



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, June 12, 2014 6:00 P.M. to 10:00 P.M.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 5/22/2014

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 min.) – Work related to Pump Station 21 – Shoreland Development Plan Review.

Action: Hold a public hearing, approve or deny development plan. Owner Town of Kittery and applicant Kittery Wastewater Treatment Department, is requesting consideration of their plan to install a generator and associated concrete pad at a sewer pump station opposite 375 U.S. Route One on town property abutting the right-of-way, adjacent to Tax Map 47, Lot 24A, Commercial 3 (C-3) Zone and Shoreland Overlay Zone. Agent is George Kathios, Superintendent of Sewer Services.

ITEM 2 – (20 min.)– Shepard’s Cove Subdivision – Modification to an Approved Plan – Preliminary Plan Review.

Action: Hold a public hearing, approve or deny preliminary plan. Owner and applicant DLJ Corp., is requesting consideration of their plans to amend the previously approved 2004 subdivision plan, replacing a proposed 24 unit building with detached 5 single-unit buildings at their Elderly Housing Facility located off Rogers Road, Tax Map 22, Lot 21, Residential-Urban Zone and Shoreland Overlay Zone. Agent is Lewis Chamberlain, P.E., Attar Engineering, Inc.

OLD BUSINESS

ITEM 3 – (20 min.) – Watts Cluster Subdivision – Brave Boat Harbor Road — Sketch Plan Review

Action: Review and approve concept if in compliance with Town Code and provide direction to Applicant. Owner and Applicant Jonathon & Kathleen Watts is requesting consideration of their plans for a 4-lot cluster subdivision at 143 Brave Boat Harbor Road, Tax Map 63, Lot 19, Residential Rural Zone, with a portion in the Shoreland Overlay Zone. Agents are Ken Markley, Easterly Surveying, Inc.

ITEM 4 – (30 min.)–Pearson Meadow Cluster Subdivision –Final Plan Review.

Action: Review and grant or deny final plan. Owner Gail Beverly Burns and applicant Chinburg Builders, Inc, is requesting consideration of their plans for a cluster subdivision to include nine new lots and one reserved lot on a 24.5 acre parcel located at 60 Wilson Road., Tax Map 54, Lot 14, within the Residential-Rural Zone and Resource Protection Overlay Zone. Agent is Jeff Clifford, P.E., Altus Engineering, Inc.

ITEM 5 – (20 min.) – Old Armory Way Mixed Use Development — Sketch Plan Review

Action: Review and approve concept if in compliance with Town Code and provide direction to Applicant. Owner and Applicant Ken McDavitt is requesting consideration for plans to construct a 3-unit residential condominium with 12 commercial boat slips at the shorefront located at 15 Old Armory Way, Tax Map 4, Lot 51, and within the Mixed Use Kittery Foreside Zone and the Shoreland and Commercial Fisheries/Maritime Activities Overlay Zones. Agent is Edward Brake, Attar Engineering, Inc., Eliot, Maine.

ITEM 6 – (15 minutes) - Board Member Items / Discussion

ITEM 7 – (15 minutes) – Town Planner Items: A. MS4 Stormwater Questionnaire; B. Town Code Quality Improvement Overlay Zone; C. Memorial Circle Plan – Status; D. Kittery Foreside; E. Signs; F. FEMA – Flood Insurance Risk Maps Status; G. Capital Improvement Program Projects; H. Town Code Outdoor Seating Program Extension; and I. Other

NEW BUSINESS

ITEM 8– (15 minutes) - Knutel/56 Chauncey Creek Rd – Modification to an Approved Plan - Shoreland Development 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.

ITEM 9 – (20 minutes) - Beatrice Way –Subdivision– Sketch Plan Review

Action: Review and approve concept if in compliance with Town Code and provide direction to Applicant. Owner Operation Blessing LP, and applicant Richard Sparkowich, propose a 5-lot subdivision of remaining land from the previously approved 3-lot subdivision located between Highpoint Circle and Kittree Lane. The site identified as Tax Map 61 Lot 08, ±65 acres, in the Residential - Rural (R-RL) Zone. Agent is Ken Markley, Easterly Survey Inc.

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.