



# KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904

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## AGENDA for Thursday, November 13, 2014 6:00 P.M. to 10:00 P.M.

### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 10/23/2014

**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 HEARINGS/OLD BUSINESS

**ITEM 1**–(30 MIN) – **84 Pepperrell LLC -- Shoreland Development Plan Review** - Action: Hold public hearing, review, and approve or deny plan approval. Owner 84 Pepperrell LLC and applicant Jonathan MacDougal are requesting approval of their plans to reconstruct expand an existing non-conforming building located at 84 Pepperrell Rd., Tax Map 27, Lot 51, in the Kittery Point Village and Shoreland Overlay zones.

**ITEM 2**–(30 MIN) – **62 Pepperrell Cove LLC -- Shoreland Development Plan Review** - Action: Hold public hearing, review, and approve or deny plan approval. Owner Pepperrell Cove LLC and Applicant Michael McCuddy is requesting approval of their plans to expand an existing non-conforming building located at 62 Pepperrell Rd., Tax Map 18, Lot 46, in the Kittery Point Village and Shoreland Overlay zones.

**ITEM 3**–(30 MIN) – **Deuell Revocable Trust -- Shoreland Development Plan Review** - Action: Hold public hearing, review, and approve or deny plan approval Owner Deuell Revocable Trust and Applicant Peter Whitman are requesting approval of their plans to replace an existing non-conforming building located at 70 Chauncey Creek Rd., Tax Map 45, Lot 70, in the Kittery Point Village and Shoreland Overlay zones.

### OLD BUSINESS

**ITEM 4**–(15 MIN) – **Betty Welch Road Cluster Subdivision - Sketch Plan Review** - Action: Approve Site Walk minutes, grant or deny concept approval or continue application. Landmark Properties, LTD., owner and Chinburg Builders, Inc., applicant, proposes to develop a 24-lot single family cluster subdivision on 86.5 +/- acres. The site is identified as Tax Map 22 Lots 2A & 8 in the Residential Rural and Shoreland Overlay Zones. Agent is Jeff Clifford, P.E., Attar Engineering.

**ITEM 5** –(30 MIN.)– **Brave Boat Conservation at Sawyer Lane – Cluster Subdivision —Final Plan Review** - Action: review and grant or deny final plan approval. Owner and Applicant Jonathon & Kathleen Watts are 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 6** – (10 MIN) - **Board Member Items / Discussion**

**ITEM 7** – (10 MIN) – **Town Planner Items:** 1) Kittery Foreside Committee; 2) KACTS Route One By-Pass Study; and 3) Other.

### NEW BUSINESS

**ITEM 8** – (20 MIN) - **Cheatham Shoreland Development Plan** - Action: Accept or deny plan application; schedule site walk and/or public hearing. Linda Cheatham, owner/applicant; Holly Bowdoin and Art Feith, Pearson Traditional Design, agents request approval to remove an existing detached garage and construct a new garage with attached breezeway at 144 Pepperrell Road, Kittery Point, Tax Map 36, Lot 80, in the Residential-Kittery Point Village and Shoreland Overlay Zones.

**ITEM 9** – (20 MIN.)– **Town of Kittery – Public Sewer Extension Project — Wetland Alteration Plan Review**  
Action: review and grant or deny plan approval. Owner and Applicant Kittery Wastewater Treatment Department is requesting consideration of their plans to temporarily impact wetlands as part of expanding public sewer through a CMP corridor located between Route 236 and I-95, Tax Map 12, Lot 03-1 and Map 21, Lot 18, in the Business Park Zone. Agent is Kleinfelder Engineers..