



## 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, August 20, 2015 6:00 P.M. to 10:00 P.M.

#### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 7/23/2015

**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 – Hampton Inn and Suites – Preliminary/Final Site Plan Review

Action: hold a public hearing, approve or deny preliminary/final site plan. 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.

#### OLD BUSINESS

##### ITEM 2 – Fernald Road Multi-Family Subdivision – Cluster Subdivision Final Plan Review

Action: approve or deny plan. Owner and applicant Peter J. Paul, Trustee of AMP Realty Holdings, LLC, requests consideration of plans to develop a multi-family residential cluster subdivision consisting of three duplexes and a triplex. The approximately 18-acre parcel is located on Tax Map 28, Lot 14 with frontage along Fernald Road in the Residential – Suburban (R-S) Zone with portions in the Commercial – 2 (C-2) and Resource Protection Overlay (OZ-RP) Zones. Agent is Tom Harmon, Civil Consultants.

#### NEW BUSINESS

##### ITEM 3 – Good To-Go, 484 US Route 1 – Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owner/applicant Cape House Management, LLC requests consideration of plans for a 1,400 square foot addition of production space and associated parking to an existing, non-conforming mixed-use structure containing a commercial kitchen. The 4.46-acre lot is located at 484 US Route 1 (Tax Map 67, Lot 9) in the Mixed Use (MU) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Ken Wood, Attar Engineering.

##### ITEM 4 – Rockwell Homes, 89 Route 236 – Preliminary Site Plan Completeness Review

Action: accept or deny plan application; schedule a public hearing. Owner/applicant Rockwell Homes, LLC request consideration of plans for a single, 2,520-square-foot building containing business offices and a showroom 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 5– Kolad Seawall Replacement–Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owner/applicant Jeffrey and Deborah Kolad requests consideration of plans for replacement of an existing seawall and the expansion of a waterfront shed. The 0.45-acre lot is located at 92 Whipple Road (Tax Map 10, Lot 19) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Barney Baker, Baker Design Consultants.

##### ITEM 6– Kittery Point Yacht Yard Renovations –Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owner and applicant MGX, LLC a.k.a Kittery Point Yacht Yard, Corp. requests consideration of plans for replacement of an existing marine railway with an at-grade boat ramp requiring fill within the intertidal zone. The 1.3-acre lot is located at 48 Bowen Road (Tax Map 17, Lot 10) in the Residential-Urban (R-U) and Shoreland Overlay (OZ-SL) and Commercial Fisheries/Maritime Activities (OZ-CMFU) Overlay Zones. Agent is Barney Baker, Baker Design Consultants.

##### ITEM 7– Board Member Items / Discussion

A. Committee Updates

B. Other

##### ITEM 8 – 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.*