



KITTERY PLANNING BOARD MEETING
Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904
Phone: 207-475-1323 - Fax: 207-439-6806 - www.kitteryme.gov

REGULAR MEETING AGENDA

Thursday, September 12, 2019

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

CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 8/20/19 (Site Walk)

PUBLIC COMMENTS - Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address, and record it in writing at the podium.

OLD BUSINESS

ITEM 1 – 3 Knight Ave – Shoreland Development Plan Review

Action: Approve or deny plan. Owner Christopher Eckel and applicant Deane Rykerson requests consideration of plans to repair and rebuild garage on a 8,355 sf lot located at 3 Knight Ave (Tax Map 4 Lot 70) in the Mixed Use – Kittery Foreside (MU-KF), and Shoreland Overlay (OZ-SL-250') and Commercial Fisheries/Maritime Uses (OZ-CFMU) Overlay Zones.

ITEM 2 - 76 Dennett Road – Mixed-Use Residential Development – Site Preliminary Plan Review

Action: Approve with or without conditions, continue consideration of or deny plan. Owners William J. Cullen and Sail Away, LLC and applicant William Wharff request consideration of a mixed-use residential development on 23.3+- acres of land at 76 Dennett Road (Tax Map 6 Lots 15B & 16A and Tax Map 13, Lot 4) in the Mixed Use - Neighborhood (MU-N) Zone. Agent is Shawn Tobey, P.E. Hoyle, Tanner Associates, Inc.

ITEM 3 - Old Post Road / Bridge Street – Cluster Residential Development – Preliminary Plan Review

Action: Accept or deny application. Schedule a Public Hearing. Owner MAC Properties Bridge Street, LLC and applicant Silver Holdings, LLC request consideration of a three (3) building, 11-unit cluster residential development on 3.02+- acre parcel on Old Post Road / Bridge Street (Tax Map 3 Lot 77A) in the Residential – Urban (R-U) Zone. Agent is Shawn Tobey, P.E. Hoyle, Tanner Associates, Inc.

ITEM 4 – 60 Route 236 – Site Preliminary Plan Review

Action: Accept or deny application. Schedule a Public Hearing. Owner/applicant Washburn Realty Group, LLC requests consideration of a sketch site plan for a 4,603 sf 2 story building on a 73,330 sf lot at 60 Route 236 (Tax Map 29, Lot 14) in the Commercial (C-2) Zone. Agent is John Chagnon, Ambit Engineering, Inc.

NEW BUSINESS

ITEM 5 - 79 Tower Road – Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owners Donald E. Gingras and Linda K. Gingras request consideration to construct a new partial second floor to an existing residential structure on a 26,894 sf parcel located at 79 Tower Road (Tax Map 58 Lot 44) in the Residential - Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Mike Bedell, Kennebunk River Architects.

ITEM 6 - 41 Walker Avenue – Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owner Avis Langley and applicant Ryan Glidden request consideration to renovate and enlarge portions of an existing single family dwelling on a 11,048 sf parcel located at 41 Walker Avenue (Tax Map 3 Lot 33) in the Residential - Suburban (R-S) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Medley Properties Development.

+/-ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION. DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING. TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.

ITEM 7 – Board Member Items / Discussion

A. Any

ITEM 8 – Town Planner / Director of Planning & Development Items

A. Notice of Decision - Minor Modification to an Approved Plan – 1 Wood Island

+/-ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)

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