



KITTERY PLANNING BOARD MEETING

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - www.kitteryme.gov

REGULAR MEETING AGENDA

Thursday, October 14, 2021

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

CALL TO ORDER—ROLL CALL—PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: None.

PUBLIC COMMENTS

The public may attend the meeting in person or remotely via Zoom. Attendees via Zoom will be recognized during the public hearings and public comment portion of the meeting. Please note, the Town is testing its hybrid meeting technology. Every effort will be made to make this run smoothly, however some technical difficulties may occur as the Town implements this new approach. To register via Zoom:

https://us02web.zoom.us/webinar/register/WN_Rcj4kiG4SRayzgXJDsCeyg

Further, the public may submit public comments via email, US Mail, or by dropping written comments in the Drop Box outside the Town Hall entrance. Emailed comments should be sent to bmcdonough@kitteryme.org. Comments received by noon on the day of the meeting will become part of the public record and may be read in whole or in summary by the Planning Board Chair or Town Planner.

OLD BUSINESS

None.

PUBLIC HEARING

ITEM 1—Land Use and Development Code Amendments—Recodification of Title 16

Action: Hold public hearing, continue to a subsequent meeting, recommend/not recommend to Town Council. Pursuant to M.R.S.A Title 30-A, Chapter 187, §4352 and §16.1.9 *Amendments* of the Town of Kittery Land Use and Development Code, the Planning Board will hold a public hearing for a proposed amendment to Title 16 by reorganizing the title while modifying certain provisions therein to align with the Town's Comprehensive Plan, or taking any other action relative thereto.

ITEM 2—89 Route 236—Preliminary Site Plan Review

Action: Hold public hearing, continue to a subsequent meeting. Pursuant to *Commercial (C-1, C-2, C-3, §16.8 Design and Performance Standards for Built Environment* and Article V *Preliminary Plan Application Review of §16.10 Development Plan Application* of the Town of Kittery Land Use and Development Code, the Planning Board shall hold a public hearing on October 14, 2021 at 6:00 pm in Council Chambers located in Town Hall with an address of 200 Rogers Road, Kittery ME to consider an preliminary site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting preliminary approval to expand the existing parking lot by 11 spaces totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

NEW BUSINESS

ITEM 3—Route 236 / MacKenzie Lane —Permit Extension Request

Continue to a subsequent meeting. Pursuant to 16.10.9.1 D *Approve Plan Expiration* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider a permit extension request from Waebak, LLC for an approved site plan depicting a 1,672-sf Car Wash with appurtenant infrastructure at the corner of Route 236 and MacKenzie Lane (Tax Map 28, Lot 25D) located within the Commercial (C-2) zone.

ITEM 4—524 US Route 1—Final Site & Right-of-Way Plan Review

Action: continue to a subsequent meeting; approve or deny final plan. Pursuant to §16.3.2.13 *Mixed-Use*, §16.8 *Design and Performance Standards for Built Environment* and Article V *Preliminary Plan Application Review of §16.10 Development Plan Application* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider an final site and right-of-way plan application from applicant/owner C-Coast Properties and agent Altus Engineering, Inc. requesting final approval to construct 20,000-sf manufacturing building with appurtenant infrastructure and landscaping on real property with an address of 524 U.S. Route 1 (Tax Map 67, Lot 1) located in the *Mixed-Use (MU)* and *Residential-Rural (R-RL) Zones* and *Shoreland (OZ-SL-250)* and *Resource Protection (OZ-RP) Overlay Zones*.

OTHER BUSINESS

ITEM 5—Board Member Items / Discussion

ITEM 6—Town Planner / Director of Planning & Development Items

ADJOURNMENT
