

Town of Kittery Planning Board Meeting February 14, 2019

ITEM 1 - 230 U.S. Route 1 – Preliminary Site Plan Review

Action: Approve or deny preliminary plan Owner/Applicant Green Brook, LLC requests consideration to develop a food truck pod on a 1.04 acre lot located at 230 U.S. Route 1 (Tax Map 22 Lot 14) in the Commercial (C-1) Zone. Agent is Barbara Jenny.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Review	11/8/2018 Planning Board Meeting	APPROVED
YES	Site Visit	11/27/18	HELD
YES	Preliminary Plan Review Completeness/Acceptance	1/10/19	ACCEPTED
YES	Public Hearing	Scheduled for February 14, 2019	PENDING
YES	Preliminary Plan Approval	Possible for February 14, 2019	PENDING
YES	Final Plan Review and Decision		

Applicant: 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, when applicable, 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 plan is to develop a 3-truck food pod that will operate seasonally, and during the daylight hours from approximately 11 am to dusk daily on a lot located at the corner of U.S Route 1 and U.S. Route 1 Bypass in the Commercial (C-1) Zone. The parcel is 1.04 acres in size contains an existing commercial building known as the Mural Building. The uses within the building include retail (antiques & up-cycled furnishings), storage (for retail), art studios/maker space, and office (massage therapist).

The food truck pod would be located in the northern end of the lot in an area that would be defined by a row of trough planters.

Sketch plan review and a site walk for the application were completed last month by the Board. The application is now at preliminary plan review stage. A revised plan has been submitted based upon staff comments and the Board's input at the site walk.

The Board accepted the preliminary site plan application as complete at its January 10th meeting and scheduled a public hearing on the application for the February 14th meeting.

Staff Review

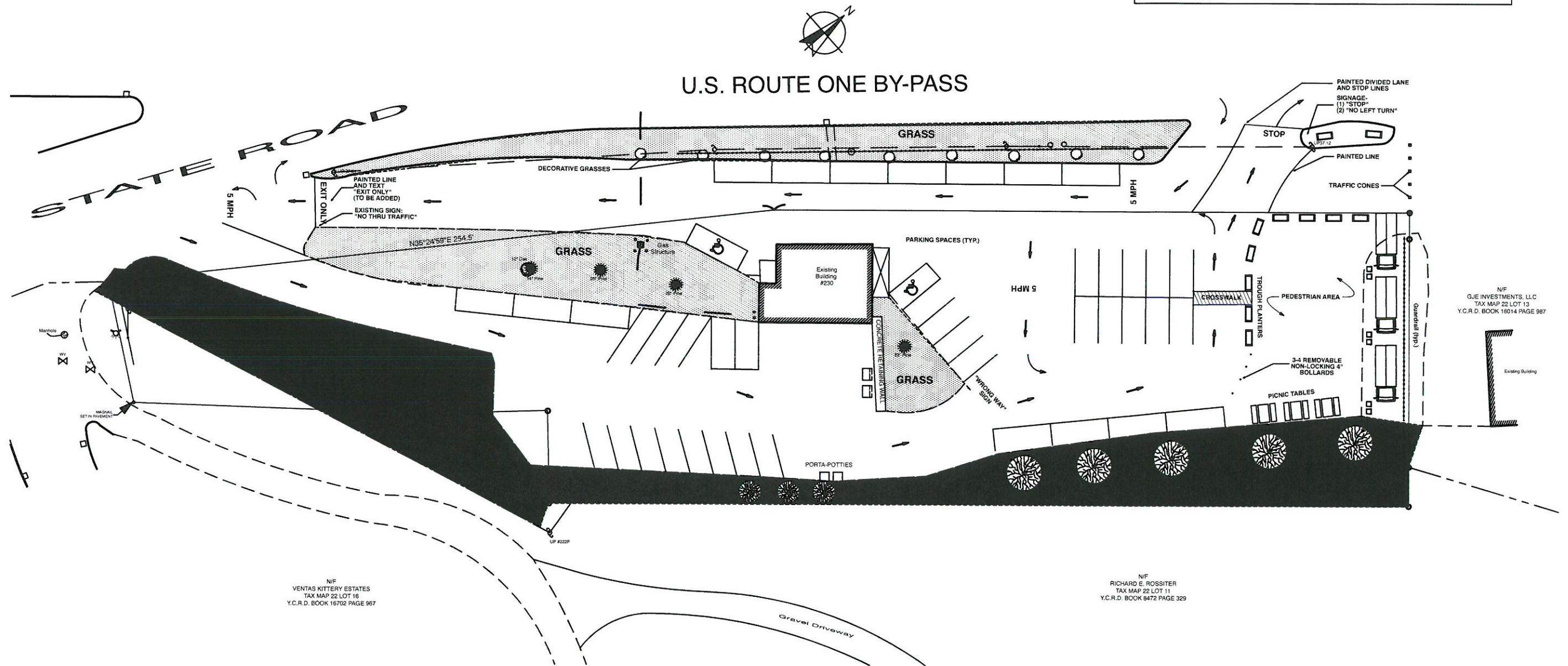
1. The proposed use is considered as a restaurant under our Code which is a permitted use in the Commercial zone.
2. The proposed use has reached the threshold of site plan review by the Planning Board under Sections 16.10.3.1, 16.10.3.2 & 16.10.3.6.C. The food truck pod use will require more than five (5) additional parking spaces.

3. The parcel meets all of the applicable dimensional standards as outlined for the C-1 & C-3 zones (16.3.2.13). As proposed, the trucks are not connected to water or power so there are no setback issues as they do not meet the definition of structure, however, if power or water is to be supplied in the future they would be attached to a utility connected to the ground and therefore classified a structure and would be required to meet structure setbacks for the zone.
4. Parking The preliminary plan depicts thirty-six (36) parking spaces. The applicant has provided parking for all of the existing uses of the site as well as proposed use. The parking requirement for all of the proposed uses per code is thirty-one (31). The parking requirement (16.8.9.4) for drive-in restaurants, which is how we are treating the food truck use is one space per every three seats, with seating calculated by dividing the total floor area with customer access by 15. The calculation for total floor area, since the seating will be at picnic tables, was to calculate the square footage of the proposed three (3) picnic tables, which comes 70 sf. That number is divided by 15 which comes to 4.66 rounded up to 5 and added to 15 which results in a required twenty (20) spaces for the food trucks. The number of the required spaces and the total provided should be indicated on the final plan.
5. The required minimum number of accessible spaces for a parking lot size of 26-50 spaces is 2 spaces. The plan depicts two accessible spaces.
6. On-site traffic flow is indicated on the plan and the applicant is showing a physical separation of the food truck pod and picnic tables from that flow by the use of trough planters and removable non-locking 4" bollards. There appears to be sufficient area in the protected space for pedestrians. The applicant is also proposing directional flow striping and signage at the entrances/exits to control traffic and ensure safe entry and exiting.
7. Restroom facilities will consist of a plumbed facility for the vendor in the Mural building and two (2) porta-potties for customers which complies with the State health code. The porta-potties have been moved closer to the food truck area but there is no indication of any screening for the units.
8. Trash/recycling/composting enclosures will be provided for customers and vendors and are shown on the site plan.
9. Landscaping is shown on the plan but more detail types of plantings needs to be provided for the final plan.
10. Traffic. The site plan clearly indicates on-site traffic flow. Direction of traffic through the parking lot is shown as one-way. Traffic off the Bypass and from traffic circle via Route 1 will be able to use two entrances, which are two-way. Staff concerns about the lack of protection of the pedestrian space from cars entering via the north entrance has been addressed through the placement of additional trough planters along the edge of the MDOT ROW, painted divided lane and stop lines and signage indicating "stop" and "No Left Turn". At the south entrance, there will also be striping and signage to control flow into and out of the site.

Recommendation / Action

Approve the preliminary site plan application dated December 9, 2018 from owner/applicant Green Brook, LLC to develop a food truck pod on a 1.04 acre lot located at 230 U.S. Route 1 (Tax Map 22 Lot 14) in the Commercial (C-1) Zone.

GPS:
 LATITUDE: 43.046668, LONGITUDE: 70.74271420000002
 N 43° 6'16.8", W 70° 44'33.771"



1 PROPOSED SITE PLAN
 SCALE: 1" = 40'

C-1	DATE 12-09-18	<i>OWNER</i> GREENBROOK LLC 94 PLEASANT STREET PORTSMOUTH NH 03801	KITTERY FOOD TRUCK POD @ MURAL BUILDING LOT 230 STATE ROAD, KITTERY, ME 03904	DESCRIPTION/FILE	KITTERY FOOD TRUCKS 1.0	<i>DRAWN BY</i> MDB DESIGN LLC 81 LINCOLN AVENUE PORTSMOUTH, NH 03801 603.436.4256	MAP 22 LOT 14
	SCALE 1"= 40'-0"			DATE 9/25/18	REVISED 2/05/19		
				KITTERY PLANNING BOARD APPROVAL			