



## 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 9, 2013**

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

### **CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – April 25, 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 Town 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 Town 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) Kittery Municipal Center/Memorial Park –Modifications to an Approved Plan**

Action: Review final site plan and grant or deny preliminary or final approval. The Town of Kittery in conjunction with the Thresher Memorial Project Group proposes to create a Memorial Park (a.k.a Circle of Honor) on the east-side of Town Hall. The purpose is to enable the recognition of all men and women from Kittery that have given their lives in service to the Nation. Additional work includes: landscape treatment for Memorial Circle and an ornamental base for the Thresher memorial flag pole. The area is located at 200 Rogers Road in the Business Local (B-L) Zone and identified as Map 22 Lot 20A and 20. Project represented by a Thresher Project Group representative.

#### **ITEM 2 - (20 minutes) - Clayton Lane Subdivision - Modification to an Approved Plan Review**

Action: Review subdivision plan, grant or deny preliminary approval. Josh Abbott, owner and applicant proposes to amend the previously approved 4-lot subdivision located off Remicks Lane (Clayton Lane) by dividing two lots, thereby creating 6-lots, and adding two duplexes, yielding a total of 9 dwelling units. The site is identified as Tax Map 65 Lot 12, ±21.4 acres in the Residential - Rural (R-RL) Zone. Agent is Ken Markley, Easterly Surveying, Inc.

### **OLD BUSINESS**

#### **ITEM 3 - (10 minutes) – Lewis Farm 2 – Residential Cluster Subdivision – Street Naming.**

Action: Grant or deny approval for street naming application. Lewis Farm, LLC, owner, seeks final approval for street naming application reviewed and approved by Town Department Officials for the recently approved Lewis Farm Phase II Conservancy subdivision. Property is located off Lewis Road, Map 61, Lots 25 and 29 in the Residential – Rural Zone.

#### **ITEM 4 - (20 minutes) – Desjardins/Old Post Road New Dwelling – Modification to an Approved Plan**

Action: Continue plan review, grant or deny preliminary/final approval. Michael Desjardins, owner and applicant, requests approval to construct a second story addition to the existing office building, for a residential dwelling-unit. 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 5 – (20 minutes) – Yankee Commons Mobile Home Park Expansion – Subdivision Plan Review.**

Action: Continue Review of Preliminary Plan 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 6 – (20 minutes) –Pearson Meadows Cluster Subdivision off Wilson Road – Sketch Plan.**

Action: Continue Sketch Plan Review, discuss site walk, approve Sketch Plan concept if in compliance with Town Code and provide direction to Applicant. Owner Gail Beverly Burns and applicant Chinburg Builders, Inc, is requesting consideration of their plans for an 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.

**ITEM 7– (20 minutes) –Estes Bulk Propane Storage/U.S. Route 1 – Sketch Plan.**

Action: Continue Sketch Plan Review, discuss site walk, approve Sketch Plan concept if in compliance with Town Code and provide direction to Applicant. 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 8– (10 minutes) – Board Member Items: Comments and Discussion**

**ITEM 9– (15 minutes) - Town Planner Items:** A. Board Review Determination for a proposed Modification to an Approved Plan; Green Head Lobsters; C. Other

**NEW BUSINESS**

**ITEM 10 – (10 minutes) –Stone Meadow Cluster Subdivision, Brave Boat Harbor Rd.– Preliminary Plan Review.**

Action: Accept or deny preliminary plan application and schedule site walk and/or public hearing. Owner Acadia Trust, N.A, and applicant Harbor Street LP, is requesting approval of their plans for a 27-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 11 – (10 minutes) –Landgarten/578 Haley Road Renovations – Shoreland Development Plan Review**

Action: Accept or deny plan application and schedule site walk and/or public hearing. Owner and applicant Michael Landgarten is requesting approval of their plans to expand an existing non-conforming building located on Haley Road, Tax Map 26, Lot 36, in the Kittery Point Village and Shoreland Overlay zones. Agent is Jesse Thompson, Kaplan Thompson Architects.

**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.*