



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, June 24, 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.

PUBLIC COMMENTS

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, or sign up by clicking on the following link:

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. 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

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

Action: Continue to a subsequent meeting; approve or deny plan: Pursuant to §16.10.9.1.D *Approved plan expiration* and §16.10.9.3 *Modifications to approved plan* and of the Town of Kittery Land and Use Development Code, owner/applicant Middlesex Land Holdings, LLC requests approval for both an extension to an approved subdivision plan and a major modification to 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— 52 State Road—Shoreland Development Plan and Sketch Plan Review

Action: Accept or deny application as complete; continue application to a subsequent meeting, approve or deny sketch plan: Pursuant to §16.3.2.17 *Shoreland Overlay Zone*, Article III *Nonconformance* of §16.7 *General Development Requirements*, §16.10.3.4 *Shoreland Development Review* and §16.10.4.2 *Sketch plan review phase* of the Town of Kittery Land Use and Development Code, owner/applicant Kevin Cambridge and agent Attar Engineering Inc. requests approval to expand a legally nonconforming commercial structure and to construct a parking lot comprising 27 spaces with appurtenant infrastructure and landscaping on real property with an address of 52 State Road, (Tax Map 3, Lot 1) located in the Business-Local 1 (B-L1) Zone and the Shoreland Stream Protection Overlay Zone (OZ-SL-75).

ITEM 3— 2 Old Ferry Lane—Shoreland Development Plan Review

Action: Continue application to a subsequent meeting; or approve or deny plan: Pursuant to §16.7.3.3.B *Nonconforming structure repair and/or expansion* and §16.10.3.4 *Shoreland Development Review* of the Town of Kittery Land Use and Development Code, owner Forbes-Taylor Trust and applicant Elliot Architects requests approval to expand a legally nonconforming dwelling unit on a legally nonconforming lot within the base zone setback of the Shoreland Overlay Zone by 225-sf on real property with an address of 2 Old Ferry Lane, Tax Map 17 - Lot 14, located within the Residential-Urban (R-U) zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

NEW BUSINESS

ITEM 4— Land Use Development Code Amendments—Proposed Revisions to Title 16 to Amend Distant Requirements between a Gas Station and Protective Structures.

Action: Continue to a subsequent meeting, or schedule a public hearing date. 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 seeks to set a public hearing date for a proposed amendment to §16.3 *Land Use Regulations* from petitioner Cumberland Farms Inc., and agent Archipelago Law, LLP by amending §16.3.2.11.C(1)(b) to reduce the required distance between Gasoline Sales and protected uses and certain types of structures.

OTHER BUSINESS

ITEM 5—Board Member Items / Discussion

ITEM 6—Town Planner / Director of Planning & Development Items

ADJOURNMENT
