



# 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, August 8, 2013 6:00 P.M. to 10:00 P.M.

### CALL TO ORDER – ROLL CALL – PLEDGE TO THE FLAG– APPROVAL OF MINUTES – 6/27; 7/11; 7/25/2013

**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– (30 min.) –68 Chauncey Creek Road Replacement Structure – Shoreland Development Plan Review.

Action: Approve Site Walk minutes and grant or deny plan approval. John Rummeler, owner and applicant, requests approval to replace and expand an existing structure at the property located at 68 Chauncey Creek Road, Tax Map 45, Lot 72, Residential – Kittery Point Village Zone and Shoreland Overlay Zone. Agent Ken Markley, Easterly Survey, Inc

#### ITEM 2 – (30 min.) – Rt. 236 Commercial Lot Development— Paolucci Realty –Subdivision Preliminary Plan Review.

Action: Grant or deny preliminary plan approval. 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.

### OLD BUSINESS

#### ITEM 3 – (30 min.) – Yankee Commons Mobile Home Park Expansion – Subdivision Preliminary 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 4 – (30 min.) –Stone Meadow Cluster Subdivision, Brave Boat Harbor Rd. – Subdivision Preliminary Plan Review.

Action: Continue with preliminary plan review, schedule a second public hearing. Owner Acadia Trust, N.A, and applicant Harbor Street LP, is requesting approval of their plan 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 and Resource Protection Overlay zones. Agent is Jeff Clifford, Altus Engineering, Inc.

#### ITEM 5 – (20 min.) –Fernald Road Residential Cluster Subdivision, AMP Realty Holdings LLC – Sketch Plan Review .

Action: Continue Sketch Plan Review and determine conformance with Code. Owner and applicant Peter J. Paul Trustee of AMP Realty Trust, is requesting consideration of plans to develop a multi-family cluster subdivision. The approximately 18 acre parcel is located on a portion of Tax Map 28, Lot 14, in Residential Suburban Zone with portions in the Commercial C-2 zone and Resource Protection Overlay Zone. Agent is Tom Harmon, Civil Consultants.

#### ITEM 6– (10 min.) – Board Member Items: A. Sowerby- Reconsideration of Closing Motion; B. Comments and Discussion;

#### ITEM 7– (5 min.) - Town Planner Items: A. Miscellaneous; B. Other

### NEW BUSINESS

#### ITEM 8 –(10 min.)–Pearson Meadow Cluster Subdivision off Wilson Rd – Acceptance Review of Prelim. Plan Application.

Action: Accept or Deny Preliminary Plan Application, schedule a Site Walk and/or a Public Hearing. Owner Gail Beverly Burns and applicant Chinburg Builders, Inc, is requesting consideration of their plans for a cluster subdivision, ten new lots and one reserved lot on a 24.5 acre parcel at 60 Wilson Road., Tax Map 54, Lot 14, Residential-Rural, with and Resource Protection Overlay zones. Agent is Jeff Clifford, Altus Engineering, Inc.

#### ITEM 9 – (10 min.) – Knight Ave Shoreland Development Plan Review – Acceptance Review of Plan Application.

Action: Accept or Deny Plan Application, schedule a Site Walk and/or a Public Hearing. Owner and applicant Knights of Kittery LLC, requests approval to replace and expand an existing structure located above an existing pier on the property located at 4 Knight Avenue, Tax Map 4, Lot 67, Mixed Use- Kittery Foreside Zone and Shoreland and Commercial Fisheries Overlay Zones.

#### ITEM 10– (10 min.) – Whipple Road – Shoreland Development Plan Review – Acceptance Review of Plan Application.

Action: Accept or Deny Plan Application, schedule a Site Walk and/or a Public Hearing. Owner and applicant Jeffrey & Deborah Kolod requests approval to replace and expand an existing structure and construct associated improvements on the property located at 92 Whipple Road, Tax Map10, Lot 19, Residential–urban Zone and 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.