

**Town of Kittery
Planning Board Meeting
July 14, 2016**

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.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Review	Scheduled for 3/10/2016	PENDING
YES	Site Visit		
YES	Preliminary Plan Review Completeness/Acceptance		
YES	Public Hearing		
YES	Preliminary Plan Approval		
YES	Final Plan Review and Decision		

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval** related to the **Findings of Fact** along with **waivers and variances (by the BOA)** must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. **PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

This is the first, conceptual review of a plan to develop a two-unit commercial building, to be occupied by a Domino’s Pizza and a second coffee shop, or similar high-turnover restaurant on a lot located at the corner of Route 1 and Lewis Road in the Mixed Use Z one.

Staff Review

1. The parcel is a vacant lot, 19.58 acres in size in the Mixed Use zone. The sketch plan provided in the application focuses on the northwesterly corner of the lot.
2. The applicant reports most of the lot is not buildable due to wetlands. Buildable area is reported as approximately 3 acres; however this has not been verified through wetland delineation. Wetland mapping, as depicted on the sketch plan, was obtained from an AutoCAD drawing file.
3. The proposed use of restaurants is a permitted use in the Mixed-Use zone.
4. The parcel meets all the space and dimensional standards as outlined in the base zone (16.3.2.13). The sketch plan depicts all front, side and wetland setbacks.

Parking

5. The sketch plan depicts 43 parking spaces. The parking requirement for restaurants is one space per every three seats, with seating calculated by dividing the total floor area with customer access by 15. The presumed coffee shop includes a drive-through window and must have a minimum of 15 parking spaces, plus 1 space per every three seats, with seating calculated the same as restaurants. The sketch plan does not include a proposed floor plan(s); therefore the total number

of parking spaces required cannot be verified. Based on 43 parking spaces, Staff estimates the cumulative customer accessible area would be limited to 1,260 square feet.

6. The required minimum number of accessible spaces for a parking lot size of 26-50 spaces is 2 spaces. The sketch plan depicts two accessible spaces.
7. Parking area meets the required wetland setback of 75-feet, as outlined in Table 1 of 16.9

Signs

8. The sketch plan depicts one sign located at the corner of Route 1 and Lewis road. Each development is permitted one freestanding sign and development that has frontage and access on two publicly maintained streets, as depicted on this sketch plan, is allowed one additional freestanding sign.

Exterior Lighting

9. A lighting plan will be required at the time of preliminary plan submission.

Landscaping

10. A vegetated landscape planter strip is required adjacent to U.S. Route 1. Due to the amount of wetlands on the property, the Planning Board may approve the planter strip be reduced to no less than twenty feet in width.
11. The total lot size is 19.58 acres. The sketch plan shows a buildable area of 3 acres leaving an ample amount of land to meet the required open space standard of 35%.

Recommendation

The sketch plan review is an opportunity to consider a concept and make specific suggestions to the applicant. The sketch plan submittal appears sufficiently complete. If the Board determines no further information is needed the Board may accept the sketch plan.

Move to accept the sketch plan application dated June 21, 2016 from owner/applicant Boston Pie, Inc. for 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use Zone.

The Board should determine whether a site walk is warranted. If a site walk is warranted, the Board may move to schedule a site walk (suggested motion A below). If a site walk is not warranted, the Board may move to approve the sketch plan.

Motion A

Move to schedule a site walk for 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use Zone...

Motion B

Move to approve the sketch plan application dated June 21, 2016 from owner/applicant Boston Pie, Inc. for 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use Zone.



June 21, 2016

Project 16022

Chris Di Matteo, Town Planner
Kittery Planning and Development Department
Town Hall
200 Rogers Road
Kittery, Maine 03904

RE: Sketch Plan Application
450 U.S. Route 1
Kittery, Maine

Dear Mr. Di Matteo:

On behalf of Boston Pie, Inc. (Applicant), Oak Consulting Group, LLC is submitting the following Sketch Plan Application for the property located at 450 U.S. Route 1 in Kittery, Maine. Enclosed please find the following:

- Sketch Plan Review Application form (Attachment A);
- Figure 1 - Site Location Map (Attachment B);
- Figure 2 – Portion of Tax Map 61(Attachment B);
- Sketch Plan Sheet C-2, dated June 20, 2016; and
- Application filing fee check in the amount of \$200.

EXISTING CONDITIONS

The project site is an approximately 19.5-acre wooded parcel located at 450 U.S. Route 1 in the Town of Kittery Mixed Use (MU) zoning district. Although the site is large in area, available surveys indicate that a majority of the site is wetland. Useful buildable area is limited to approximately 3 acres in the northern part of the site at the intersection of Route 1 and Lewis Road. This buildable area is further constrained for development by local yard and wetlands setbacks. The portion of the site proposed for development is shown on Figure 2.

PROPOSED DEVELOPMENT

As shown on the Sketch Plan, the Applicant proposes to construct a 4,680 square-foot (sf) building with tenant spaces for a Domino's Pizza plus a second tenant presumed to be a coffee shop or similar high-turnover restaurant. Associated site improvements include a pickup or drive-through window, 43 parking spaces and enclosed dumpsters.

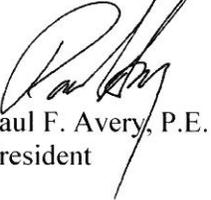
The Sketch Plan has been prepared to comply with the Town Kittery zoning setbacks for the MU District as well as the 100-foot and 75-foot wetlands setbacks for structures and parking, respectively.

Chris Di Matteo, Town Planner
Kittery Planning and Development Department

We look forward to meeting with the Planning Board on July 14, 2016 to discuss the project in further detail. If you have any immediate questions regarding the project or this Sketch Plan application, please feel free to contact me at 978 312-3120.

Sincerely,

OAK CONSULTING GROUP, LLC



Paul F. Avery, P.E.
President

ATTACHMENT A

Sketch Plan Review Application Form

Sketch Plan Review Application
450 U.S. Route 1
Kittery, Maine



TOWN OF KITTERY MAINE

TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904

Phone: (207) 475-1323

Fax: (207) 439-6806

www.kittery.org

APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

Application Fee:		<input type="checkbox"/> \$200.00		Amount Paid:\$		Date:	
PROPERTY DESCRIPTION	Parcel ID	Map	61	Zone(s)-Base:	Mixed Use (MU)	Total Land Area	19.58 Acres
		Lot	28	Overlay:		MS4	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Physical Address	450 U.S. Route 1					
PROPERTY OWNER'S INFORMATION	Name	BJP Corp			Mailing Address	P.O. Box 493 Cape Neddick, Maine	
	Phone	207-450-5030					
	Fax						
	Email	billconda@joekmaine.com					
APPLICANT'S AGENT INFORMATION	Name	Paul F. Avery, P.E.			Name of Business	Oak Consulting Group, LLC	
	Phone	978 312-3120			Mailing Address	P.O. Box 1123 Newburyport, MA 01950	
	Fax						
	Email	pavery.ocg@gmail.com					

PROJECT DESCRIPTION	<i>See reverse side regarding information to be provided.</i>	
	Existing Land Use(s):	
	Undeveloped land	
	Proposed Land Use(s) and Development:	
	Restaurant	
	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)	
	Wetlands areas present on site. Development will be subject to applicable Town of Kittery setbacks for buildings and parking. A FEMA Zone A flood zone is also present on the site but located beyond the area of proposed development.	

I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes.

Applicant's Signature:		Owner's Signature:	Bill Conda Pres.
Date:		Date:	6-20-16

MINIMUM PLAN SUBMITTAL REQUIREMENTS

- 15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24" X 36"

Sketch Plan format and content:

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

- Under 10 acres: no greater than 1" = 30'
- 10 + acres: 1" = 50'

C) Title Block

- Applicant's name and address
- Name of preparer of plan with professional information
- Parcel's Kittery tax map identification (map – lot) in bottom right corner

NOTE TO APPLICANT: PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.

Vicinity Map – map or aerial photo showing 1,000 feet around the site.

Sketch Plan must include the following existing and proposed information:

Existing:

- Land Use Zone and boundary
- Topographic map (optional)
- Wetlands and flood plains
- Water bodies and water courses
- Parcel area
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Proposed: (Plan must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space
- Number of lots and lot areas
- Setback lines and building envelopes
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Distance to:

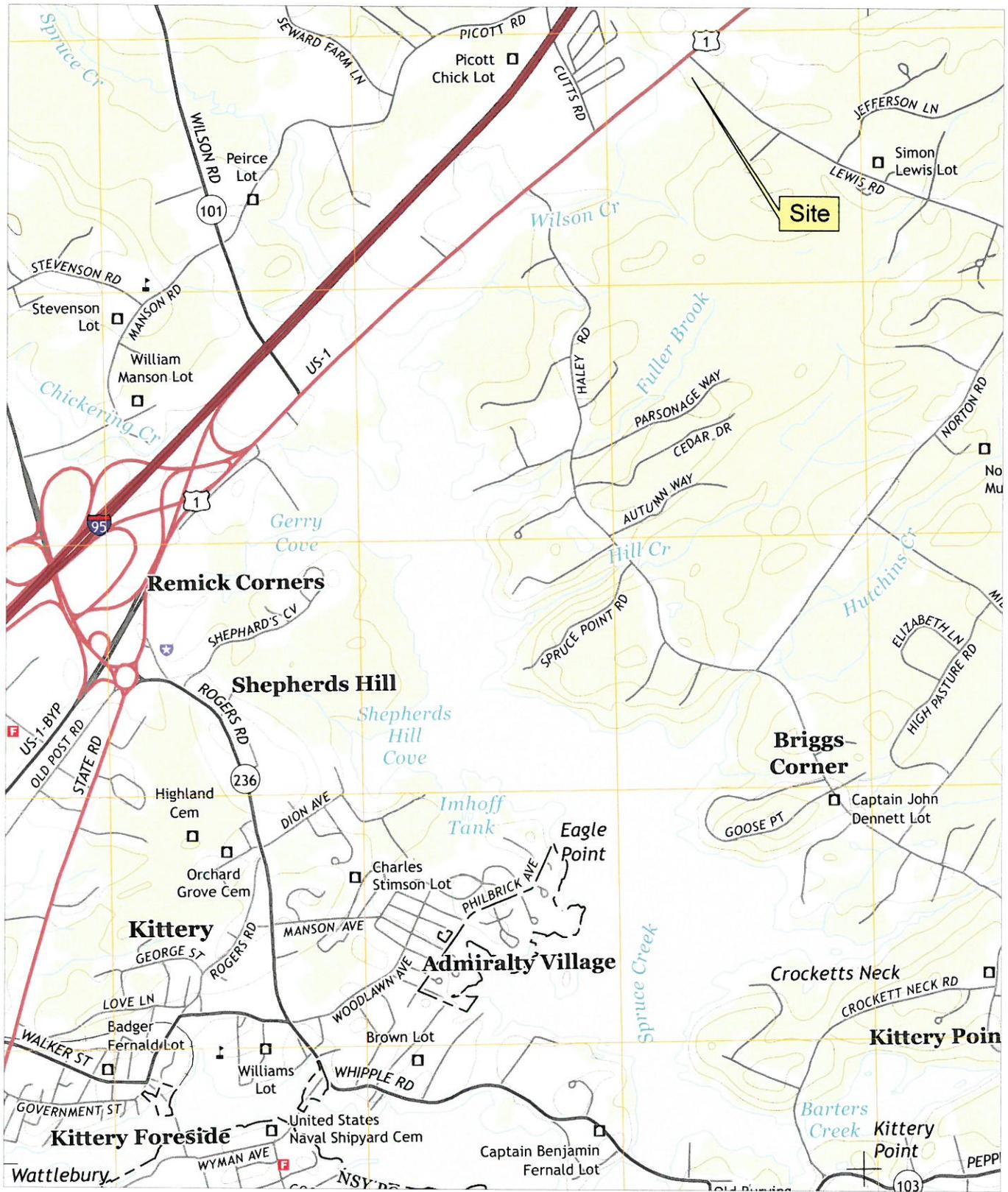
- Nearest driveways and intersections
- Nearest fire hydrant
- Nearest significant water body

AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

ATTACHMENT B

Figures

Sketch Plan Review Application
450 U.S. Route 1
Kittery, Maine



OCG

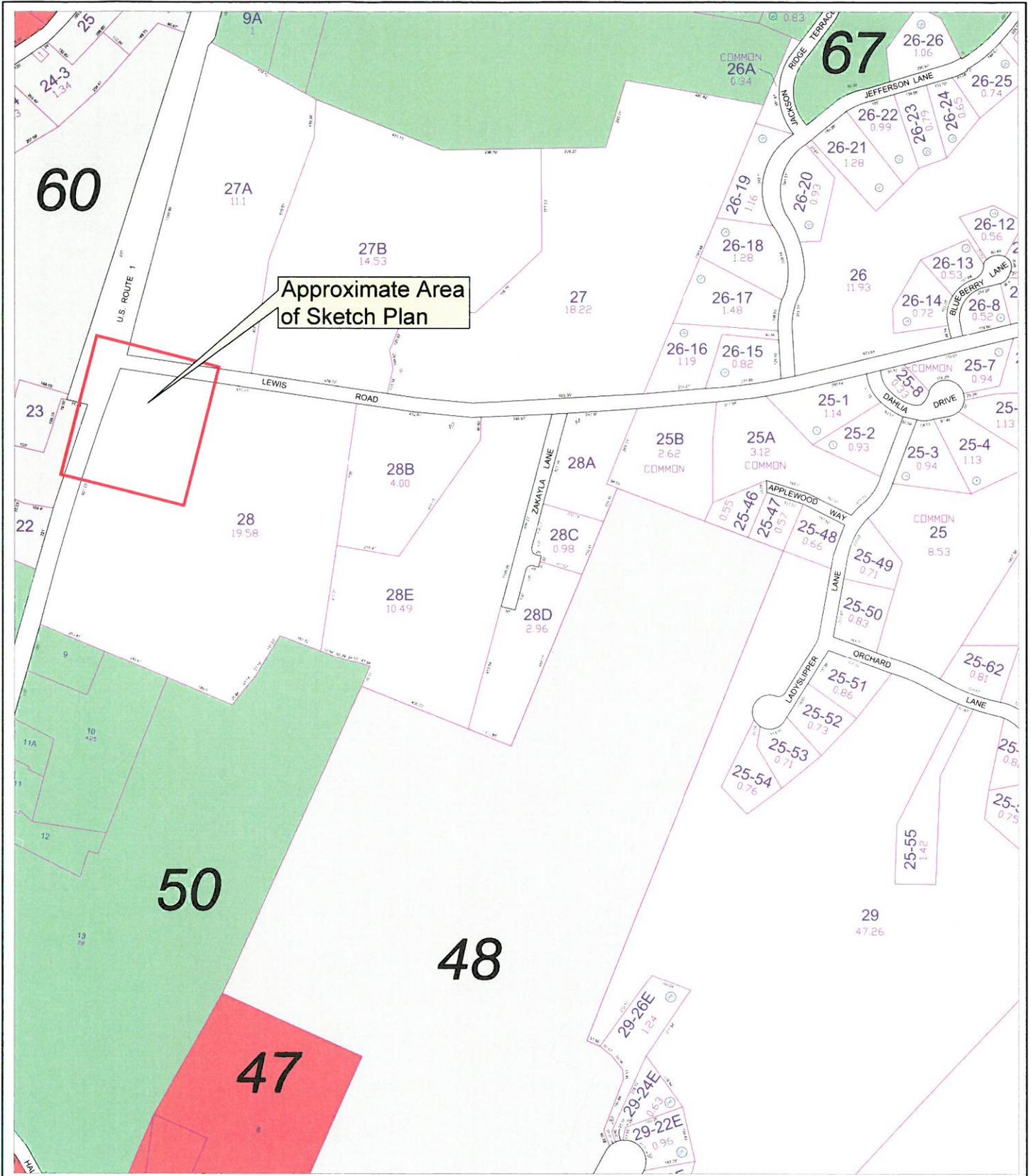
Oak Consulting Group
 P.O. Box 1123
 Newburyport, MA 01950
 Ph. 978 312-3120

SITE LOCATION MAP

450 U.S. Route 1
 Kittery, Maine



Figure 1



OCG

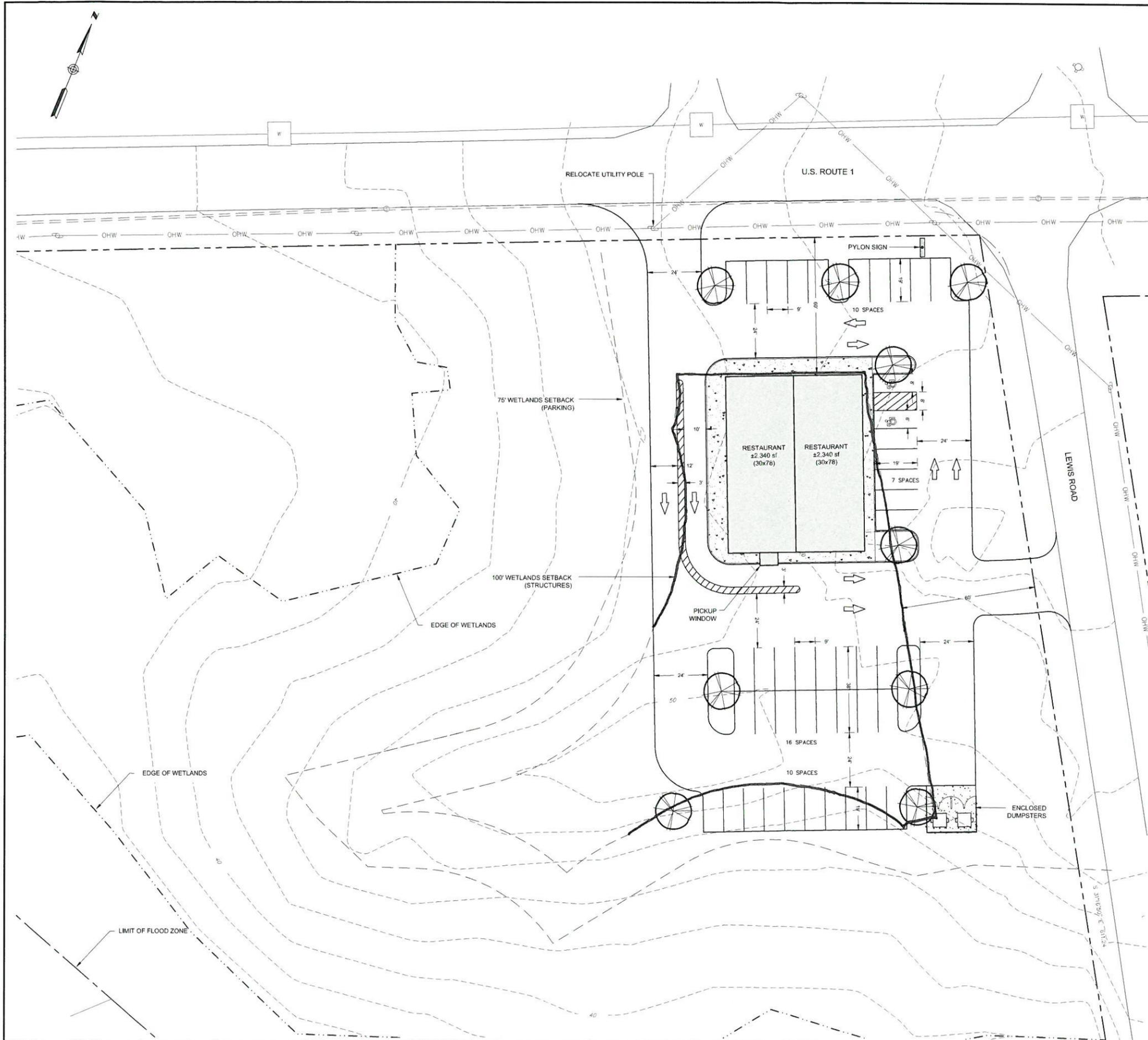
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ASSESSOR'S MAP

450 U.S. Route 1
 Kittery, Maine



Figure 2



LEGEND

EXISTING

- PROPERTY LINE
- CONTOUR
- EDGE OF WETLAND
- EDGE OF FLOOD ZONE
- SETBACK LINE
- SEWER
- SEWER MANHOLE

PROPOSED

- STRIPING
- EOP
- CURB
- CONCRETE WALK
- TREE

AREA: 19.58 ACRES
 MAP/LOT: 61/28

GENERAL NOTES:

- THIS DRAWING HAS BEEN PREPARED TO ACCOMPANY A SKETCH PLAN REVIEW APPLICATION TO THE TOWN OF KITTERY.
- EXISTING CONDITIONS, INCLUDING SITE TOPOGRAPHY, WETLANDS MAPPING AND LIMITS OF FLOOD ZONES AS SHOWN WERE OBTAINED FROM AN AUTOCAD DRAWING FILE PROVIDED BY THE SITE OWNER AND PRESUMED TO HAVE BEEN PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. OF YORK, MAINE.

ZONING SUMMARY
 DISTRICT: MIXED USE (MU)
 PRINCIPAL USE: RESTAURANT, RETAIL

	REQUIRED	PROVIDED
MINIMUM LOT AREA	200,000 sq. ft.	19.58 ACRES
MINIMUM LOT FRONTAGE	250 ft.	1,538 ft.
MINIMUM FRONT YARD	60 ft.	60 ft.
MINIMUM SIDE YARD	30 ft.	±670 ft.
MINIMUM REAR YARD	30 ft.	±670 ft.
MAXIMUM BUILDING HEIGHT	40 ft.	±20 ft.
MAX. HEIGHT BLDG. MTD SIGNS	40 ft.	<40 ft.

PARKING SUMMARY:

REQUIRED: 1 SPACE/3 SEATS (SEATING = PUBLIC FLOOR AREA/15)

TOTAL SPACES REQUIRED: 90 SEATS/3 = 30 SPACES
 TOTAL SPACES PROVIDED: 43 SPACES

HANDICAP SPACES
 REQUIRED (LOTS 20-50 SPACES): 2 SPACES
 PROVIDED: 2 SPACES

LANDSCAPING
 TREES REQUIRED (1 TREE/8 SPACES): 6 TREES
 TREES PROVIDED: 9 TREES

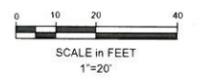
LOT SUMMARY

MAP/LOT: 61/28
 AREA: 19.58 ACRES
 OWNER: BJP CORP
 P.O. BOX 493
 CAPE NEDDICK, MAINE

Site:
DOMINO'S PIZZA
 450 US ROUTE 1
 KITTERY, MAINE

Prepared for:
 BOSTON PIE, INC.
 100 CONIFER HILL DRIVE
 DANVERS, MASSACHUSETTS

*Traffic impacts
 3 acres*



OCG
 Oak Consulting Group
 P.O. Box 1123
 Newburyport, MA 01950
 Ph. 978.312.3120

SKETCH PLAN

No.	Revision/Issue	Date

Design by: PFA	Checked by: SPM
Drawn by: PFA	Approved by: PFA
Project: 16003	Date: JUNE 20, 2016

Sheet:
C-2