



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, February 24, 2022

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

CALL TO ORDER—ROLL CALL—PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: December 12, 2020; January 14, 2021, and January 28, 2021

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_SSk-9Fq5T-uApy5s5UZFYA

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

ITEM 1— 35 Tilton Avenue—Medical Marijuana Registered Caregiver Home Establishment

Action: Continue to a subsequent meeting, or vote on application. Pursuant to §16.3.2.4 Residential-Urban, §16.8 Design and Performance Standards for Built Environment and §16.10.11 Medical Marijuana Registered Caregiver Home Establishment of the Town of Kittery Land Use and Development Code, the Planning Board shall review an application from applicant Delta Lab, LLC requesting approval for a special exception to operate a Medical Registered Caregiver Home Establishment on real property with an address of 35 Tilton Ave. (Tax Map 16, Lot 178) located in the Residential-Urban (R-U) Zone.

ITEM 2—20 Folcutt Road—Shoreland Development Plan Review

Action: Continue to a subsequent meeting, or vote on application. Pursuant to 16.3 *Land Use Regulations*, §16.10.3.2 *Shoreland Development Review* and Article III *Nonconformance* of §16.7 *General Development Requirements* of the Town of Kittery Land Use and Development Code, owner/applicant Wladislaw Realty Trust and agent Walsh Engineering Associates requests approval to replace and expand legally non-conforming structures on a legally conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 20 Folcutt Road, Tax Map 25, Lot 18, in the Residential-Kittery Point Village (R-KPV) Zone and the Shoreland (OZ-SL-250'), Resource Protection (OZ-RP) Overlay Zones.

PUBLIC HEARING

ITEM 3—Land Use and Development Code Amendments

Action: Continue to a subsequent meeting, or vote on recommendation to Town Council. Pursuant to M.R.S.A Title 30-A, Chapter 187, §4352 and §16.1.9 *Amendments* of the Kittery Town Code, the Planning Board will consider setting a public hearing for a proposed amendment to Title 16 that seeks to modify certain zoning standards within the Business Local (B-L) and Business Local-1 (BL-1) zoning districts, or taking any other action relative thereto.

ITEM 4—Land Use and Development Code Amendments

Action: Continue to a subsequent meeting, or vote on recommendation to Town Council. Pursuant to M.R.S.A Title 30-A, Chapter 187, §4352 and §16.1.9 *Amendments* of the Kittery Town Code, the Planning Board will consider setting a public hearing for a proposed amendment to Title 16 that seeks to regulate and establish standards for solar energy systems, or taking any other action relative thereto.

NEW BUSINESS

ITEM 5— Happy Avenue—Right-of-Way Plan Review

Action: Application acceptance; If accepted, continue to a subsequent meeting, respectively schedule site walk or public hearing (discretionary); vote on application. Pursuant to §16.10.7.2.S *Right-of-way plan* of the Town of Kittery Land Use and Development Code, owners William and Kathy Cullen and applicant Caroline Hall propose a new Right-Of-Way on Tax Map 11 Lot 29-5 to access real property located on Tax Map 11 Lot 29 in the Residential-Suburban (R-S) Zone.

OTHER BUSINESS

ITEM 6—Board Member Items / Discussion:

1. Review of Planning Board Priority List

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

1. Status Update of Planning Board Approved and Pending Application

ADJOURNMENT
