – (20 minutes) - Board Member Items / Discussion**

A. Review the Board’s punch list, update and establish priorities; B Review the By-Law changes suggested by Councilor Dennett; C. Discuss information learned at a recent workshop on municipal planning boards; and D. Other

### **ITEM 8 – (15 minutes) - Town Planner Items:**

A. Status of existing items listed on the Board’s punch list; B. Discuss next steps Quality Improvement Plan providing flexibility in some commercial zones; C. Extend Title 5 Chapter 10 Use of the Public Way to the Commercial C-3 Zone and expand outdoor seating to Yard Setback areas, how to proceed; and D. Other

### **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.*