



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 14, 2016

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

CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – 6/9/2016 & 6/23/2016

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

ITEM 1 – Durgin Pines Nursing Home– Modification to an Approved Plan Review

Action: Accept or deny plan application. Schedule a public hearing. Owner Kittery Commons, LLC and Applicant Durgin Pines requests approval for a 2nd plan modification to the 2008 approved amended site plan for Durgin Pines nursing home, located at 9 Lewis Road (Tax Map 61 Lot 27) in the Mixed-Use zone, representative is Ryan Mattuchio, Durgin Pines.

ITEM 2 – 17 Island Ave – Shoreland Development Plan Review

Action: Hold a public hearing. Approve or deny plan. Owner/applicant Shelley Wieler requests consideration of plans to demolish and reconstruct, in an expanded footprint, an existing single-family dwelling, located within the 100-foot setback from a protected water body. The site is located at 17 Island Ave (Tax Map 1 Lot 8) in the Residential-Urban (R-U) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Doug Greene, Port City Design.

ITEM 3 – 43 Thaxter Lane – Shoreland Development Plan Review

Action: Hold a public hearing; Approve or deny plan. Owner/Applicant William Kules requests consideration for plans to construct a single family dwelling on a vacant parcel located at 43 Thaxter Lane (Tax Map 64 Lot 11A) in the Residential – Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SH-250') and Resource Protection (OZ-RP) Zones. Agent is Thomas Harmon, Civil Consultants.

OLD BUSINESS

ITEM 4 – 2 Follett Rd – Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owner/applicant Don and Merry Craig request consideration to expand a single-family dwelling within the 100-foot setback from a protected water body located at 2 Follett Road (Tax Map 18 Lot 36) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Deane Rykerson, Rykerson Architecture.

NEW BUSINESS

ITEM 5 – 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 remove a screened porch and expand an existing kitchen located within the setback from a tidal wetland, and modify their previously approved plan, located at 32 Seapoint Road (Tax Map 64 Lot 27) in the Residential-Rural Conservation (R-RLC) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Ken Markley, North Easterly Surveying.

ITEM 6 – 450 U.S. Route 1 – Sketch Plan Review

Action: Accept or deny application; Approve or deny sketch plan Owner/Applicant Boston Pie, Inc. requests consideration to develop a two-unit commercial building on a 19.58 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.

(Continued on other side)

ITEM 7 – 91 Route 236 – Major Modification to an Approved Plan – Completeness Review

Action: Accept or deny plan application. Schedule a Public Hearing. Owner, Synergy Storage Structures, LLC, and applicant, Camall, LLC. requests approval for a plan modification to the 2014 approved plans to construct a single, 25,200 square foot building containing a self-storage business office and storage area located at 91 Route 236 (Tax Map 28, Lot 14-1) in the Commercial (C-2) Zone. Agent is Lew Chamberlain, Attar Engineering.

ITEM 8 – Board Member Items / Discussion; TBD

ITEM 9 – Town Planner Items; 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.