



# 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, July 22, 2021

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

### CALL TO ORDER—ROLL CALL—PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

**APPROVAL OF MINUTES:** July 8, 2021, June 24, 2021 and June 10, 2021

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### PUBLIC COMMENTS

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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, the Town is testing its hybrid meeting technology. 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](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 a public hearing. The public may submit public comments for the DISCUSSION agenda item 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 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

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None.

### PUBLIC HEARING

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#### ITEM 1— 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, close public hearing, issue recommendation 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 seeks to hold a public hearing 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.

### NEW BUSINESS

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#### ITEM 2—Wetland Alteration Plan—Charles Hill Road (Map 63 Lot 34)

Action: Accept/deny plan as complete, continue to subsequent meeting, set site walk and/or public hearing, approve or deny application. Pursuant to §16.9 *Design and Performance Standards for Natural Environment* and 16.3 *Land Use Regulations* of the Town of Kittery Land Use and Development Code, owner/applicant Mark and Anna Kramer requests approval to alter a wetland by 2,600-sf to accommodate a driveway to access the lot's buildable sections on real property at Tax Map 63 - Lot 34, located within the Residential-Rural (R-RL) zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

### OTHER BUSINESS

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#### ITEM 3—Board Member Items / Discussion

#### ITEM 4—Town Planner / Director of Planning & Development Items

### ADJOURNMENT

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