



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 22, 2020

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

Public comment and opinion are welcome during this open session. However, comments related to agenda items currently under review by the Planning Board shall be heard only during their respective scheduled public hearing. Due to the current pandemic, all meetings and public hearings held by the Planning Board are conducted via Zoom webinar. To register in advance for the webinar, please submit a request to bmcdonough@kitteryme.org. After registering, you will receive a confirmation email containing information about joining the webinar. Webinar participants will be able to submit questions and comments during the public hearing and public comment period. Members of the public unable to participate during the webinar may submit comments for agenda items 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 be read into the record by the Planning Board Chair.

OLD BUSINESS

ITEM 1—134 Whipple Road—Shoreland Development Plan Review

Action: Continue the agenda item to a subsequent meeting, schedule a public hearing, or approve or deny plan: Pursuant to §16.10.3.2 *Shoreland Development Review* of the Town of Kittery Land Use Development Code, owners/applicants Nicolas and Amy Mercier request approval for a shoreland development plan on a legally non-conforming lot with a legally non-conforming structure proposing to construct a 10.5' retaining wall comprising 259-sf located within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 134 Whipple Road, Tax Map 10, Lot 6A, in the Residential-Urban (R-U) Zone and the Shoreland Overlay Zone.

ITEM 2— Land Use Development Code Amendments—Recodification of Title 16 Discussion

Action: Review and discuss the proposed amendments and continue to a subsequent meeting. To amend Title 16 to reorganize and modify certain provisions within the title that align with the Town's Comprehensive Plan and Planning Board's goals and objectives.

NEW BUSINESS

ITEM 3—459 U.S. Route 1— Sketch Plan Review / Master Site Development Plan Review

Action: Accept or deny plan as complete; continue to a subsequent meeting; approve or deny plan; Pursuant to §16.10.2.2 *Master Site Plan Review Process* and §16.10.4.2 *Sketch Plan Review Phase* of the Town of Kittery Land Use Development Code, owner/applicant Middlesex Land Holdings, LLC requests the review and consideration of a sketch plan proposing a special exception application and a modification to approved master site development plan by reducing the residential dwelling unit count from 44 (32 age-restricted; 12 non-age-restricted) to 24 (12 duplexes) age-restricted dwelling units on real property with an address of 459 U.S. Route 1, Tax Map 60, Lot 24, in the Mixed-Use (MU) Zone.

ITEM 4— Land Use Development Code Amendments—To Amend §16.3 Definitions and §16.5 General Performance Standards

Action: schedule a public hearing or continue agenda item to a subsequent meeting. Pursuant to M.R.S.A Title 30-A, §4352 and §16.1.9 *Amendment* of the Town of Kittery Land Use Development Code, the Planning Board seeks to schedule a public hearing to amend both §16.3 *Definitions* and §16.5 *General Performance Standards* to add respectively a new definition and performance standards related to outdoor dining, or take any other action relative thereto.

OTHER BUSINESS

ITEM 5—Board Member Items / Discussion

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

ADJOURNMENT
