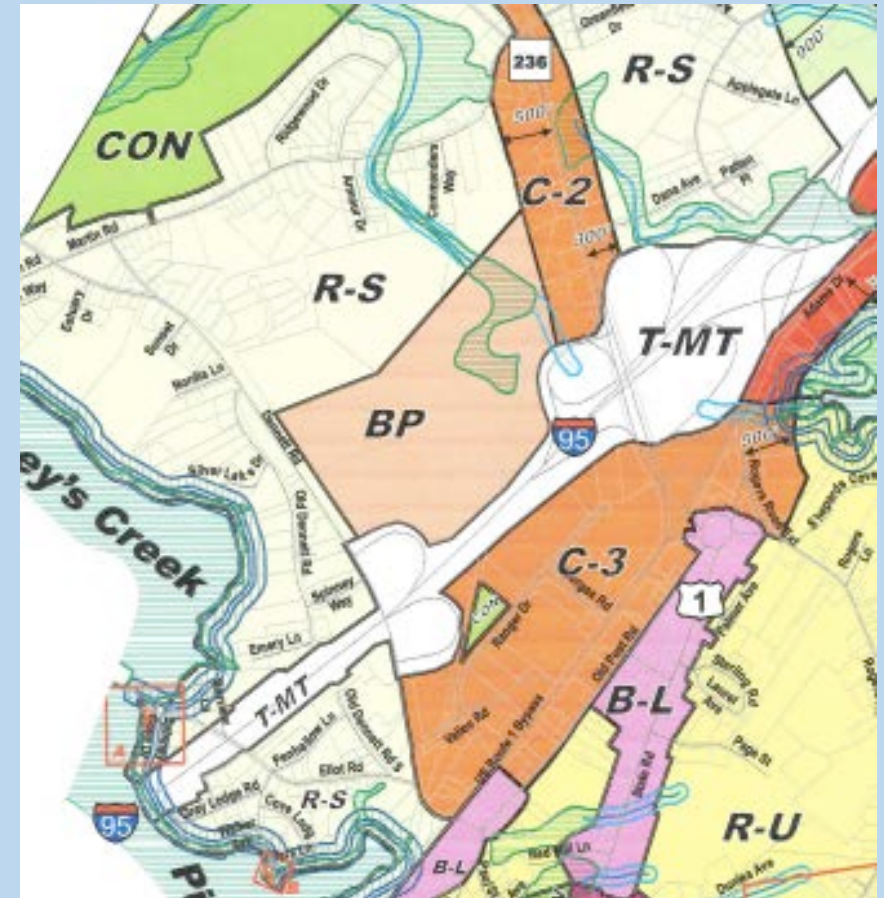


Business Park Zoning Public Workshop April 24, 2024



Kendra Amaral
Kittery Town Manager

Jason Garnham
Director of Planning & Development



Project Purpose: Amend Zoning to Reflect Community Goals

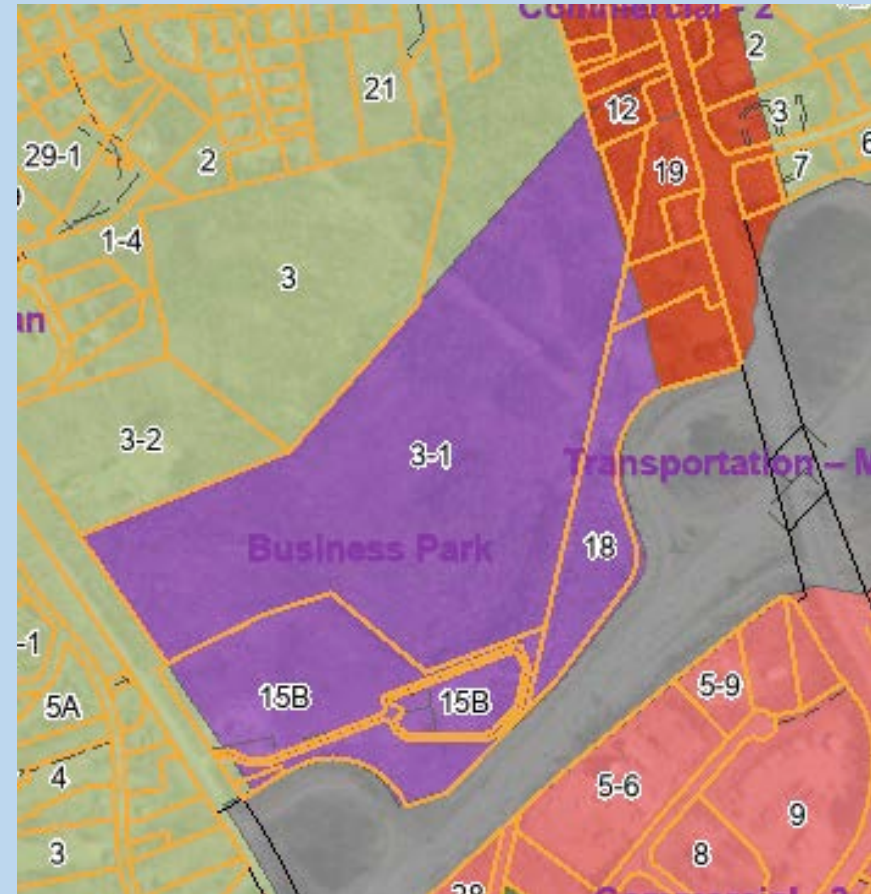
- BP zoning uses outdated
- Properties close to major roadways, services
- Steer development toward areas served by utilities
- Preserve open space & improve stormwater management
- Improve fiscal sustainability of community

B-P zone: encourages office & industrial park uses



Business Park Zone – Existing Conditions

- Size & Location
- Access & Utilities
- Current zoning: commercial uses
- Hydrologic study
- Broader trends



Existing Conditions: Hydrologic Study

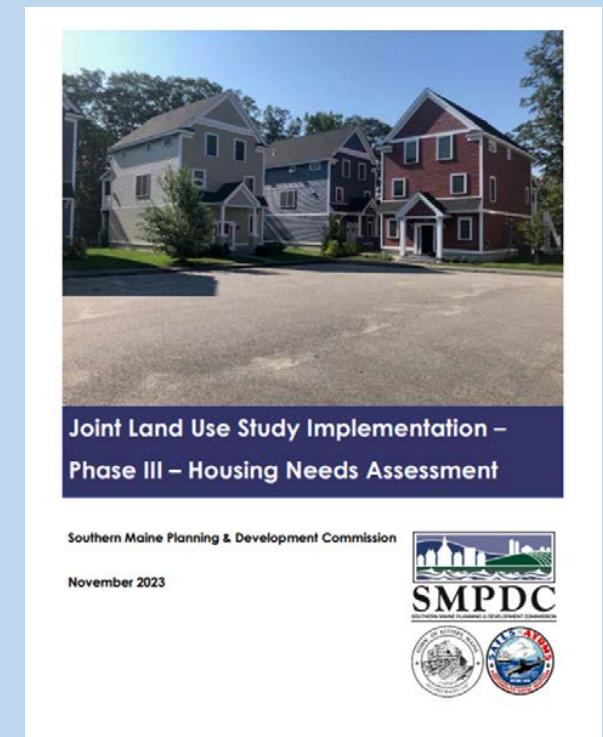
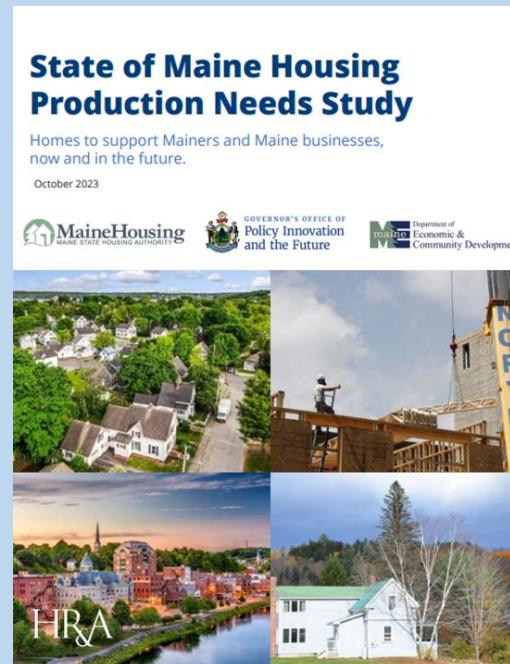
- Assesses drainage and stormwater conditions
- Evaluates soils, topography
- Identifies measures to improve storage/ flow of storm water
- Provides "Low Impact Development" considerations for future development



Maps: Developable upland areas fragmented

Existing Conditions: Broader Trends

Market Study: Strong demand and need for housing; weak demand for most other uses



Existing Conditions: Town Goals & Policies

Climate Action Plan & Comprehensive Plan:

Encourage (housing) development in areas served by utilities

KITTERY COMPREHENSIVE PLAN 2015 – 2025 - EXECUTIVE SUMMARY

TRANSPORTATION, ROADS & UTILITIES

Making our transportation systems and infrastructure re

18. Expand access to and use of public transportation services

Mount a concerted regional effort towards expansion of public transportation throughout southern Maine.

19. Direct development to areas of town with public utilities, public transportation and essential services

- Modify land use codes to promote infill development.
- Redevelop brownfield sites to increase housing stock.

20. Im

Improve walkability, bikeability, roadways, comfort, convenient sidewalks

LAND USE & NATURAL ENVIRONMENT

Helping our environment respond to climate change.

1. Direct growth to areas with existing infrastructure and low flood risk

- Implement coastal flood hazard ordinance.
- Refine ordinance to allow increased density in areas with sewer, water, energy transmission, public transit, and other amenities.
- Identify long-term strategies to reclaim coastal land for resiliency and public access.

2. Advance use of Low Impact Development practices

- Refine Low Impact Development (LID) ordinance to:
- Allow and promote reduction and/or alternatives to impervious surfaces and stormwater runoff to limit groundwater rise and erosion.
 - Require limit on soil disturbance.
 - Require preservation and maintenance of natural landscapes with native vegetation.
 - Allow and promote nature-based stormwater solutions.

Directing fishermen to local

18. Provide more support and visibility to the work of **LOCAL ARTISTS** by expanding exhibition venues and providing a mechanism to support arts-related businesses, including non-profits. Artists are seen to provide a uniqueness to Kittery and residents expressed a desire to provide additional support and visibility.

19. **GUIDE DEVELOPMENT** to areas already served by public utilities (8.1.2.), resulting in a more efficient and cost-effective use of these public services.

20. Undertake to complete a Comprehensive town-wide **HOUSING**

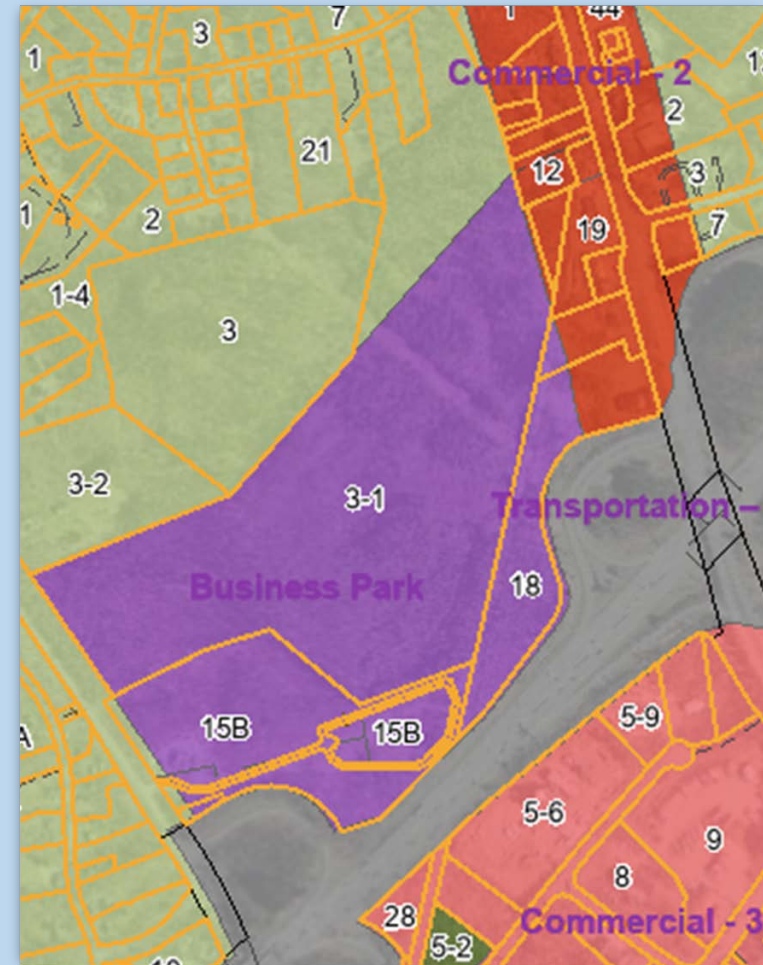
What is "Smart Growth?"

- Different uses close together
- Compact development that reduces "sprawl," takes advantage of existing infrastructure, and strengthens local tax base
- Development of neighborhoods where people can get places by walking or riding bikes



Zoning Amendment: Staff Recommendations

- Housing-focused
- Mix of building types
- Overall density to support community/smart growth goals, offset infrastructure costs
- Scope and scale that protects wetlands and natural resources
- Sensitive to existing neighborhoods



Zoning Amendment: Staff Recommendations

Options to Consider:

- R-U: Residential "Urban"
- R-S: Residential "Suburban"
- Split Zoning: Residential/
Mixed-Use
- Allow housing in C-2 Zone?



Business Park Re-zone Options:

R-U Residential "Urban"

- Density: 2.2 units per acre
- Mix of building types
- Density matches existing neighborhood
- Other uses allowed:
Rooming house, nursing home, daycare, inn, public utility



"Typical" R-U zone neighborhood

Image: Google Maps

Business Park Re-zone Options:

R-S Residential "Suburban"

- Density: 1.45 units per acre
- Mix of building types
- Building sizes limited
- Other uses allowed: solar energy facility, public utility, nursing home



"Typical" R-S zone neighborhood

Image: Google Maps

Business Park Re-zone Options:

Split Zone?

- R-S or R-U in northwest, B-L in southeast?
- Context-sensitive
- Encourages development of affordable housing (in BL area)



Other Considerations

- Dennett Road to Rte 236 thru-street connection to reduce cut-thru traffic on Martin Road?
- Utilities consistent with neighborhood goals?
 - Solar energy arrays
 - Water District

Housing in C-2?

- Supports re-development of properties on Rte 236
- Encourages affordable housing
- Development near 236 = less environmental impact

Zoning Amendment Process & Timeline

1. Public workshop
2. Housing Committee Recommendations – May 2
3. Land Issues Committee Recommendations – May 6
4. Housing Committee Draft Amendments – June 6
5. Land Issues Committee Review/Draft Amendments – July 1
6. Planning Board Workshop – July
7. Planning Board Public Hearing – late July/ early August
8. Joint Workshop: Town Council & Planning Board – Summer
9. Town Council (2 meetings)

Questions? Comments?

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