



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, March 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: March 25, 2021; April 8, 2021, and April 22, 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, 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—47 Cutts Road—Sketch Plan Review, Cluster Subdivision

Action: Continue to a subsequent meeting; vote on sketch plan application. Pursuant to Title 30-A M.R.S.A. §4401-4408 *Municipal Subdivision Law* and §16.8, *Subdivision Review* of the Kittery Town Code, the Planning Board shall to consider an application from owners/applicants Chip and Anne Andrews with agent Attar Engineering, Inc. requesting approval for a sketch plan cluster subdivision proposing eleven (11) lots with appurtenant infrastructure and wetland alteration of 5,083-sf on real property with an address of 47 Cutts Road (Tax Map 60, Lot 10-3) located in the Residential-Rural (R-RL) zoning district and Shoreland- (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

NEW BUSINESS

ITEM 2—524 US Route 1—Major Site / Subdivision Sketch Plan Review

Action: Application acceptance, continue to a subsequent meeting; vote on sketch plan application. Pursuant to Title 30-A M.R.S.A. §4401-4408 *Municipal Subdivision Law*, §16.7 *Site Plan Review* and §16.8, *Subdivision Review* of the Kittery Town Code, the Planning Board shall consider a sketch plan special exception application from owner C-Coast Properties and applicant York Harbor Builders, LLC with agent Civil Consultants, requesting sketch plan approval to construct 19 mixed-use single-family dwelling units, 8 age-restricted dwelling units and a 7,200-sf storage/office building with appurtenant infrastructure 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.

ITEM 3—Land Use and Development Code Amendments

Action: Continue to a subsequent meeting, set public hearing. Pursuant to M.R.S.A Title 30-A, Chapter 187, §4352 and §16.1.7 *Amendments* of the Kittery Town Code, the Planning Board will consider setting a public hearing for proposed amendments to Title 16 that seek to delete cluster residential development provisions throughout Title 16 and be replaced with new regulations governing non-traditional subdivisions along with establishing a new chapter titled 'Conservation Subdivision' or take any other action relative thereto.

ITEM 4—Land Use and Development Code Amendments

Action: Continue to a subsequent meeting, set public hearing. Pursuant to M.R.S.A Title 30-A, Chapter 187, §4352 and §16.1.7 *Amendments* of the Kittery Town Code, the Planning Board will consider setting a public hearing for a proposed amendments to Title 16 that seek require affordable housing, to regulate cottage clusters within the Mixed-Use Neighborhood (MU-N) zoning district (§16.4.23), and to provide clarifying language, or take any other action relative thereto.

ITEM 5—Land Use and Development Code Amendments

Action: Continue to a subsequent meeting, set public hearing. Pursuant to M.R.S.A Title 30-A, Chapter 187, §4352 and §16.1.7 *Amendments* of the Kittery Town Code, the Planning Board will consider setting a public hearing for proposed amendments to Title 16 that seek to regulate constructed wetlands (§16.5.30), or take any other action relative thereto.

OTHER BUSINESS

ITEM 6—Board Member Items / Discussion:

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

ADJOURNMENT
