



KITTERY PLANNING BOARD MEETING
Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904
Phone: 207-475-1323 - Fax: 207-439-6806 - www.kitteryme.gov

REGULAR MEETING
AGENDA for Thursday, February 14, 2019
6:00 P.M. to 10:00 P.M

**CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – 11/8/18, 12/13/18
& 1/10/19 (Planning Board meetings), 12/27/18 (Site Walk)**

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

ITEM 1 - 230 U.S. Route 1 – Preliminary Site Plan Review

Action: Approve or deny preliminary plan Owner/Applicant Green Brook, LLC requests consideration to develop a food truck pod on a 1.04 acre lot located at 230 U.S. Route 1 (Tax Map 22 Lot 14) in the Commercial (C-1) Zone. Agent is Barbara Jenny.

OLD BUSINESS

ITEM 2 – 88 Pepperrell Road – The Bistro – Parking Plan Review for Business Use Change

Action: Approve Findings of Fact. Owner, Chatham Street, LLC, and applicant, Ann Kendall are establishing a new business entity in an existing facility, where intensity of use is significantly different, located at 88 Pepperrell Cove (Tax Map 27 Lots 2A & 49) in the Business Local (B-L), Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zones.

ITEM 3 – 459 U.S. Route One – Site and Subdivision Final Plan Review

Action: Accept and deny application. Approve, approve with conditions, disapprove, postpone action or continue plan. Owner, DSS Land Holdings LLC, and applicant, Michael Brigham, request consideration of a mixed-use development consisting of a 112-room hotel, and three residential buildings with 32 elderly housing units and 12 residential units located at 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed Use (MU) Zone. Agent is Ken Wood, Attar Engineering.

ITEM 4 – 50 Chauncey Creek Drive – Shoreland Development Plan Review.

Action: Accept or deny application. Approve or deny plan. Owners and applicants, Thomas and Michele Jordan request consideration to reconstruct and expand a nonconforming single family dwelling on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250') and Resource Protection (OZ-RP) zones. Agent Tom Emerson, studioB-E.

ITEM 5 - Huntington Run - Cluster Subdivision Final Plan Review

Action: Accept and deny application. Approve, approve with conditions, disapprove, postpone action or continue plan. Owner, Landmark Properties, LTD and Kingsbury and Veronica Bragdon, and applicant, Chinburg Builders, Inc., request consideration of a 20-lot cluster subdivision on 86.6 +/- acres located on Betty Welch Road (Tax Map 66 Lots 2A, 8 & 8A) in the Residential Rural Zone (R-RL) and a portion located in the Shoreland Overlay (SH-250'-OZ) Zone. Agent is Jeff Clifford, P.E., Altus Engineering.

+/-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 CONTACT STAFF AT (207) 475-1323.

NEW BUSINESS

ITEM 6 – Board Member Items / Discussion

- A. Election of Officers

ITEM 7 – Town Planner / Director of Planning & Development Items

- A. Title 16 Re-codification update

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