



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, July 9, 2015

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

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 6/25/2015

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 – 42 State Road Mixed Use Development – Preliminary/Final Site Plan Review

Action: hold a public hearing; approve or deny plan. 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) 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 2 – 73 Tower Road – Shoreland Development Plan Review

Action: hold a public hearing; approve or deny plan. Owners/applicants Robert & Megan Ramos request 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 (Tax 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.

NEW BUSINESS

Item 3 – 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 360-square-foot garage and 48-square-foot breezeway 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 4 – Hampton Inn and Suites – Preliminary Site Plan Completeness Review

Action: accept or deny plan application; schedule a public hearing. Owner Kittery Trading Post Shops, LLC and applicant 275 US Route 1, LLC request consideration of a site plan for redevelopment of 4.12 acres, consisting of an 83-room hotel, located at 275 US Route 1 (Tax Map 30, Lot 41) in the Commercial – 1 (C-1) and Resource Protection Overlay (OZ-RP) Zones. Agent is Ryan Plummer, Two International Group.

Item 5 – Spruce Creek Ventures, II – Minor Subdivision Sketch Plan Review

Action: approve or deny sketch plan. Owner/applicant Spruce Creek Ventures II requests consideration of a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential – Urban (R-U) Zone. Agent is Chris Wilber, Chris Wilber Consulting.

See next page

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.

Item 6 – 42 Pepperrell Road – Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owners/applicants Brian and Jan Rodonets request consideration of a shoreland development plan for replacing a porch and walkway with a mudroom, adding 80 square feet to the existing office and garage at 42 Pepperrell Road (Tax Map 18, Lot 27) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zone. Agent is Brian Rodonets, Coastal Architects.

ITEM 7 – Board Member Items / Discussion

- A. Committee Updates
- B. Other

ITEM 8 – Town Planner Items:

- A. TBD

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