



TOWN OF KITTEERY, MAINE

200 Rogers Road, Kittery, ME 03904
Telephone: (207) 439-0459 Fax: (207) 439-6806
Code Enforcement OFFICE

August 14, 2007

NOTICE TOWN OF KITTEERY

Public hearings by the Kittery Zoning Board of Appeals will be held at the Kittery Town Hall on Tuesday evening, August 14, 2007, at 7:00 p.m. to hear the following appeals to the terms of the Kittery Land Use and Development Code Zoning Ordinances:

1. Beth Winbourne for CPG Kittery Holdings, LLC requesting a Miscellaneous Appeal to the terms of Title 16, Section 32, Subsection 595B (Page 338) of the Kittery Land Use and Development Code Zoning Ordinance in order to build a reasonable replacement of an existing non-conforming sign with a new, smaller and code compliant sign. Located at 345 U.S. Route #1, Kittery, Map 47 Lot I, in the Commercial Zone. 47-1-07-29.
2. James Taylor requesting a Miscellaneous Appeal to the terms of Title 16, Section 12, Subsection 040D (Page 237), Table 16.12, (Page 256-1) of the Kittery Land Use and Development Code Zoning Ordinance in order to add an 8'x8' breezeway and 24'x24' garage to house. Located at 24 Norton Road, Kittery, Map 40 Lot 26, in the Rural Residential Zone. 40-26-07-33.
3. Steve Leonard for Jonathan Shafmaster requesting a Miscellaneous Appeal to the terms of Title 16, Section 28, Subsection 130 (Page 274), Title 16, Section 32, Subsection 490K2 (Page 310), and Title 16, Section 32, Subsection 490N2A (Page 316), of the Kittery Land Use and Development Code Zoning Ordinance in order to obtain approval where the ZBA is authorized to grant permission for vertical enlargement within the existing footprint (16.28.130 A&B) and footprint is closer than 100' from the normal high water line (16.32.490(N)(2)). Located at 284 U.S. Route #1, Kittery, Map 31 Lot 6, in the Commercial Zone. 31-6-07-34.
4. Veronica Bragdon requesting a Miscellaneous Appeal to the terms of Title 16, Section 12, Subsection 040D (Page 237), of the Kittery Land Use and Development Code Zoning Ordinance in order to replace an old 10'x14' shed with a new 10'x14' shed. Located at 36 Stevenson Road, Kittery, Map 29 Lot 26, in the Rural Residential Zone. 29-26-07-35.

PLEASE NOTE: *In accordance with 16.04.050.B1 of the Code, applicants must submit their packet of information at least 14 days ahead of the scheduled meeting. Other persons must make any submittals, with the exception of maps and photographs, at the Town Hall at least five days prior to the hearing date, or such submittals will be excluded from being admitted into evidence.*

CC:

Chairman, Town Council
Town Manager
Code Enforcement Officer
Board of Appeals Members
Chairman, Conservation Commission
Chairman, Planning Board
Duncan McEachern, Esquire

APPLICANTS:

1. Beth Winbourne, 375 U.S. Route #1 Box 6, Kittery, ME 03904-5582
CPG Kittery Holdings LLC, 105 Eisenhower Parkway, Roseland, NJ 07068
2. James Taylor, 24 Norton Road, Kittery, ME 03904-5412
3. Steve Leonard, 25 Great Bay Road, Greenland, NH 03847
Jonathan Shafmaster, 158 Shattuck Way, Newington, NH 03801
4. Veronica Bragdon, 36 Stevenson Road, Kittery, ME 03904-5541

ABUTTERS:

1.
38/1 CPG Kittery Holdings LLC, c/o Chelsea Property Group, 105 Eisenhower Parkway, Roseland, NJ 07068
38/7 CPG Finance II LLC, c/o CPG Partners LP, P.O. Box 6120, Indianapolis, IN 46206
38/11 Spruce Bend LLC, c/o George Stern, 17 Park Ridge Road, Haverhill, MA 01835
38/12 DS & DS Enterprises Inc., P.O. Box 630, Kittery, ME 03904-0630
47/3 Kathleen Baldwin TR, Bradford Realty Trust, 529 U.S. Route #1 Suite 101, York, ME 03909
47/3A OCSAP LTD, P.O. Box 239, Cumberland, MD 21502-0239
47/4 F/C Kittery Development LLC, John Auzo Manager, c/o Kittery Premium Outlets, 375 U.S. Route #1 Suite 220, Box 6, Kittery, ME 03904-5582
47/24 Tanger Properties LP, P.O. Box 10889, Greensboro, NC 27404-0889
47/25 Spruce Creek Retail Outlet LLC, c/o Neal Shalom, 145 Rosemary Street Suite E, Needham, MA 02494
47/25A Spruce Creek Retail Outlet LLC
2.
40/24 David & Linda R. Guadalupe, 21 Norton Road, Kittery, ME 03904-5414
40/25 Roland V. & Helen C. Deschamps, 27 Norton Road, Kittery, ME 03904-5414
56/25 James A. & Diana M. Taylor
56/26B Frances A. Farr, P.O. Box 182, Kittery Point, ME 03905-0182

3.

30/41 Kittery Trading Post Shops LLC, P.O. Box 904, Kittery, ME 03904-0904
30/44 Tanger Properties LTD Partnership, P O. Box 10889, Greensboro, NC 27404-0889
31/2 AMG Investments LLC, 929 Augusta Road, Bowdoin, ME 04287
31/3 Rita L. White, 6 Ripley Road, Kittery, ME 03904-5522
31/4 Latium Management Corp., c/o Alliance Energy Corp., 36 East Industrial Road, Branford, CT 06405
31/4 Latium Management Corp., P.O. Box 2242, Bonita Springs, FL 32133-2242
31/8 Ann Peters, 1 Ox Point Drive, Kittery, ME 03904-5523
31/9 Richard M. & Kimberly A. Balano, 3 Ox Point Drive, Kittery, ME 03904-5523
31/10 Bruce H. & Gay K. Lakin, 5 Ox Point Drive, Kittery, ME 03904-5523
31/11 Castellano Family Revocable Trust 2002, 7 Ox Point Drive, Kittery, ME 03904-5523
31/12 Richard W. & Karen A. Lambert, 9 Ox Point Drive, Kittery, ME 03904-5523
31/13 Marilyn M. Ecker, 11 Ox Point Drive, Kittery, ME 03904-5523
31/21 Onil A. & Nancy J. Roy, 2 Ox Point Drive, Kittery, ME 03904-5523
38/14 Ripley Road Associates LLC, John Auzo Manager, c/o CPG Partners LP, P.O. Box 6120, Indianapolis, IN 46206
-- Owners Construction Representatives, 25 Great Bay Drive East, Greenland, NH 03840
-- Carex Ecosystem Sciences, 538 Central Avenue Suite B, Dover, NH 03820
-- Doucet Survey Inc., 102 Kent Place, Newmarket, NH 03857
-- Civil Works Inc., P.O. Box 1166, Dover, NH 03820

4.

29/24 Inhabitants of Kittery
29/25 Stuart O. Merrill, 38 Stevenson Road, Kittery, ME 03904-5541
29/27 Robert Mason, 161 Beech Ridge Road, Eliot, ME 03903-1654
29/28A Brian O. Pomerleau, Sr., 32 Stevenson Road, Kittery, ME 03904-5541
29/31 Flower Company Properties Inc., 483 Harold Dow Highway, Eliot, ME 03903
30/15 Alfred S. & Lynn A. Young, 32 Manson Road, Kittery, ME 03904-5535
30/17 David H. Linscott, 24 Manson Road, Kittery, ME 03904-5535
30/18 Nelson E. & Nancy L. Linscott, c/o David Linscott, 24 Manson Road, Kittery, ME 03904-5535
37/3 Inhabitants of Kittery