



# 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](http://www.kittery.org)

## AGENDA for Thursday, May 8, 2014

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

### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 4/24/2014

**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.

### OLD BUSINESS

#### ITEM 1 – (30 min.) – Watts Cluster Subdivision – Brave Boat Harbor Road — Sketch Plan Review

Action: Review, schedule site walk if warranted, approve concept if in compliance with Town Code and provide direction to Applicant. Owner and Applicant Jonathon & Kathleen Watts is requesting consideration of their plans for a 4-lot cluster subdivision at 143 Brave Boat Harbor Road, Tax Map 63, Lot 19, Residential Rural Zone, with a portion in the Shoreland Overlay Zone. Agents are Ken Markley, Easterly Surveying, Inc., and Scott Anderson, Verrill Dana, LLP.

#### ITEM 2 – (15 minutes) - Board Member Items / Discussion

**ITEM 3 – (15 minutes) – Town Planner Items:** A. MS4 Stormwater; B. Town Code Quality Improvement Overlay Zone; C. Memorial Circle Plan – Status; D. Kittery Foreside; E. Signs / Seapoint/Crescent Beach Signs; F. FEMA – Flood Insurance Risk Maps Status; G. Library Location; H. Capital Improvement Program Projects; I. Town Code Outdoor Seating Program Extension; and J. Other

### NEW BUSINESS

#### ITEM 4 – (15 min.)–Pearson Meadow Cluster Subdivision – Completeness Review of Final Plan Application.

Action: Accept or Deny Final Plan Application. Owner Gail Beverly Burns and applicant Chinburg Builders, Inc, is requesting consideration of their plans for a cluster subdivision to include nine new lots and one reserved lot on a 24.5 acre parcel located at 60 Wilson Road., Tax Map 54, Lot 14, within the Residential-Rural Zone and Resource Protection Overlay Zone. Agent is Jeff Clifford, P.E., Altus Engineering, Inc.

#### ITEM 5 – (30 min.) – Old Armory Way Mixed Use Development — Sketch Plan Review

Action: Review, schedule site walk if warranted, approve concept if in compliance with Town Code and provide direction to Applicant. Owner and Applicant Ken McDavitt is requesting consideration for plans to construct a 3-unit residential condominium with 12 commercial boat slips at the shorefront located at 15 Old Armory Way, Tax Map 4, Lot 51, and within the Mixed Use Kittery Foreside Zone and the Shoreland and Commercial Fisheries/Maritime Activities Overlay Zones. Agent is Edward Brake, Attar Engineering, Inc., Eliot, Maine.

#### ITEM 6 – (10 min.)–Shepard’s Cove Subdivision – Modification to an Approved Plan – Completeness Review.

Action: Accept or Deny Plan Application, schedule a Public Hearing. Owner and applicant DLJ Corp., is requesting consideration of their plans to amend the previously approved 2004 subdivision plan, replacing a proposed 24 unit building with detached 5 single unit buildings at their Elderly Housing Facility located off Rogers Road, Tax Map 22, Lot 21, Residential-Urban Zone and Shoreland Overlay Zone. Agent is Lewis Chamberlain, P.E., Attar Engineering, Inc.

#### ITEM 7 – (15 min.)–Pine Tree Plaza Site Plan – Modification to an Approved Plan – Completeness Review.

Action: Accept or Deny Plan Application, schedule a Public Hearing. Kenneth Lemont, owner and applicant (for Harrison E. Lemont Management Co., Inc.), requests approval to amend a previously approved Site Plan in order to replace an existing building (Curtis House) and attached ell with a new 2,450 sf building and increase the existing garage (by 364 sf). The property is located at 435 US Route 1 in the Mixed Use zone, Tax Map 50, Lot 8.

#### ITEM 8 – (15 min.) – State Road Mixed Use Development — Sketch Plan Review

Action: Review, schedule site walk if warranted, approve Sketch Plan concept if in compliance with Town Code and provide direction to Applicant. Owner HGL, LLC and Applicant Doug Greene, Building Works Company are requesting consideration of their plans for a mixed residential and commercial development at 42 State Road, Tax Map 3, Lots 5, 6 & 7 in the Business Local 1 Zone.

### 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.*