

Preliminary Site Plan Review

**Town of Kittery Maine  
Town Planning Board Meeting  
July 23, 2020**

**ITEM 1 –Route 236 – Preliminary Site Plan Review**

Action: Close or continue public hearing; approve or deny plan Owner/applicant Robert T. Brennan, Jr. requests consideration of a preliminary site plan for a 1,672 sf 1-story building proposed for a car wash on a 324,233 sf lot located at the corner of Route 236 and MacKenzie Lane (Tax Map 289, Lot 25D) in the Commercial (C-2) Zone. Agent is Ryan McCarthy, Tidewater Engineering, Inc.

**PROJECT TRACKING**

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Review	None.	N/A
YES	Site Visit	July 7, 2020	HELD
YES	Determination of Completeness/Acceptance	June 25, 2020	ACCEPTED
YES	Public Hearing	July 23, 2020	PENDING
YES	Final Plan Review and Decision	TBD	TBD

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. As per Section 16.4.4.L - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.**

**Background**

The Planning Board (“Board”) has accepted the preliminary plan as complete at their June 25, 2020 Meeting and now is charged to hold a public hearing. The proposed development is a 1,672 sf 24-hour two-bay car wash on an existing vacant lot located in the Commercial C-2 zone. The proposal includes four vacuum bays, one parking space for an employee who will service the business periodically and queuing space for 8-12 cars.

On June 25, 2020, the Board was first introduced to the plan. The questions and topics emanating from that meeting were as follows:

1. Installation of bathroom facilities and type of disposal system to be installed;
2. widening MacKenzie Lane to include a turn lane onto Route 236;
3. backlit signage and its permissibility;
4. extent and constitution of the wetland along MacKenzie Lane; and
5. the operation and maintenance of the business and site.

Subsequent to the June 25, 2020 meeting, the Board held a site walk to orient itself with the site elements. Major topics stemming from that site walk regarded the following:

1. The site’s traffic flow and circulation;
2. Location of, and proximity of utilities and natural features to the road;
3. Location and constitution of the wetland along MacKenzie;
4. Natural features to remain, removed and replaced on the site.

### **Staff Review and Comments**

The purpose of this meeting is open the public hearing and to review the concept plan proposing a preliminary design to widen of MacKenzie Lane. The Board is charged at this point to provide initial comments to the applicant regarding the design and any other aspects related to the applicant. In short, the applicant seeks comments from the Board before moving forward with an advanced design. The concept design before the Board has been forward to town staff for preliminary comments. Those comments shall be forwarded to the applicant for their consideration. Upon receipt of the final design, a Technical Review Committee (“TRC”) meeting shall be scheduled. Comments from both the TRC and CMA Engineers (“Peer Reviewer”) shall be provided to the Board at their next review.

### **Recommendations**

The Board should provide comments to the applicant and any other suggestions and considerations. Thereafter, the Board should entertain a motion to continue the public hearing. The reason the public hearing should be continued and not closed is so more information may be introduced into the record and consider by the Board. Keeping the public hearing open will permit more time for the public to comment on the application as well. Accordingly, below is a recommended motion for the Board to consider to continue the public hearing.

#### *Recommended motion*

***Move to continue the public hearing to August 27, 2020 on a preliminary plan application dated March 5, 2020 and revised on May 6, 2020 from owner/applicant Robert T. Brennan, Jr., for a 1,672 sf 1-story building proposed for a car wash on a 324,233 sf lot located at the corner of Route 236 and MacKenzie Lane (Tax Map 289, Lot 25D) in the Commercial (C-2) Zone.***

July 14, 2020

Mr. Bart McDonough  
Town Planner  
Kittery Planning & Development  
200 Rogers Road  
Kittery, ME 03904



Re: Right Turn Lane Concept – Kittery Car Wash  
Tax Map 28 Lot 25D, Route 236  
Job No. 19-134

Dear Mr. McDonough:

As requested by the Planning Board, enclosed is a concept plan that depicts a proposed layout for a right turn lane on MacKenzie Lane. This concept plan will be presented during the public hearing scheduled at the July 23<sup>rd</sup> Planning Board meeting.

After obtaining comments from the Board, Town staff and the general public, we intend to incorporate the right turn lane into the design for the Kittery Car Wash and submit a new set of plans for review by CMA Engineers, the Town's third party consultant.

We look forward to continuing the review process of this application. If you have any questions, please do not hesitate to contact me at (207) 439-2222 or [ryan@tidewatercivil.com](mailto:ryan@tidewatercivil.com).

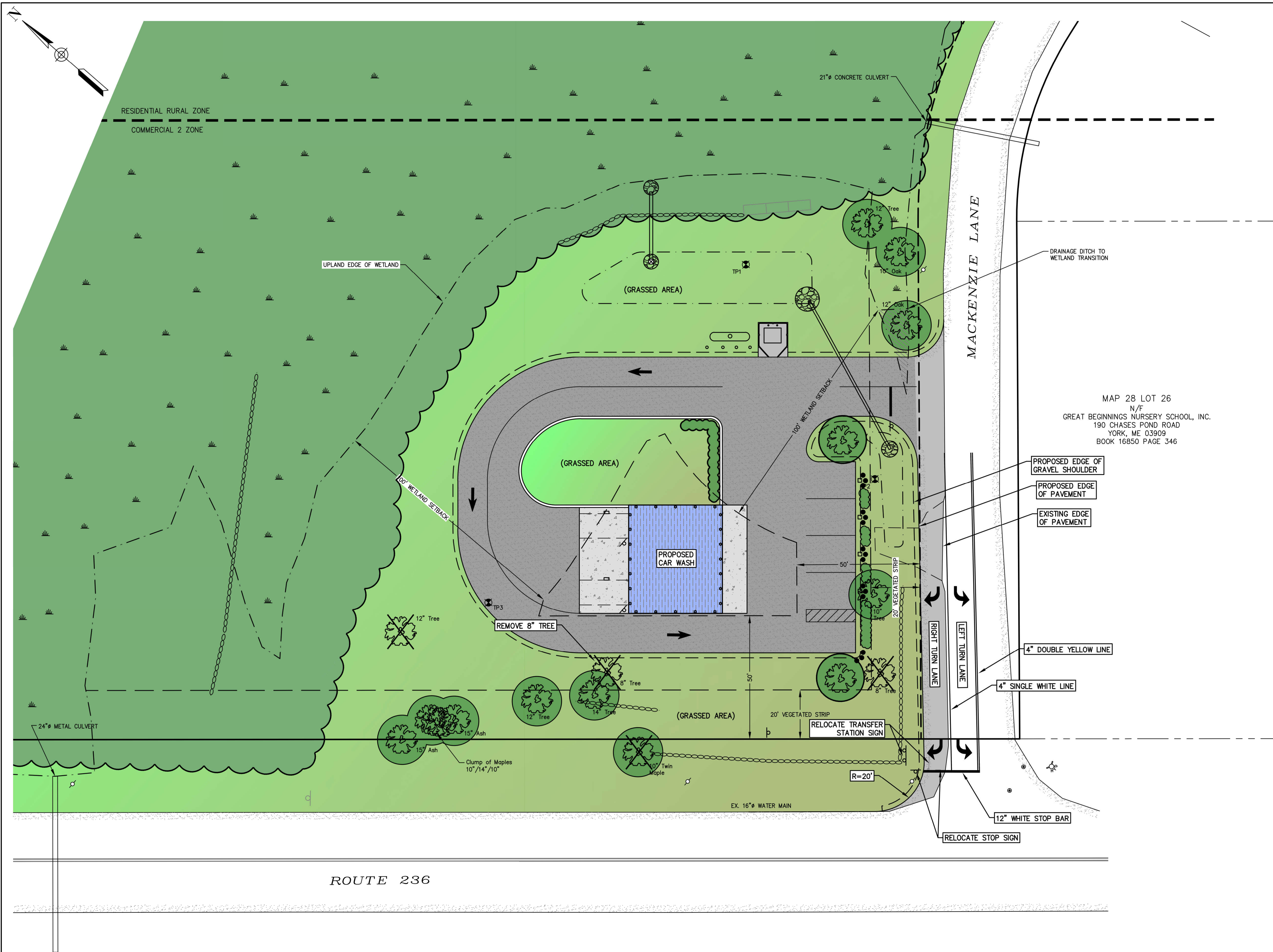
Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan M. McCarthy".

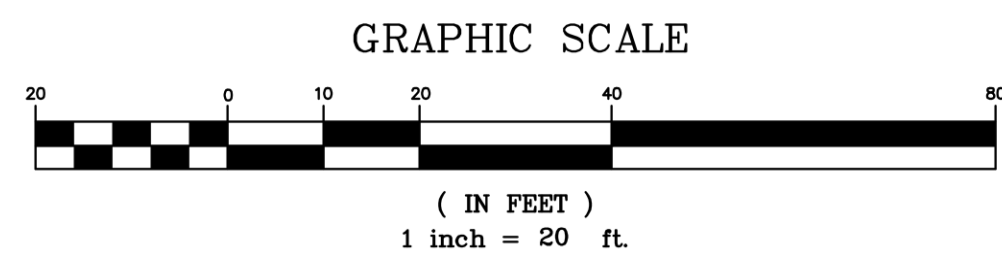
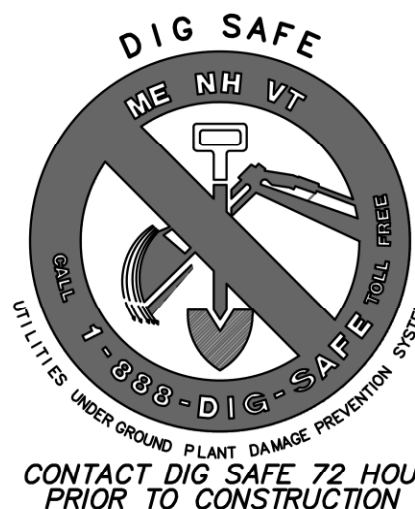
Ryan M. McCarthy, P.E., P.L.S.

President  
Tidewater Engineering & Surveying, Inc.  
(207) 439-2222  
[ryan@tidewatercivil.com](mailto:ryan@tidewatercivil.com)  
Enclosures





# RIGHT TURN LANE CONCEPT PLAN



ISSUED FOR TOWN REVIEW  
 NOT FOR CONSTRUCTION

DRAFT

NOT VALID UNLESS SIGNED AND STAMPED

NO.	DATE:	SUBMISSION/REVISION DESCRIPTION

**TIDEWATER**  
 ENGINEERING & SURVEYING, INC.  
 89 Route 236 Suite 3, Kittery, ME 03904  
 (207)939-2222 • www.tidewatercivil.com

CLIENT:	ROBERT T. BRENNAN, JR. 1911 SE 20TH STREET CAPE CORAL, FL 33990
PROJECT:	KITTERY CAR WASH ROUTE 236, KITTERY, MAINE 03904
SHEET:	RIGHT TURN LANE CONCEPT PLAN

JOB #:	19-134
DATE:	MARCH 2020
SCALE:	1" = 20'

DRAWING  
**SK1**