



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: JULY 19, 2018
CC: KENDRA AMARAL, TOWN MANAGER, ADAM CAUSEY, DIRECTORY OF PLANNING & DEVELOPMENT

At the June 28th Planning Board meeting, the Board opted to table discussion of this item because three Planning Board members were unable to attend the meeting.

To summarize these proposed changes: in the continuing effort to encourage development in the proposed Neighborhood Mixed-Use Zone (MU-N), 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 (B-PK). 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 and will be having a joint Town Council/Planning Board workshop on Monday, July 23, 2018, the next step is for the Board to consider this proposed expansion. The amendments to the zoning requirements were done first so that the property owners whose properties are proposed for inclusion could be informed as well as those whose properties are currently within the MU-N zone. 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. The Planning office will be sending notices to abutters within 500 feet of the proposed zoning boundary. 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 26th meeting, that date would need to be August 23th at the earliest.



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.

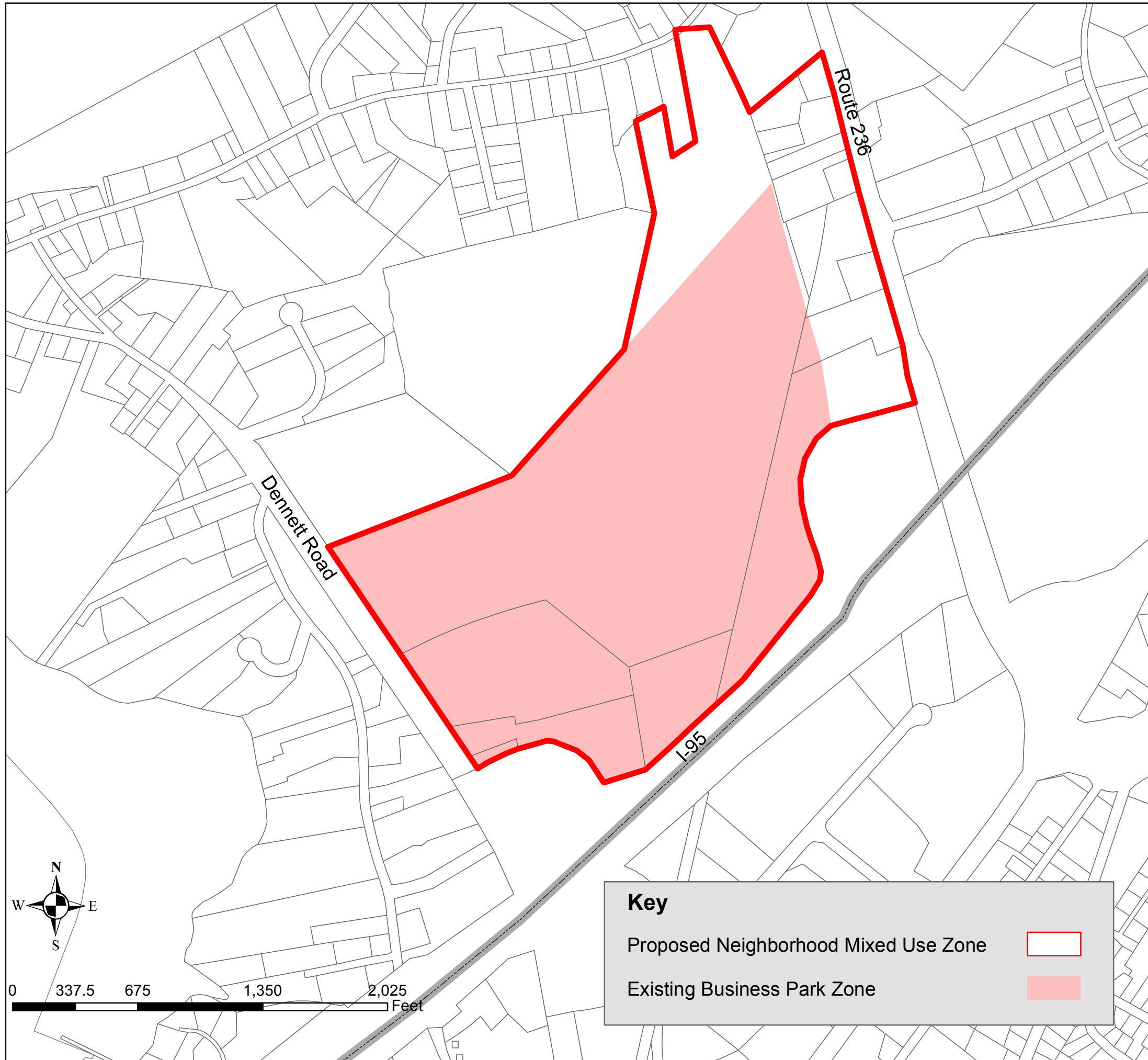
Included with this letter is a map showing the possible expansion of the Neighborhood Mixed Use Zone. A copy of the draft amendments being considered is available on the Planning and Development page on the Town's website. The draft amendments to Title 16 are included in the Planning Board's meeting packet for their March 22nd 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.

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.

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)