



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, November 17, 2016

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

CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – 10/27/2016

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 - 450 U.S. Route 1 – Site Plan Review

Action: Hold a public hearing. Approve or Deny Preliminary Plan. Owner/Applicant Kitterydom, LLC requests consideration to develop a two-unit commercial building on an approximately 19 acre vacant lot located at 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use (MU) Zone. Agent is Paul Avery, Oak Consulting Group, LLC.

ITEM 2 – 24 Goodwin Road – Shoreland Development Plan Review

Action: Hold a public hearing. Approve or deny plan. Owner/applicant Greg and Laurie Smith request consideration to demolish and reconstruct a nonconforming structure in an expanded footprint within the 100-foot setback located at 24 Goodwin Road (Tax Map 58 Lot 19) in the Shoreland Overlay (SH-OZ-250') and Residential – Rural Conservation (R-RLC) Zones. Agent is Tom Emerson, Studio B-E.

NEW BUSINESS

ITEM 3 – 412 Haley Road – Cluster Subdivision Preliminary Plan – Completeness Review

Action: Accept or deny application. Schedule a public hearing. Owner Marilyn Mann & James Smith, and applicant, Green & Company, requests consideration of a 12-lot cluster subdivision located at 412 Haley Road (Tax Map 34 Lot 3) in the Residential-Rural (R-RL) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Joseph Coronati, Jones and Beach Engineers, Inc.

ITEM 4 - 8 Lawrence Lane – Shoreland Development Plan – Special Exception Request

Action: Accept or deny application. Approve or deny plan. Owner, James P. Austin, Trustee, and applicant, Heather & Sto Austin, request consideration of a minor home occupation located at 8 Lawrence Lane (Tax Map 18 Lot 34) in the Residential-Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Tom Harmon, Civil Consultants.

ITEM 5 - 74 State Road – Sketch Plan Review

Action: Accept or deny application. Approve or deny sketch plan. Owner PB 'R' Us, and applicant, Christopher Baudo request consideration of a mixed use complex located at 74 State Road (Tax Map 8 Lot 41A) in the Business Local (B-L) Zone.

ITEM 6 – Board Member Items / Discussion

A. Other

ITEM 7 – Town Planner Items

A. Other

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.