



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, January 14, 2016

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

CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 11/19/2015 & 12/10/2015

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.

OLD BUSINESS

ITEM 1 – Rockwell Homes, 89 Route 236 – Final Plan Review

Action: Approve or deny final 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.

NEW BUSINESS

ITEM 2 – 3 Knight Ave – Shoreland Development Plan Review

Action: Accept or deny plan application; Approve or deny plan. Owner/applicant Christopher G. Eckel requests consideration of plans to remove and reconstruct an unattached garage and implement several improvements to the lot including a stairway, two pathways, and a retaining wall within 75 feet of a protected water body. The lot is located at 3 Knight Ave (Tax Map 4 Lot 70) in the Mixed Use – Kittery foreshore (MU-KF) and Shoreland Overlay (OZ-SL-250') zones. Agent is Ken Markley, North Easterly Surveying.

ITEM 3 – 32 Seapoint Rd – Shoreland Development Plan Review

Action: Accept or deny plan application; Approve or deny plan. Owner/Applicant Pop held, Inc requests consideration of plans to expand the principle dwelling unit located at 32 Seapoint Rd (Tax Map 64 Lot 27) in the Residential – Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SL-250') zones. Agent is Ken Markley, North Easterly Surveying.

ITEM 4 - Town Code Amendments – 16.8.11 - Cluster Residential and Cluster Mixed-Use Development. (Ordained 9/24/2012; effective 10/25/2012); 16.8.11.1 Purpose; 16.8.11.3 Dimension Standards Modifications; 16.8.11.5 Application Procedure; 16.8.11.6 Standards; 16.8.20.1 Green S trip

Action: review amendment and schedule a public hearing. The proposed amendments provide clarity with regard to open space and other requirement standards in cluster residential and cluster mixed-use development

ITEM 5 – Town Code Amendments – 16.10.3 – Development Plan Review and Approval Process; 16.10.3.2 Other Development Review; 16.10.3.4 Shoreland Development Review; 16.10.10 Shoreland Development Review; 16.10.10.1 Permits Required; 16.10.10.1.2 Permit Application; 16.10.10.2 Procedure for Administering Permits

Action: review amendment and schedule a public hearing. The proposed amendments address plan review procedures for development applications located in the Shoreland Overlay Zone.

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 – Town Code Amendments – 16.2 Definitions; 16.8.8.2.3 Applicability; 16.10.7.2 Final Plan Application Submittal Content

Action: review amendment and schedule a public hearing. The proposed amendments provide clarity with regard to a Municipal Separate Storm Sewer System (MS4) regulation for a Post-Construction Stormwater Management Plan.

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)

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