



**KITTERY PLANNING BOARD MEETING**  
Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904  
Phone: 207-475-1323 - Fax: 207-439-6806 - [www.kitteryme.gov](http://www.kitteryme.gov)

**REGULAR MEETING**

**AGENDA for Thursday, December 13, 2018**

**6:00 P.M. to 10:00 P.M**

**CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES - 9/27/18 (Planning Board meeting), and 10/25/18 (Site Walk)**

**PUBLIC COMMENTS** - Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address, and record it in writing at the podium.

**PUBLIC HEARINGS**

**ITEM 1 – 19 Coleman Avenue – Shoreland Development Plan Review**

Action: Accept or deny application. Approve or deny plan. Owner/applicant Ian R. Rex requests consideration to expand a nonconforming single family dwelling on a 8,895 +/- square foot parcel located at 19 Coleman Avenue (Tax Map 26 Lot 7-1) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250') Zones.

**ITEM 2 - Andrews Cluster Subdivision - Preliminary Plan Review**

Action: Accept application as complete. Owner /Applicant, Arthur W. Andrews Rev. Trust requests consideration of a 11-lot cluster subdivision on 106.82 acres located off Deer Ridge Lane (Tax Map 60, Lot 10) in the Residential Rural (R-RL) and Shoreland Overlay and Resource Protection (OZ-RP & OZ-SL 250') Zones. Agent is Jeff Clifford, P.E., Altus Engineering.

**OLD BUSINESS**

**ITEM 3 – 88 Pepperrell Road – The Bistro – Parking Plan Review for Business Use Change**

Action: Approve or deny plan. Owner, Chatham Street, LLC, and applicant, Ann Kendall are establishing a new business entity in an existing facility, where intensity of use is significantly different, located at 88 Pepperrell Cove (Tax Map 27 Lot 49) in the Business Local (B-L) and Shoreland Overlay (OZ-SL-250') Zones.

**ITEM 4 - 25 Pinkham's Lane – Major Subdivision Sketch Plan Review**

Action: Accept or deny application; Approve or deny sketch plan Owners Rudy E. Shayganfar & Mahni Shayganfar request consideration of a 8-lot residential subdivision with access along an existing private right-of-way (Pinkham's Lane), (Tax Map 62 Lots 10 & 10-5) in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones. Agent is Paul Dobberstein, Ambit Engineering.

**NEW BUSINESS**

**ITEM 5 – 50 Chauncey Creek Drive – Shoreland Development Plan Review.**

Action: Accept or deny application. Approve or deny plan. Owners and applicants, Thomas and Michele Jordan request consideration to reconstruct and expand a nonconforming single family dwelling on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250') and Resource Protection (OZ-RP) zones. Agent Tom Emerson, studioB-E.

**+/-ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)**

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION. DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING. TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.

**ITEM 6 - 28 Mendum Avenue – Shoreland Development Plan Review**

Action: Accept or deny application. Approve or deny plan. Owners/applicants Oliver P. & Claire H. Gaudissart request consideration for rip rap shoreline stabilization along Mendum Creek on a 9,600+- sf parcel located at 28 Mendum Avenue (Tax Map 3 Lot 52) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250') Zones. Agent Steven Riker, CWS - Ambit Engineering, Inc.

**ITEM 7 - Kittery Parks Commission Presentation on Proposal for Invasive Species Management/Eradication at Fort Foster**

Presentation and discussion, possible vote: Shaye Robbins of the Parks Commission will present an FB Environmental proposal to manage and eradicate invasive species at Fort Foster which will require funding from the Town's Wetland Preservation Fund. The Parks Commission is seeking Planning Board support for funding the proposal.

**ITEM 8 - Board Member Items / Discussion**

- A. Election of Officers
- B. Other

**ITEM 9 – Town Planner/Director of Planning & Development Items**

- A. Other

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