



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, January 23, 2014

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

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 1/9/2014

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.

OLD BUSINESS

ITEM 1 – (20 minutes) Town Code Amendment - Chapter 7, Article 3 Nonconformance, Title 16 Land Use Development Code. Action: review amendment and schedule a public hearing Amendment includes changes to 16.7.3.5.10. *Contiguous Non-Conforming Lots* that would allow for more consistent adjustment to lot-lines. Applicants Mary Thron and Ray Arris, Kittery residents.

ITEM 2 – (20 min) – Town Code Amendment – Title 16.7 Sewer System and Septic Disposal and 16.9.1.4 Soil Suitability. Action: review amendment and schedule a public hearing. Amendments to the Town Code to address soil suitability as it pertains to septic disposal systems and other development.

ITEM 3 – (45 min) – Town Code Amendment – Title 16.7.8 Land Not Suitable for Development. Action: review amendment and schedule a public hearing. An amendment to the Town Code to address the applicability of 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. The proposed amendment also includes changes to the net residential area calculations.

ITEM 4 – (15 minutes) - Board Member Items / Discussion

A. Review By-Law changes; B. Discuss legal issues associated with Waivers; C. Punch List Item ‘Non-Conforming Structure Replacement outside the Shoreland Zone’; D . Other

ITEM 5 – (15 minutes) - Town Planner Items:

- A. Town Code Amendments- Quality Improvement Overlay Zone; Outdoor Seating; and others
- B. Town Comprehensive Plan Update Status
- C. Other Town Comprehensive Plan Implementation Activities
- 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.*