



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, September 9, 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

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_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 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

None.

NEW BUSINESS

ITEM 1—2-4 Dana Ave—Preliminary Site Plan Review

Action: Accept plan as complete; continue application to a subsequent meeting; set public hearing and/or site walk; Pursuant to §16.3.2.11 *Commercial (C-1, C-2, C-3)*, 16.6.4.D *Special exception use request*, §16.8 *Design and Performance Standards for Built Environment*, §16.9 *Design and Performance Standards for Natural Environment* and Article V *Preliminary Plan Application Review* of §16.10 *Development Plan Application* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider an preliminary site plan application from applicant/owner Dow Highway Properties requesting preliminary approval to construct 12,750-sf storage unit facility with appurtenant infrastructure and landscaping on real property with an address of 2 Dana Ave. (Tax Map 21, Lot 7) located in the Commercial-2 (C-2) and Residential-Suburban (R-S) Zones and Resource Protection (OZ-RP) Overlay Zone.

ITEM 2—89 Route 236—Preliminary Site Plan Review

Action: Accept plan as complete; continue application to a subsequent meeting; set public hearing and/or site walk; Pursuant to *Commercial (C-1, C-2, C-3)*, §16.8 *Design and Performance Standards for Built Environment* and Article V *Preliminary Plan Application Review* of §16.10 *Development Plan Application* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider an preliminary site plan application from applicant/owner JD Investment Inc. and agent Jones & Beach Engineers, Inc. requesting preliminary approval to expand the existing parking lot by 11 spaces manufacturing totaling 3,400-sf. of additional impervious surface with appurtenant stormwater infrastructure on real property with an address of 89 Route 236 (Tax Map 28, Lot 14-2) located in the Commercial-2 (C2) Zone.

PUBLIC HEARING

ITEM 3—524 U.S. Route 1—Preliminary Site Plan & Right-of-Way Plan Review

Action: continue public hearing to a subsequent meeting, close public hearing and/or approve or deny preliminary plan; Pursuant to §16.3.2.13 *Mixed-Use*, §16.8 *Design and Performance Standards for Built Environment* and Article V *Preliminary Plan Application Review* of §16.10 *Development Plan Application* of the Town of Kittery Land Use and Development Code, the Planning Board shall consider an preliminary site plan application from applicant/owner C-Coast Properties and agent Altus Engineering, Inc. requesting preliminary approval to construct 20,000-sf manufacturing building with appurtenant infrastructure and landscaping on real property with an address of 524 U.S. Route 1 (Tax Map 67, Lot 1) located in the Mixed-Use (MU) and Residential-Rural (R-RL) Zones and Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

OTHER BUSINESS

ITEM 4—Board Member Items / Discussion

ITEM 5—Town Planner / Director of Planning & Development Items

ADJOURNMENT
