



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, December 10, 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—459 U.S. Route 1— Sketch Plan Review / Master Site Development Plan Review

Action: Accept or deny plan as complete; continue application to a subsequent meeting; approve or deny plan; Pursuant to §16.10.2.2 *Master Site Plan Review Process*, §16.10.4.2 *Sketch Plan Review Phase* and §16.6.4.D *Special exception use request* 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 32 (eight 4-unit buildings, 16 age-restricted; 16 non-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 2— Land Use Development Code Amendments—Recodification of Title 16 Discussion—16.4 Land Use Regulations Action: Review and discuss the proposed amendments and continue to a subsequent meeting. To amend Title 16 by reorganizing the title while modifying certain provisions therein to align with the Town's Comprehensive Plan and Planning Board's goals and objectives.

NEW BUSINESS

ITEM 3— 76 Chauncey Creek Road—Shoreland Development Plan Review

Action: Accept or deny plan as complete; continue application to a subsequent meeting; schedule site walk and/or public hearing; approve or deny plan; Pursuant to §16.7.3.3.B *Nonconforming structure repair and/or expansion* and §16.10.3.4 *Shoreland Development Review* of the Town of Kittery Land Use Development Code, owner/applicant Sarah Bartlett Upton Rollins requests approval to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 440-sf within the base zone setback of the Shoreland Overlay Zone located on real property with an address of 76 Chauncey Creek Road, Tax Map 45, Lot 66, in the Residential-Kittery Point Village (R-KPV) zone and the Shoreland (SL-OZ-250) and Resource Protection (OZ-RP) Overlay Zones.

ITEM 4—16 Norton Road—Major Subdivision Modification and Special Exception Request

Action: Accept or deny plan as complete; continue application to a subsequent meeting; schedule site walk and/or public hearing; approve or deny plan. Pursuant to §16.10.9.3.B *Major modifications* and §16.6.4.D *Special exception use request* of the Town of Kittery Land Use and Development Code, owner/applicant Gallo Rentals, LLC requests approval for a major modification to an approved cluster subdivision and special exception request proposing the installation of twelve 24'x12' garages of which seven (7) are centered in the Resource Protection Overlay Zone located on real property with an address of 16 Norton Road, Tax Map 56 Lot 26 in the Rural Residential Zone (R-RL) and Stream Protection (OZ-SP-75) and Recourse Protection (OZ-RP) Overlay Zones..

OTHER BUSINESS

ITEM 5—Approval of 2021 Planning Board Meeting Schedule

ITEM 6—Board Member Items / Discussion

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

ADJOURNMENT

Due to the Declaration of a State of Emergency for the State of Maine and Town of Kittery, this meeting will be held remotely in accordance with LD 2167. The meeting will be broadcast on Channel 22, Facebook, and live broadcast from the Town's website.