



# KITTERY PLANNING BOARD MEETING

200 Rogers Road, Kittery, Maine 03904

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## REGULAR MEETING AGENDA

Thursday, February 25, 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

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### PUBLIC COMMENTS

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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](mailto:bmcdonough@kitteryme.org), or sign up by clicking on the following link:

[https://us02web.zoom.us/webinar/register/WN\\_SSk-9Fq5T-uApy5s5UZFYA](https://us02web.zoom.us/webinar/register/WN_SSk-9Fq5T-uApy5s5UZFYA)

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](mailto:bmcdonough@kitteryme.org). Comments received by noon on the day of the meeting will be read into the record by the Planning Board Chair or designee.

### OLD BUSINESS

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**ITEM 1—Land Use and Development Code Amendments—Recodification of Title 16 Discussion—16.8 Subdivision Review** 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.

### PUBLIC HEARING

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#### ITEM 2—Title 16 Land Use and Development Code Amendments

Action: Continue or close public hearing, recommend or not recommend amendments 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 shall hold a public hearing on Thursday, February 11, 2021 beginning at 6 pm, to amend §16.2 Definitions, §16.3 Land Use Regulations and §16.8 Design and Performance Standards for Built Environment by respectively removing and adding new definitions related to marijuana uses, designating areas of operation for marijuana businesses within certain zoning districts, and establishing performance standards for marijuana businesses, or taking any other action relative thereto.

### NEW BUSINESS

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#### ITEM 3—12 Moores Island Way—Shoreland Development Plan Permit Extension

Action: Continue application to a subsequent meeting, schedule site walk, approve or deny permit extension request: Pursuant to §16.10.9.1(D) *Approved plan expiration*, owner/applicant Jonathan W. Sobel requests approval to extend the expiration date of an approved shoreland development plan permit that was granted approval by the Planning Board on May 9, 2019 to repair and renovate a legally nonconforming dwelling unit within the base zone setback of the Shoreland Overlay Zone by adding a gable and dormers thereto. Said dwelling unit is located on real property with an address of 12 Moore's Island Way, Tax Map 27, Lot 35, in the Residential-Kittery Point Village (R-KPV) Zone and the Shoreland (SL-OZ-250) and Resource Protection (OZ-RP) Overlay Zones.

### OTHER BUSINESS

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#### ITEM 4—Board Member Items / Discussion

#### ITEM 5—Town Planner / Director of Planning & Development Items

### ADJOURNMENT

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*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.*