



# 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, June 11, 2015

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

### CALL TO ORDER

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES – 5/28/2015 MEETING and 6/2/2015 SITE WALKS

**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

#### ITEM 1 – Yankee Commons Mobile Home Park Expansion – Subdivision Preliminary Plan Review

Action: hold a public hearing, approve or deny preliminary plan. Owner/applicant Real Property Trust Agreement requests consideration of plans for a 78-lot expansion of the Yankee Commons Mobile Home Park for the property located at US Route 1, Tax Map 66, Lot 24 in the Mixed Use (MU) and Residential – Rural (R-RL) Zones. Agent is Thomas Harmon, Civil Consultants.

#### ITEM 2 – 9 Mill Pond Road – Shoreland Development Plan Review

Action: hold a public hearing; approve or deny plan. Owners/applicants Eric Stites and Katherine Peternell request consideration of a shoreland development plan for an addition to and second story expansion of an existing, nonconforming single-family dwelling located at 9 Mill Pond Road, Tax Map 23, Lot 6A in the Residential – Urban (R-U), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones. Agent is Tom Emerson, Studio B-E.

### NEW BUSINESS

#### ITEM 3 – State Road Mixed Use Development – Preliminary Site Plan Completeness Review

Action: accept or deny preliminary plan application, schedule a public hearing. Owner/applicant Aaron Henderson, HGC, LLC requests consideration of plans for a mixed use development consisting of three (3) commercial office units and five (5) single family residential units at 42 State Road, Tax Map 3, Lots 5, 6, and 7 in the Business – Local 1 (B-L1) Zone. Agent is Jeff Clifford, Altus Engineering, Inc.

#### ITEM 4 – 28 Island Avenue – Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owner/applicant Diane Knight requests consideration of a shoreland development plan for a second story expansion of an existing, nonconforming single-family dwelling located at 28 Island Avenue, Tax Map 1, Lot 9 in the Residential – Urban (R-U) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Anne Whitney, Architect.

#### ITEM 5 – 89 Route 236 – Sketch Site Plan Review

Action: approve or deny sketch plan. Owner/applicant Rockwell Homes, LLC requests consideration of a sketch site plan for a single, 2,520-square-foot building containing business and professional offices and a drive-through-only restaurant at 89 Route 236, Tax Map 28, Lot 14-2 in the Commercial 2 (C-2) Zone. Agent is Ryan McCarthy, Tidewater Engineering & Surveying, LLC.

#### ITEM 6 – 43 Tower Road – Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owner/applicant Theodore H. Curtis Trust requests consideration of a shoreland development plan for a 396-square-foot garage addition to an existing, nonconforming

single-family dwelling located at 43 Tower Road, Tax Map 58, Lot 34 in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250') and Resource Protection Overlay (OZ-RP) Zones. Agent is Ken Markley, North Easterly Surveying, Inc.

**ITEM 7 – 73 Tower Road – Shoreland Development Plan Review**

Action: accept or deny plan application, approve or deny plan. Owner/applicant Robert Ramos requests consideration of a shoreland development plan to demolish an existing, non-conforming single-family dwelling and construct a new, more conforming single-family dwelling at 73 Tower Road, Map 58, Lot 42 in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250') and Resource Protection Overlay (OZ-RP) Zones. Agent is Robert MacDonald, Detail Design Builders, LLC.

**ITEM 8 – Board Member Items / Discussion**

- A. Committee Updates
- B. Other

**ITEM 9 – Town Planner Items:**

- A. TBD

**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 CONTACT STAFF AT (207) 475-1323.