



# KITTERY PLANNING BOARD MEETING

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - [www.kitteryme.gov](http://www.kitteryme.gov)

## REGULAR MEETING AGENDA

Thursday, April 8, 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\\_Rcj4kiG4SRayzgXJDsCeyg](https://us02web.zoom.us/webinar/register/WN_Rcj4kiG4SRayzgXJDsCeyg)

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 the Town Planner.

### OLD BUSINESS

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None.

### NEW BUSINESS

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#### ITEM 1—459 U.S. Route 1—Major Modification Review to a Master Site Development Plan and Subdivision / Site Plan

Action: Accept or deny plan as complete; continue to a subsequent meeting; approve or deny plan; Pursuant to §16.10.9.3 *Modifications to approved plan* of the Town of Kittery Land and Use Development Code, owner/applicant Middlesex Land Holdings, LLC requests the review and consideration of a major modification to both an approved Master Site Development and Subdivision plan proposing to reduce the residential dwelling unit count from 44 (32 age-restricted; 12 non-age-restricted) to 32 (16 age-restricted; 16 non-age-restricted) dwelling units within 8 buildings and make associated improvements 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—21 Litchfield Road—Preliminary Plan Review, Cluster Subdivision

Action: Accept or deny plan as complete; continue application to a subsequent meeting; set site walk and public hearing dates respectively. Pursuant to Title 30-A M.R.S.A. §4401-4408 *Municipal Subdivision Law* and §16.10, Article V *Preliminary Plan Application Review and Approval Process Phase* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider an application from owner Brenda Haley and applicant Chingburg Development, LLC requesting approval for a preliminary cluster subdivision development proposing eight (8) lots with 9 units (two (2) existing and seven (7) proposed) with appurtenant infrastructure on real property with an address of 21 Litchfield Road (Tax Map 46, Lot 6) located in the Residential-Rural (R-RL) Zone and Shoreland-Stream Protection (OZ-SL-75) Overlay Zone.

#### ITEM 3—Land Use Development Code Amendments—Discussion on Proposed Revisions to Title 16 to Include Marijuana Uses

Action: Review and discuss the proposed revisions to amendment language. To amend Title 16 by including marijuana uses and provisions to regulate their activity.

### 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.*