



**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](http://www.kitteryme.gov)

**WORKSHOP AGENDA**  
**Thursday, February 27, 2020**  
**5:00 P.M. to 6:00 P.M**

**ITEM 1 – Cluster Subdivision Workshop**

**PURPOSE:** The Planning Board will review and discuss potential amendments to Chapter 16.8 Article XI Cluster Residential and Cluster Mixed-Use Development.

**REGULAR MEETING AGENDA**  
**Thursday, February 27, 2020**  
**6:00 P.M. to 10:00 P.M**

**CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE**

**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.

**NEW BUSINESS**

**ITEM 1 – 459 Route 1 – Major Modification**

Action: Accept/deny application. Approve/deny application. Owner and applicant, DSS Land Holdings LLC, requests consideration of a major modification to a mixed-use development consisting of a hotel, and three residential buildings located at 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed Use (MU) Zone. Agents are Ken Wood and Brian Nielsen, Attar Engineering.

**OLD BUSINESS**

**ITEM 2 - 76 Dennett Road – Street/Sidewalk/Landscape Design Discussion**

Action: Approve or deny street/sidewalk design. Owners William J. Cullen and Sail Away, LLC and applicant William Wharff were granted preliminary plan approval on September 26, 2019. That approval was granted with conditions, one of which was to present sidewalk designs per the requirements of Title 16. Applicant will also present street design and landscape design. Agent is Shawn Tobey, P.E. Hoyle, Tanner & Associates, Inc

**ITEM 3 – 8 Wentworth Street – Preliminary Plan Acceptance**

Action: Accept or deny application. Owner/applicant, the Town of Kittery, requests consideration of a preliminary plan for a three-story addition and related site improvements to the Rice Public Library located at 8 Wentworth Street (Tax Map 4, Lot 88) in the Mixed Use – Kittery Foreside (MU-KF) Zone. Agent is Ryan Kanteres, Scott Simons Architects.

**ITEM 4 – Board Member Items / Discussion**

- York River Designation as A Partnership Wild and Scenic River
- PB Representative to the Marijuana Working Group

**ITEM 5 – Town Planner / Director of Planning & Development Items**

**+/-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.