



# 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, February 12, 2015 6:00 P.M. to 10:00 P.M.

### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 1/22/2014

**PUBLIC COMMENTS** - Public comment and opinion are welcome, however comments and opinions related to projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing. Those providing comment must state clearly their name and address and record it in writing at the podium.

### OLD BUSINESS

**ITEM 1 – State Road Mixed Use Development – Sketch Plan Review** Action: Review, grant or deny concept plan approval. Owner/Applicant, Aaron Henderson, HGC, LLC requests approval for a mixed residential/commercial development at 42 State Road, Map 3, Lots 5, 6 & 7 in the Business Local 1 Zone. Agent is Jeff Clifford, P.E., Altus Engineering, Inc.

### PUBLIC HEARING / OLD BUSINESS

#### **ITEM 2 – Beatrice Way – Preliminary Major Subdivision Plan.**

Action: Hold a Public Hearing, accept or deny preliminary plan. Owner Operation Blessing LP, and applicant Richard Sparkowich, propose a five lot subdivision on remaining land from the previously approved 3-lot subdivision located between Highpoint Circle and Kittree Lane. The site is identified as Map 61 Lot 08, in the Residential - Rural (R-RL) Zone. Agent is Ken Markley, Easterly Survey Inc.

#### **ITEM 3 – Old Armory Way Mixed Use - Preliminary Site Plan.**

Action: Hold a Public Hearing, accept or deny preliminary plan. Owner/applicant Ken McDavitt requests approval to construct two condominiums (total of three dwelling units) with 8 commercial boat slips at 15 Old Armory Way, Map 4, Lot 51 in the Mixed Use Kittery Foreside Zone, Shoreland and Commercial Fisheries/Maritime Activities Overlay Zones. Agent is Ken Wood, P.E., Attar Engineering, Inc., Eliot, Maine.

#### **ITEM 4 – 118 Pepperrell Road - Shoreland Development Plan Review**

Action: Hold a Public Hearing, accept or deny plan approval. Steven Gerhartz and Susan Pendry, owner/applicant, requests approval to remove and reconstruct secondary dwelling unit and reconfigure existing stairs on primary dwelling unit at 118 Pepperrell Road in the Residential-Kittery Point Village and Shoreland Overlay zones, Tax Map 27, Lot 37. Agent is Ken Markley, R.L.S., North Easterly Surveying, Inc.

#### **ITEM 5 – McCoy Residence - Shoreland Development Plan Review.**

Action: Hold a Public Hearing, grant or deny plan approval. Kevin and Terry McCoy, owners/applicant request approval for a nonconforming structure reconstruction, removal of an existing house, garage and shed and construct a new house, garage and barn at 24 Goose Point, Kittery, Map 34 Lot 9 in the Residential-Rural, Shoreland and Resource Protection Overlay zones. Agent is Architect Tom Emerson, Studio B-E.

#### **ITEM 6 – (15 MIN.) - Board Member Items / Discussion**

#### **ITEM 7 – (10 MIN.) – Town Planner Items: TBD.**