



## TOWN OF KITTERY

Planning and Development Department  
200 Rogers Road, Kittery, ME 03904  
Telephone: 207-475-1323

Dear Property Owner,

The Town of Kittery is currently pursuing amendments to Section 16.3.2.10 of Title 16 Land Use and Development Code which concerns the Business Park Zoning District bordered by Route 95, Route 236, Dennett Road, and Martin Road.

In the current and the proposed Comprehensive Plans the Town has identified this area as a targeted growth area. To further that, the Town placed it in a Tax Incentive Finance District in 2010. Despite these moves, the zone remains underdeveloped and underutilized.

The amendments being pursued for this zone include changes to the permitted uses, land and lot requirements, and a change to the zone's name to "Neighborhood Mixed Use Zone".

Some property owners whose property currently directly abuts the zone, but are not part of it, have indicated interest in potentially having their property included in the proposed Neighborhood Mixed Use Zone.

You are receiving this letter as an abutter to the currently existing Business Park zone, to let you know about the proposed zoning amendment effort and that your property may be under consideration for inclusion in the new Neighborhood Mixed Use Zone.

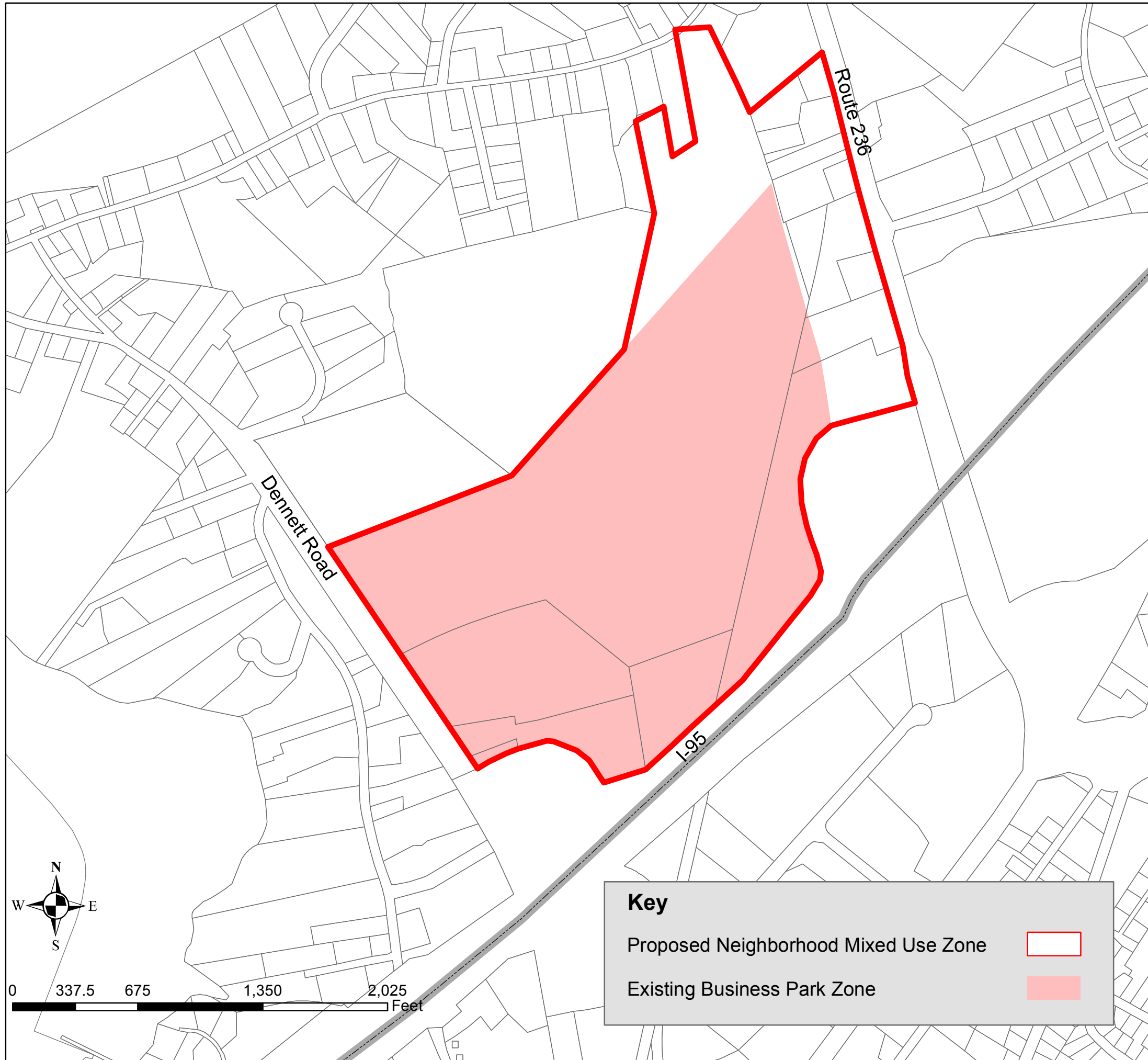
Included with this letter is a map showing the possible expansion of the Neighborhood Mixed Use Zone. A copy of the draft amendments being considered is available on the Planning and Development page on the Town's website. The draft amendments to Title 16 are included in the Planning Board's meeting packet for their March 22<sup>nd</sup> meeting; which is also available on the Town's website. The Planning Board meets at 6:00 pm in Council Chambers at Town Hall. Planning Board meetings are open to the public, are televised on Channel 22 and can be streamed from the Town's website anytime.

If you are interested in having your parcel included in the zone or have questions and comments about the proposed amendments please contact me at (207) 475-1323 or at [kconnor@kitteryme.org](mailto:kconnor@kitteryme.org).

Best regards

Kathy Connor  
Interim Town Planner

# List of Parcels Proposed for Inclusion in Proposed Neighborhood Mixed Use Zone



| Map and Lot | Street Address  | Current Zoning          |
|-------------|-----------------|-------------------------|
| 12-3-1      | 98 Dennett Road | Portion in R-S and B-PK |
| 21-18       | 1 Route 236     | Portion in C-2 and B-PK |
| 21-18A      | 7 Route 236     | C-2                     |
| 21-19A      | 11 Route 236    | C-2                     |
| 21-19       | 15 Route 236    | C-2                     |
| 21-20       | 17 Route 236    | C-2                     |
| 21-21       | 21 Route 236    | C-2                     |
| 20-12       | 25 Route 236    | C-2                     |
| 20-13       | 27 Route 236    | C-2                     |
| 20-14       | 31 Route 236    | C-2                     |
| 20-14A      | 29 Route 236    | C-2                     |
| 20-17       | 37 Route 236    | C-2                     |
| 20-15       | 33 Route 236    | C-2                     |
| 6-15B       | 76 Dennett Road | B-PK                    |
| 6-16A       | 70 Dennett Road | B-PK                    |
| 13-4        | Dennett Road    | B-PK                    |

Intended for planning purposes only by the Town of Kittery.

**Key**

- Proposed Neighborhood Mixed Use Zone
- Existing Business Park Zone

## Table of Parcels for Potential Inclusion in Neighborhood Mixed-Use Zone

| Map and Lot | Street Address  | Current Zoning          | Current Use                |
|-------------|-----------------|-------------------------|----------------------------|
| 12-3-1      | 98 Dennett Road | Portion in R-S and B-PK | Vacant (82 acres)          |
| 21-18       | 1 Route 236     | Portion in C-2 and B-PK | Offices                    |
| 21-18A      | 7 Route 236     | C-2                     | Service Station            |
| 21-19A      | 11 Route 236    | C-2                     | Equipment Rentals          |
| 21-19       | 15 Route 236    | C-2                     | Landscaping Supplies/Sales |
| 21-20       | 17 Route 236    | C-2                     | Vacant (1.5 acres)         |
| 21-21       | 21 Route 236    | C-2                     | Landscaping Supplies/Sales |
| 20-12       | 25 Route 236    | C-2                     | Apartments                 |
| 20-13       | 27 Route 236    | C-2                     | Single-family Residence    |
| 20-14       | 31 Route 236    | C-2                     | Single-family Residence    |
| 20-14A      | 29 Route 236    | C-2                     | Single-family Residence    |
| 20-17       | 37 Route 236    | C-2                     | Offices                    |
| 20-15       | 33 Route 236    | C-2                     | Single-family Residence    |
| 6-15B       | 76 Dennett Road | B-PK                    | Vacant (12.25 acres)       |
| 6-16A       | 70 Dennett Road | B-PK                    | Vacant (4.91 acres)        |
| 13-4        | Dennett Road    | B-PK                    | Vacant (5 acres)           |



**TOWN OF KITTERY**  
Planning and Development  
200 Rogers Road, Kittery, ME 03904  
Telephone: 207-475-1307 Fax: 207-439-6806

**TO:** PLANNING BOARD  
**FROM:** KATHY CONNOR, INTERIM TOWN PLANNER  
**SUBJECT:** **POTENTIAL EXPANSION OF THE PROPOSED NEIGHBORHOOD MIXED-USE ZONE (FORMERLY KNOWN AS THE BUSINESS PARK ZONE)**

**DATE:** JUNE 21, 2018  
**CC:** KENDRA AMARAL, TOWN MANAGER, ADAM CAUSEY, DIRECTORY OF PLANNING & DEVELOPMENT

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In the continuing effort to encourage development in the proposed Neighborhood Mixed-Use Zone, the Planning Office sent letters (a copy is included in the Board's packet) in March to the property owners whose parcels on Dennett Road and Route 236 directly abut the current Business Park Zone. The Planning Office and Town Manager heard from several property owners (some of whom were in favor and one who wished to withdraw) and the proposed zone expansion map has been updated accordingly (also included in the packet).

Now that the Board has voted the proposed Neighborhood Mixed-Use amendments to Title 16 on to Town Council (a joint Town Council/Planning Board workshop date will be decided soon), the next step is for the Board to consider this proposed expansion. Included with the map showing the expansion is a list of the properties proposed for inclusion and their current zoning and use.

State statute requires that notices be sent to all property owners directly affected and to the abutters of the proposed expansion once a public hearing date has been set. A notice and the map must be published in the newspaper twice as well. Staff will require a month to comply with the requirements so, if for instance, the Board sets a hearing date at the July 12<sup>th</sup> meeting, that date would need to be August 9<sup>th</sup> at the earliest.