

2022 Planning Board Action Items

ITEM	LEAD	ACTIONS TAKEN
Review housing related zoning amendments	Staff	Future zone amendments to BL & BL-1 zones by Fall 2021. KLIC has already conducted their review.
Clarify interpretations on various overlay zones (Shoreland, Resource Protections, CFMU, etc.).	PB - Steve	Staff continuing to research DEP requirements, planning law, and local ordinances to determine language fixes.
Adjustments to the Cluster Development ordinance is to ensure Kittery is getting a meaningful conservation benefit from dimensional modifications.	PB - Karen	Cluster Subdivision ordinance changed to Conservation Subdivision by Planning Board. Awaiting public hearing with Town Council.
Review of zone dimensional standards (setbacks, lot size, lot coverage, etc.).	PB - Dutch	Changes to C-1, C-3 were adopted. Changes to BL & BL-1 are under review. Changes to R-S, R-U, MU-KR are in progress with staff.
Designate areas in Kittery that are high-risk for flooding from sea level rise and increased rate of rain fall and specify the conditions for their use and development.	PB - Ron	Staff is working with Southern Maine Planning & Development Commission on climate resiliency planning. Updated floodplain management language is in the works to correspond with new FEMA maps to be adopted in 2023.
Identify and specify standards for building freeboard height and other provisions, which would extend development and building regulations to lessen vulnerability of new buildings and facilities to flooding due to sea level rise and/or increased rainfall rate.		
Incorporate accurate data from Maine Coastal Mapping Initiative for latest data for current and projected land use patterns and precipitation amounts.		
Consider prohibiting artificial hardening of estuary and river shorelines, with possible exceptions granted in the case of an imminent threat to a primary residence structure or critical public infrastructure.		
Discuss man-made wetlands and ponds.	Earldean	Updated ordinance passed by Planning Board.
Review timber harvesting regulations.	Earldean / Staff	Discussed issue with Code Enforcement Officer. Researching options.

ITEM	LEAD	ACTIONS TAKEN
Re-codification of Title 16	Staff	Making edits in accordance with PB recommendations during preliminary review of the draft document; anticipated to be ready for PB review by August.
Review of zone dimensional standards (setbacks, lot size, lot coverage, etc.).	Staff	Continuing to review existing zones to identify areas that may be amended to promote the Town's housing goals
Density discussion of various zones.	Staff	Continuing to identifying areas of town that can be enhanced through density amendments; e.g., Old Post Road
Discussion of uses & updated use table.	Staff	Ongoing
Review and update of development processes & requirements.	Staff	Recodification addresses this subject. Ongoing analysis of newly identified issues.
Solar Ordinance	Staff	Updated solar ordinance passed by Planning Board

