



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 9, 2014

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

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 12/12/2013

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 – (30 min.)– Estes Bulk Propane Storage/U.S. Route 1 –Preliminary Plan Completeness Review.

Action: hold public hearing, discuss site walk and, grant or deny preliminary plan approval. Owner M&T Reality, Applicant Estes Oil & Propane Company, propose a 60,000 gallon bulk propane storage facility at their property south of 506 U.S. Route 1, Tax Map 67, Lot 4, Mixed Use, Residential Rural and Shoreland Overlay zones. Agent is Edward Brake, ATTAR Engineering.

ITEM 2 - (30 min) –Roylos Development - Land Division – 32 Haley Road

Action: hold public hearing, grant or deny plan approval. Owners, John and Beth Roylos request approval to divide their property (Map 47 Lot 18-4) located off Haley Road along Wilson Creek in the Residential Rural (R-RL) Zone, a portion of which is within the Shoreland Overlay Zone.

OLD BUSINESS

ITEM 3 – (45 min) – Town Code Amendment – Title 16.7.8 Land Not Suitable for Development.

Action: review amendment and schedule a public hearing. An amendment to the Town Code to address the applicability of the *Soil Suitability Guide for Land Use Planning in the State of Maine* referenced in Title 16.7.8.1 Locations of Sewage, item 5, which pertains to soils related to septic sewage. The proposed amendment also includes changes to the net residential area calculations.

ITEM 4 – (20 min) – Town Code Amendment – Title 16.7 Sewer System and Septic Disposal and 16.9.1.4 Soil Suitability. Action: review amendment and schedule a public hearing. Amendments to the Town Code to address soil suitability as it pertains to septic disposal systems and other development.

NEW BUSINESS

ITEM 5 – (30 min) – Landgarten/578 Haley Road Renovations – Shoreland Development Plan

Action: accept or deny plan application Owner and applicant Michael Landgarten is requesting approval of revised approved plans to expand an existing non-conforming building located at Tax Map 26, Lot 36, Kittery Point Village and Shoreland Overlay zones. Agent is Jesse Thompson, Kaplan Thompson Architects.

ITEM 6 – (30 minutes) - Board Member Items / Discussion

- A. Election of Officers
- B. Set Time for Board Retreat/Workshop (January 24)
- C. Board By-Laws (Bring By-Laws from 11/14/13 meeting)
- D. Other

ITEM 7 – (15 minutes) - Town Planner Items:

- A. Quality Improvement Overlay Zone;
- B. Frisbee Holdings LLC: KPA application for proposed float extension
- C. When Pigs Fly minor site plan amendment;
- D: 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 PLEASE CONTACT STAFF AT (207) 475-1323 OR (207) 475-1307.*