



# 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, June 13, 2013

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

### CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – May 23, 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) –Landgarten/578 Haley Road Renovations – Shoreland Development Plan Review

Action: Discuss site walk, hold a public hearing, review plan and grant or deny plan approval. 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.

#### ITEM 2 – (30 minutes) –Stone Meadow Cluster Subdivision, Brave Boat Harbor Rd. – Preliminary Plan Review.

Action: Hold a public hearing review preliminary plan application. 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.

### OLD BUSINESS

#### ITEM 3 – (20 minutes) Kittery Municipal Center/Memorial Park –Modifications to an Approved Plan

Action: Review final site plan and grant or deny preliminary and 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. 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 4 – (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 5– (10 minutes) – Board Member Items: Comments and Discussion

#### ITEM 6– (5 minutes) - Town Planner Items: A. Miscellaneous; B. Other

### NEW BUSINESS

#### ITEM 7 – (15 minutes) –Route 236 Commercial Lot Subdivision, Paolucci Realty – Sketch Plan.

Action: Review application and schedule a site walk if determined necessary. Owner and applicant Peter J. Paul Trustee of Paolucci Realty, is requesting consideration of plans to divide an existing commercial lot located at 93 Route 236, thereby creating a second division within 5 years and requiring subdivision review. The 4.1 acre parcel is located on a portion of Tax Map 28, Lot 14, in the Commercial C-2 Zone. Agent is Tom Harmon, Civil Consultants.

#### ITEM 8 – (10 minutes) –Sowerby Mixed Use Development, Route One – Modification to an Approved Plan.

Action: Accept or deny plan application and schedule a site walk if determined necessary and schedule a public hearing. Owner David Sowerby and applicant Mark Patterson, Patco Construction, is requesting approval to amend previously approved 2008 Site & Subdivision Plan to allow the use of on-site septic and well for residential lots rather to be required to connect to public sewer and water. The 6 lots are located along Adams Road, Tax Map 60, Lots 24-1 through 24-6 in the Residential Rural Zone. Agent is Ken Wood, Attar Engineering, Inc.

#### ITEM 9 – (10 minutes) –Knutel/56 Chauncey Creek Road – Shoreland Development Plan Review

Action: Accept or deny plan application and schedule site walk and/or public hearing. Owner and applicant Philip Knutel is requesting approval of their plans to expand an existing non-conforming building located on Chauncey Creek Rd., Tax Map 44, Lot 55, in the Kittery Point Village and Shoreland Overlay zones. Agent is Architect Tom Emerson, Studio B-E.

### 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.