



# 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, September 10, 2015

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

### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 8/20 & 8/27/15

**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 – Rockwell Homes, 89 Route 236 – Preliminary Site Plan Review

Action: hold public hearing, approve or deny preliminary plan 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 2 – Kolod Seawall Replacement–Shoreland Development Plan Review

Action: hold public hearing, approve or deny plan. Owner/applicant Jeffrey and Deborah Kolod 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 3 – Kittery Point Yacht Yard Renovations –Shoreland Development Plan Review

Action: hold public hearing, 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.

### OLD BUSINESS

#### ITEM 4 – Yankee Commons Mobile Home Park Expansion – Subdivision Preliminary Plan Review

Action: approve or deny preliminary plan. Owner/applicant Stephen A. Hynes 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 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.

### NEW BUSINESS

#### ITEM 6 – Weathervane-Badgers Is. Redevelopment — Subdivision/Shoreland Development – Sketch Plan Review

Action: approve or deny sketch plan. Owner Gagner Family Limited and applicant Stephen Kelm requests consideration of a 7-dwelling subdivision of 0.8 acres located at 31 Badgers Island West (Tax Map 1, Lot 31) in the Mixed Use – Badgers Island (MU-BI) Zone and Shoreland Overlay (OZ-SL) and Commercial Fisheries/Maritime Activities (OZ-CMFU) Overlay Zones. Agent is Eric D. Weinrieb, P.E., Altus Engineering.

#### ITEM 7 – Board Member Items / Discussion A. TBD

#### 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.