



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, April 14, 2022

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

CALL TO ORDER—ROLL CALL—PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: May 13, 2021; May 27, 2021, and July 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_Rcj4kiG4SRayzgXJDsCeyg

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 acausey@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 the Director of Planning and Development.

OLD BUSINESS

None.

NEW BUSINESS

ITEM 1—523 US Route 1—Final Site Plan Review

Action: Accept plan as complete, continue to a subsequent meeting or vote on final plan application; Pursuant to §16.3.23 *Mixed-Use*, §16.7 *Site Plan Review* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider a final site plan application from applicant GSC Enterprises, LLC and agent Haley Ward, Inc. requesting final approval to construct 1,010-sf coffee shop with a drive-through with appurtenant infrastructure and landscaping on real property with an address of 523 U.S. Route 1 (Tax Map 68, Lot 26) located in the Mixed-Use (MU) Zone.

ITEM 2— 460 US Route 1—Site Plan Modification

Action: Accept application as complete; continue to a subsequent meeting, or vote on plan application; Pursuant to §16.3.23 *Mixed-Use*, §16.7 *Site Plan Review* and of the Town of Kittery Land Use and Development Code, the Planning Board shall consider a site plan modification application from applicant PigPenPartners and agent Civil Consultants requesting approval to construct 10,000-sf outdoor dining space with a 180-sf outdoor bar and converting 360-sf of customer access space within the restaurant to employee space on real property with an address of 460 U.S. Route 1 (Tax Map 61, Lot 27A) located in the Mixed-Use (MU) Zone and Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

OTHER BUSINESS

ITEM 6—Board Member Items / Discussion:

ITEM 7—Director of Planning & Development Items

ADJOURNMENT
