



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, March 13, 2014

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

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 2/27/2014

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 – (45 minutes) - Beatrice Way – Right-Of-Way Plan – Preliminary Plan Completeness Review

Action: hold public hearing and review plan application. Owner Operation Blessing LP, and applicant Richard Sparkowich, propose a new Right-Of-Way to allow the division of remaining land from the previously approved 3-lot subdivision located between Highpoint Circle and Kittree Lane. The site identified as Tax Map 61 Lot 08, ±65 acres, in the Residential - Rural (R-RL) Zone. Agent is Ken Markley, Easterly Survey Inc.

ITEM 2 – (45 minutes) – Town Code Amendment – Title 16.7.8 Land Not Suitable for Development.

Action: hold a public hearing and make recommendation to Town Council. 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 and associated definitions in Title 16.2.

OLD BUSINESS

ITEM 3 – (15 minutes) Town Code Amendment - Chapter 7, Article 3 Nonconformance, Title 16 Land Use

Development Code. Discuss proposed amendment and make recommendation to Town Council. Amendment includes changes to 16.7.3.5.10. *Contiguous Non-Conforming Lots* that would allow for more consistent adjustment to lot-lines. Applicants Mary Thron and Ray Arris, Kittery residents.

ITEM 4 – (15 minutes) Town Code Amendment - Title 16.10.9.1.4. Approved Plan Expiration and Title 16.10.9.1.5

Requests for Extension. Discuss proposed amendment and make recommendation to Town Council. Proposed amendment reduces the period of time in which extensions can be granted and modifies the process for extension requests.

ITEM 5 – (30 minutes) - Board Member Items / Discussion

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| A. Action plan review and prioritization discussion | B. Comprehensive Plan Update Status |
| C. Quality Improvement Plan for Kittery Shore and Harbors | D. Other |

ITEM 6 – (30 minutes) – Town Planner Items

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| A. Kittery Town Planning & Development Briefing Book | B. Destination Marketing Program - Route 1BP to Kittery Gateway |
| C. Quality Improvement Overlay Zone | D. Sign Standards and Compliance |
| E. PNSY Bridge 1 Structural Repair Project | F. 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.*