



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, August 22, 2013 6:00 P.M. to 10:00 P.M.

CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES–6/27; 7/11; 7/25; 8/8

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.

PUBLIC HEARING/OLD BUSINESS

ITEM 1 – (15 minutes) – Town Code Amendment - Title 16 Land Use Development Code. Discuss proposed minor amendments and make a recommendation to Town Council. Amendments are proposed to the following:

- 1) 16.8.9.4.M Off -Street Parking Standards. Replace “Board of Appeals” with “Town Planning Board”.
- 2) 16.8.10.9.L.4 Signs Allowed Without a Sign Permit – Real Estate Signs. Replace “Code” with “title”.
- 3) 16.10.9.1.4.B Approved Plan Expiration; Replace “or” with “and”.

ITEM 2 – (15 minutes) – Town Code Amendment – Title 16.10.8.2.1 Conditions — General. Discuss proposed amendment and make a recommendation to Town Council. The amendment includes off-site improvements related to development as a condition of planning board approval.

ITEM 3 – (15 minutes) – Town Code Amendment – Title 16.10.9.2 Field Changes.

Discuss proposed amendment and make a recommendation to Town Council. The amendment proposes to remove 16.10.9.2.A. *Minor* and all references to the term *major* in 16.10.9.2.

ITEM 4 – (15 minutes) – Town Code Amendment – Title 12.1 Excavations. Discuss proposed amendment and make a recommendation to Town Council. Amend Section 12.1.2 Issuance and Record of Permits to include review by the Town Planner and Code Enforcement Officer prior to the Commissioner of Public Works issuing permits for driveway cuts.

OLD BUSINESS

ITEM 5– (15 minutes) – Town Code Amendment – Title 16, Chapter 11, Marine Development.

Discuss proposed amendment and make a recommendation to Town Council. Amendments include changes to procedures allowing for Port Authority application submittal prior to obtaining State and Federal permit approvals.

ITEM 6 – (10 minutes) - Board Member Items / Discussion

- A. Sowerby Re-Consideration; B. Review punch list, update and establish priorities; C. Review By-Law changes; D. Discuss workshop on municipal planning boards; and E. Other

ITEM 7 – (15 minutes) - Town Planner Items: A. Woodside Meadows Estate Street Naming Application; B. Residential Growth Management; C. Quality Improvement Overlay Zone; and D. Other

NEW BUSINESS

ITEM 8– (20 minutes) – Town Code Amendment – Title 16.7.8 Land Not Suitable for Development.

A discussion on the applicability the *Soil Suitability Guide for Land Use Planning in the State of Maine* referenced in Title 16.7.8.1 Locations of Sewage, item 5, which pertains to soils related to septic sewage.

ITEM 9– (20 minutes) – Town Quality Improvement Plan for Wastewater Management (Sewer Plan) – Phase II and III Plan Review. Action: Plan Review and Recommendation to Town Council. The Kittery Sewer Services Department requests approval for the general concept plan for Phase II and III as the basis for subsequent specific preliminary and final plan review and approval. Previously the Town Planning Board approved the general concept plan for the Infrastructure Improvement and Phase I (Extension from the treatment facility, I-95 undercrossing, Business Park/236 to Stevenson Road) portions of the WM Plan. Phase II includes extensions north of Route 236 in the Shapleigh Neighborhood and Phase III includes extensions south of 236 on Martin Road. Town Representative is Superintendent of Wastewater Services, George Kathios.

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.