



# 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, April 24, 2014 6:00 P.M. to 10:00 P.M.

### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 4/10/2014

**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.

### PUBLIC HEARING/OLD BUSINESS

**ITEM 1 – (15 minutes) – Town Code Amendment – Chapter 2, Definitions, Chapter 3, Article 2, Section 17 Shoreland Overlay Zone, Chapter 7, Article 3 Nonconformance and Chapter 8, Article 28 Single and Duplex Family Dwellings in the Shoreland Overlay Zones in Title 16 Land Use Development Code.** Action: hold public hearing, review amendment and make recommendation to Town Council for adoption. Amendment includes changes to the town's Shoreland zoning to comply with the Maine Department of Environmental Protection 2000 and 2010 conditional approvals.

### OLD BUSINESS

**ITEM 2 – (15 minutes) – Town Code Amendment – Title 16.7.8 Land Not Suitable for Development.**

Action: review amendment and make recommendation to joint workshop with Town Council, 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 and associated definitions, Title 16.2.2.

**ITEM 3 – (45 min.)– Estes Bulk Propane Storage/U.S. Route 1 –Preliminary Site Plan Review**

Action: review and approve findings of fact, Owner M&T Reality, Applicant Estes Oil & Propane Company, propose a 60,000 gallon bulk propane storage facility at their property south of 506 U.S. Route 1, Tax Map 67, Lot 4, Mixed Use, Residential Rural and Shoreland and Resource Protection Overlay zones. Agent is Edward Brake, ATTAR Engineering.

**ITEM 4 – (30 minutes) - Board Member Items / Discussion**

- A. Action List; B. Code Amendments for May 5<sup>th</sup> Joint Workshop with Town Council;
- C. Committee Updates; D. Other.

**ITEM 5 – (30 minutes) - Town Planner Items:**

- A. Town Code amendment related to Quality Improvement Overlay Zone.
- B. Town Code amendment related to off-site right-of-way improvements.
- C. Town Code amendment related to standards for sign character and appearance.
- D. Other

### NEW BUSINESS

**ITEM 6 – (15 min.)– Quality Improvement Plan for Kittery Shore and Harbors**

Action: review and schedule a public hearing, Town advisory committee is transmitting draft plan for Town Planning Board review, hearings and recommendation to Town Council for adoption. The QIP Plan is a specific plan that includes goals/policies and implementation strategies for improving/protecting the Town's shores and harbors. Town Planner, Gerald R. Mylroie, ACIP and consultant, Jonathan C. Edgerton, PE, Wright-Pierce will make a presentation.

**ITEM 7 – (15 min.)– Sarah Mildred Long Bridge Plan** Action: review and forward comments to Town Council / MDOT. MDOT has completed the 60% phase of the final construction plans for the SML Bridge. The plan includes the site improvements on the Kittery side of the bridge including a new signalized intersection at Bridge Street and related Route 1 By Pass and neighborhood street improvements. Town Planner, Gerald R. Mylroie, AICIP will describe the plan.

**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.