



TOWN OF KITTERY

Planning and Development

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TO: PLANNING BOARD
FROM: JASON GARNHAM, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT
SUBJECT: 2023 PLANNING BOARD GOALS
DATE: JANUARY 12, 2023
CC:

For Discussion Only:

The start of a new year brings setting of annual goals by Kittery Town Council and various boards and committees. Staff rely on expressly stated goals to prioritize and evaluate projects during the coming year. Planning Board goals typically focus on amending land use and development standards and evaluating permitting procedures to reflect community goals and needs. Board meeting bylaws and procedures for communication with staff may also be considered. 2022 Planning Board Action Items included review of housing-related zoning amendments, clarification of overlay zones, and review of development standards and permit processes. Many of these items remain salient but new issues may also be considered. Changes in staffing and board membership increase the relevance and importance of a goal- and action- setting effort.

References:

Town Council 2022 Annual Goals: [Microsoft Word - 2022 Town Council and TM Goals \(kitteryme.gov\)](#)

Town Manager 2022 Annual Goals: [Microsoft Word - 2022 Town Council and TM Goals \(kitteryme.gov\)](#)

Comprehensive Plan 5-Year Action Plan: [Microsoft Word - 5 Year Action Plan \(kitteryme.gov\)](#)

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. Town Council action on 9/12
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 scheduling at Town Council in September 2022
Fence ordinance	PB - Russell	Discussion at 8/25 PB meeting centered on protecting viewsheds (listed in Comp Plan) from blocking by fences.
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 M-U, 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 Constructed Wetlands ordinance passed by Planning Board. Scheduled for Town Council in September 2022
Review timber harvesting regulations.	Earldean / Staff	Discussed issue with Code Enforcement Officer. Researching options.
ITEM	LEAD	ACTIONS TAKEN
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.

