



TOWN OF KITTERY
Planning and Development
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TO: PLANNING BOARD
FROM: ADAM CAUSEY, DIRECTOR OF PLANNING & DEVELOPMENT
SUBJECT: **POTENTIAL EXPANSION OF THE PROPOSED
NEIGHBORHOOD MIXED-USE ZONE (FORMERLY
KNOWN AS THE BUSINESS PARK ZONE)**
DATE: SEPTEMBER 20, 2018
CC: KENDRA AMARAL, TOWN MANAGER

On August 21 and August 23, 2018, the Planning Board held a public hearing and took public comments on the proposed boundary expansion of the proposed Neighborhood Mixed-Use (MU-N) zone. After considerable discussion about the proposal, the Board concluded that it could not make a formal recommendation regarding adoption of the proposed boundary expansion of the MU-N zone until the proposed text amendment undergoes the public hearing process with Town Council, which is now scheduled for Monday, September 24, 2018.

This item is on the agenda as Old Business because no action was taken after that August public hearing. It is hoped that comments and discussion at the upcoming Town Council public hearing will further inform the public and the Planning Board as to this proposed map amendment.

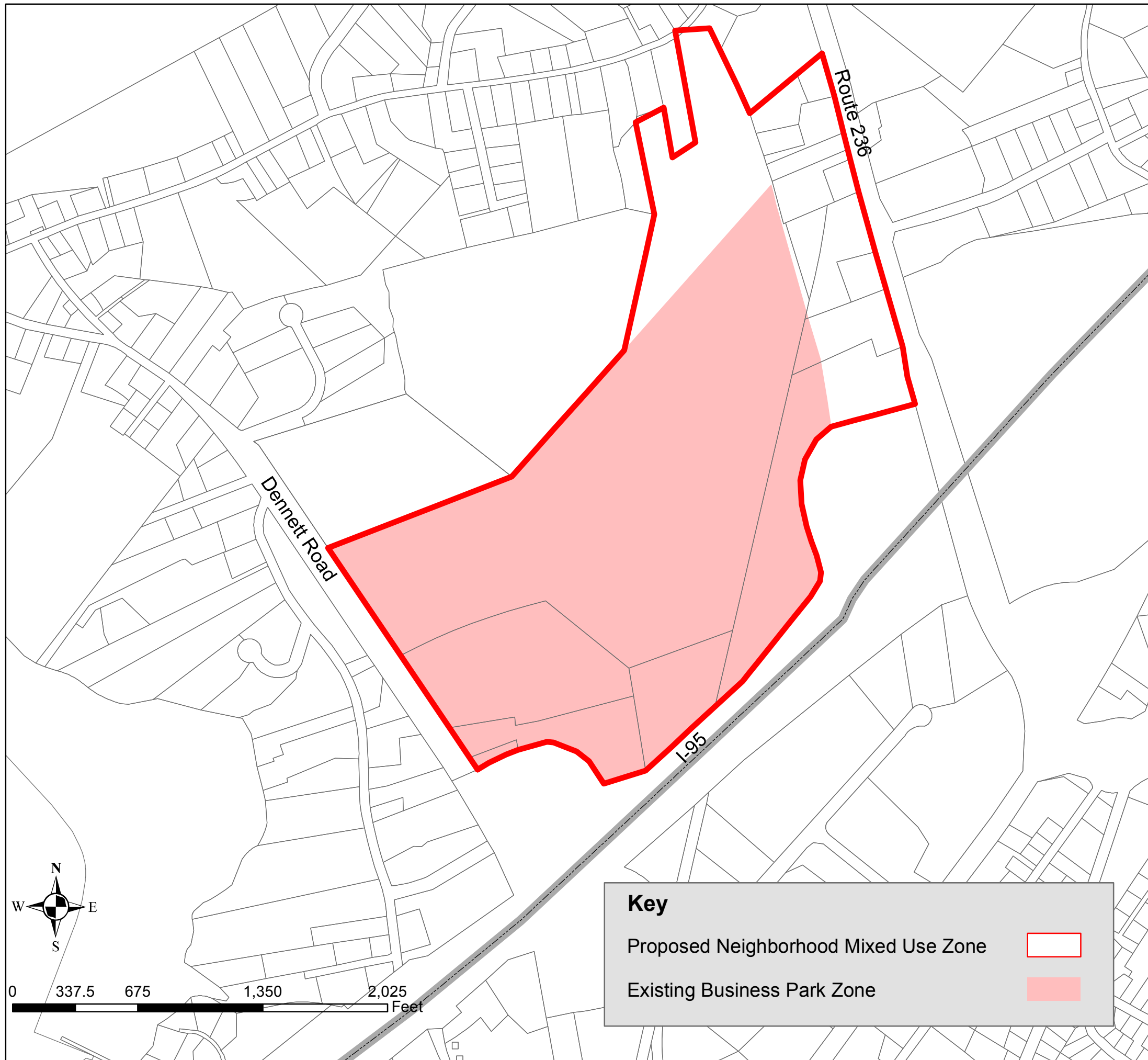
To review, this proposed zoning map amendment is the second step to a two-part process replacing the Business Park (B-PK) zoning district. The first step proposed a text amendment changing the B-PK zone to the Neighborhood Mixed-Use (MU-N) zone and replacing the zoning requirements. That step is under consideration via Public Hearing before Town Council on Monday, September 24, 2018. The Planning Board previously held a Public Hearing for the proposed text amendment changes on June 14, 2018, and voted to recommend approval to Town Council. This second step proposes a zoning map amendment to expand the proposed boundary of the Neighborhood Mixed-Use (MU-N) zone, if the proposed text amendment is adopted by Town Council.

Depending on the outcome of the proposed MU-N text amendment at Town Council on September 24, the Planning Board may consider a recommendation to Town Council on the proposed boundary expansion at their September 27 meeting.

Thank you,

Adam Causey, AICP
Director, Planning & Development Department

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

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