



**Town of Kittery
200 Rogers Road, Kittery, ME 03904
Board of Appeals Meeting Agenda**

Hybrid Meeting

Public may attend in person in Town Council Chambers or via zoom at:

<https://www.kitteryme.gov/board-appeals/events/75671>

Tuesday, July 25th, 2023

Regular Meeting – 6:30 P.M.

-
- 1. Call to Order; Introductory; Roll Call**
 - 2. Pledge of Allegiance**
 - 3. Agenda Amendment and Adoption**
 - 4. Executive session (if required)**
 - 5. Public Hearings**
 - Mike Sudak, on behalf of owner Darren LaPierre, request a variance to build a new boat repair facility within the wetland setback in the Commercial – 2 (C-2) zone, per Section 16.2.3.(6).(c).
 - 6. Unfinished Business**
 - 7. New Business**
 - 8. Acceptance of Previous Minutes**
 - 9. Board Member or CEO Issues or Comment**
 - 10. Adjournment**

NOTICE OF PUBLIC HEARING
TOWN OF KITTERY - BOARD OF APPEALS
In-Person, Council Chambers - Public can attend in person
Tuesday, July 25th, 2023– 6:30 p.m.

Mike Sudak, on behalf of owner Darren LaPierre, request a variance to build a new boat repair facility within the wetland setback in the Commercial – 2 (C-2) zone, per Section 16.2.3.(6).(c).

Application information is available for public inspection by appointment only between 8:30 am to 4:30pm, Monday through Thursday, at the Land Use Department located in Kittery Town Hall.
To request a reasonable accommodation for this meeting please contact staff.



150 foot Abutters List Report

Kittery, ME
July 11, 2023

Subject Property:

Parcel Number: 29-1
CAMA Number: 29-1
Property Address: 41 ROUTE 236

Mailing Address: GREEN GRASS LLC GREEN GRASS LLC
32 ROUTE 236 UNIT 1
KITTERY, ME 03904

Abutters:

Parcel Number: 12-3-1
CAMA Number: 12-3-1
Property Address: 98 DENNETT ROAD

Mailing Address: 98 DENNETT ROAD LLC 98 DENNETT ROAD LLC
12 ROSEBERRY LANE
KITTERY, ME 03904

Parcel Number: 20-14
CAMA Number: 20-14
Property Address: 31 ROUTE 236

Mailing Address: DUMAS, ARTHUR P DUMAS, ARTHUR P
31 ROUTE 236
KITTERY, ME 03904-5528

Parcel Number: 20-14A
CAMA Number: 20-14A
Property Address: 29 ROUTE 236

Mailing Address: SEAWARD, KAREN D SEAWARD,
KAREN D
29 ROUTE 236
KITTERY, ME 03904-5528

Parcel Number: 20-15
CAMA Number: 20-15
Property Address: 33 ROUTE 236

Mailing Address: ROONEY, SEAN F. ROONEY, SEAN F.
33 ROUTE 236
KITTERY, ME 03904

Parcel Number: 20-17
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Property Address: 37 ROUTE 236

Mailing Address: BLACKBIRD BUSINESS SUITES, LLC
BLACKBIRD BUSINESS SUITES, LLC
32 ROUTE 236
KITTERY, ME 03904

Parcel Number: 20-18
CAMA Number: 20-18
Property Address: 122 MARTIN ROAD

Mailing Address: BURBANK, KAREN C BURBANK, KAREN
C
122 MARTIN ROAD
KITTERY, ME 03904-1013

Parcel Number: 29-2
CAMA Number: 29-2
Property Address: 140 MARTIN ROAD

Mailing Address: CALDWELL, VIOLA F CALDWELL, VIOLA
F
140 MARTIN ROAD
KITTERY, ME 03904-1013

Parcel Number: 29-3
CAMA Number: 29-3
Property Address: 136 MARTIN ROAD

Mailing Address: ENRIGHT, BONNIE M. ENRIGHT,
BONNIE M.
136 MARTIN ROAD
KITTERY, ME 03904

Parcel Number: 29-31
CAMA Number: 29-31
Property Address: 6 MEADOW LANE

Mailing Address: KITTERY LAND TRUST INC KITTERY
LAND TRUST INC
PO BOX 467
KITTERY, ME 03904

Parcel Number: 29-4
CAMA Number: 29-4
Property Address: 132 MARTIN ROAD

Mailing Address: KING, VINCENT E KING, VINCENT E
132 MARTIN ROAD
KITTERY, ME 03904-1013



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7/11/2023

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150 foot Abutters List Report

Kittery, ME
July 11, 2023

Parcel Number: 29-44
CAMA Number: 29-44-1
Property Address: 32 ROUTE 236 #UNIT 1

Mailing Address: LAPIERRE PROPERTIES LLC LAPIERRE
PROPERTIES LLC
32 ROUTE 236
KITTERY, ME 03904-5525

Parcel Number: 29-44
CAMA Number: 29-44-2
Property Address: 32 ROUTE 236 #UNIT 2

Mailing Address: LOBSTER PROPERTIES LLC LOBSTER
PROPERTIES LLC
32 ROUTE 236 UNIT 2
KITTERY, ME 03904

Parcel Number: 29-5
CAMA Number: 29-5
Property Address: 130 MARTIN ROAD

Mailing Address: ORLANDO, THOMAS ORLANDO,
THOMAS
130 MARTIN ROAD
KITTERY, ME 03904

Parcel Number: 29-6
CAMA Number: 29-6
Property Address: 124 MARTIN ROAD

Mailing Address: ORLANDO, THOMAS PETTER
ORLANDO, THOMAS PETTER
124 MARTIN ROAD
KITTERY, ME 03904



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7/11/2023

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**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT**

BOA Meeting Date: July 25th, 2023

Item #: VAR23-2

STAFF REPORT – 41 ROUTE 236 –VARIANCE REQUEST

Project Name: 41 Route 236

Applicant: Mike Sudak, Attar Engineering

Owner: Darren LaPierre

Proposed Development: Construction of a new boat repair facility

Requests: Variance Request to build a new boat repair facility within the wetland setback in the Commercial – 2 (C-2) zone, per Section 16.2.3.(6).(c).

Site Addresses: 41 Route 236

Map & Lot Numbers: M29 L1

Current Zoning:

Commercial-2 Zone (C-2): The purpose of the C-2 (Route 236 Commercial) Zone is to provide services, industry and business space within the Town in a location capable of conveniently serving community-wide and/or regional trade areas and oriented primarily to vehicular access.

Staff Recommendation: **DENIAL** of the variance request for failure to satisfy **ALL** of the criteria set forth in 16.2.12.D(2)(a).

District Standards:

Commercial 2 Zoning District Standards			
Maximum Building Coverage	40%	Front Yard Setback (min.)	50 feet
Lot Size (min.)	40,000 sf	Rear Yard Setback (min.)	30 feet**
Side Yard Setback (min.)	30 feet**		

Current Use: B (38) Boatyard

Surrounding Land Uses:

West: Mixed Use – Neighborhood (MU-N), vacant land

East: Commercial 2 (C-2) & Resource Protection (RP) Overlay Zone, Boatyard storage

North: Commercial 2 (C-2), dwelling unit

South: Commercial 2 (C-2), business suites

Site Description:

The subject property consists of an approximately 163,350 square foot lot (3.75 acres). The property is located completely within the Commercial 2 Zone. The parcel is notated having substantial wetlands on multiple sides of the property.

History of the Property:

The current use of the subject parcel is boat storage. Per the application, the parcel has been in use as a boatyard for the past 14 years. A boatyard is a permitted use within the Commercial 2 Zone.

Description of the Issue:

The applicant proposes to construct a 21’X30’ building on the subject parcel for a repair facility. The proposed facility would encroach on the 100’ wetland setback in the following amounts per the applicant’s request;

- Northeast Corner: 2’ relief requested
- Southeast Corner: 5’ relief requested
- Southwest Corner: 1.2’ relief requested
- Northwest Corner: 1.3’ relief requested

Applicant’s Variance Request:

Section 16.2.12.D(2)(a) requires the Board of Appeals to use the following process when hearing variance requests:

§ 16.2.12.D(2) Variance request.

a) *A variance may be granted only by the Board of Appeals under the following conditions:*

[1] *For a reduction in dimensional requirements related to height, are and size of structure or size of yards and open spaces;*

The applicant is requesting a relief in the 100’ wetland setback as notated above.

[2] *The use is not prohibited by this title; and*

The current use of a B (38) Boatyard is an allowable use in the Commercial 2 Zone.

[3] *Only is the strict application of the terms of this title would result in undue hardship. The term “undue hardship” means the applicant must demonstrate all of the following:*

(a) The land in question cannot yield a reasonable return unless a variance is granted.

The parcel in question currently operates as a boat storage yard. It has operated as such for the past 14 years per the applicant. Without the addition of a repair facility, the parcel yields a reasonable return. The addition of a small repair facility is plausible within a building envelope that does not encroach on the wetland setback, thereby increasing the overall reasonable return of the subject parcel without a variance being granted.

(b) The need for a variance is due to the unique circumstance of the property and not to the general conditions in the neighborhood.

The need for a variance is due to the unique circumstance of the property. Notated on the survey provided, the parcel is essentially surrounded by substantial wetlands.

(c) The granting of a variance will not alter the essential character of the locality.

The granting of a variance would not alter the essential character of the locality.

(d) The hardship is not the result of action taken by the applicant or a prior owner.

The hardship is not the result of action taken by the applicant or prior owner.

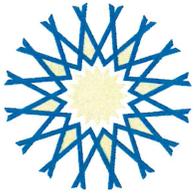
Using the standards and criteria found in 16.2.12.D(2)(a) of the LUDC, Staff recommends **DENIAL** of the variance request to reduce the 100' wetland setback as proposed for failure to satisfy **ALL** of the criteria set forth in 16.2.12.D(2)(a).

Sample Findings of Fact

1. The Variance Request is to construct a new 21'X30' repair facility partially within the 100' wetland setback.
2. The subject parcel consists of an approximately 163,350 square foot lot or 3.75 acres.
3. The Board had the authority to hear this request per Section 16.2.12D(2)(a).
4. The subject parcel can yield a reasonable return without granting the Variance Request.
5. The Board considered the Basis for Decision in Section 16.2.12.F
6. Staff recommends denial of the Variance Request due to failure to satisfy all of the criteria set forth in 16.2.12D(2)(a).
7. The Board _____ the Variance Request.

Sample Conclusions of Law

1. The Board had the authority to hear the request per Section 16.2.12.D(2)(a).
2. The Board considered the Basis for Decision and Factors for Consideration set forth in 16.2.12.F.
3. The request was _____.



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Ms. Amelia Burke, Board of Appeals Chair
Mr. Craig Alfs, Code Enforcement Officer
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

June 29th, 2023
Project No. 23049

**RE: Variance Request Application
Island Marine Services Boat Storage Yard (Tax Map 29, Lot 1)
41 Route 236, Kittery, Maine**

Dear Ms. Burke & Mr. Alfs:

On behalf of Island Marine Services and Green Grass, LLC., I have enclosed for your review and consideration a Variance Request application, along with associated Plot Plan and attachments, for the above-referenced parcel.

To provide a brief history, the subject parcel has been operating as a Boatyard for the past 14 years, receiving Planning and Code Enforcement approval in February of 2009 for the Business Occupancy of a Boat Yard and Marine Storage use. "Boatyard" is a permitted use in the Commercial-2 base zone per §16.4.20.B, which the entire developed area of the subject parcel resides in. The site is regularly used as an overflow storage lot in support of the Island Marine Services complex located across the street at 32 Route 236.

The Applicant is requesting relief from Town of Kittery General Performance Standards Table §16.5.30 "Minimum Setbacks from Wetlands and Water Bodies", specifically the "Other Buildings and Structures" subsection with wetland size greater than 1 acre. Reasoning and Affirmations shall be provided in the narrative below. The Applicant believes that the Board of Appeals has the right to view this request as a Variance per §16.2.3.(6).(c) "Administration and Enforcement".

A series of Site Photos as well as a Plot Plan are attached, which depict the existing conditions and provide greater detail to the variance request. As described above, the Applicant operates the subject parcel as a boat storage yard, which as evidenced by the attached photos is effectively a vegetated parking lot and laydown space. Boats intended for storage on the subject parcel are trucked by trailer from the Island Marine Services building across Route 236, and these trips can occur several times a season for each boat to facilitate de-winterizing, inspections, repairs, and winterizing. In an attempt to alleviate the hazard of repeated crossings of the Route 236 corridor, the Applicant is seeking to expand the existing Boatyard use at the subject parcel and construct a small repair facility.

As depicted on the Plot Plan, a significant portion of the subject parcel is made up of forested wetlands, all of which are portions of complexes greater than 1 acre in size. Per the above-referenced ordinance section of Table §16.5.30, wetland setback requirements from wetland bodies of this size is 100'. The 100' setback line is shown in red on the Plot Plan, depicting a very small effective building envelope defined by an irregular polygon.

The Applicant is requesting slight relief from this 100' setback in a select few areas to accommodate a more properly-shaped building at a size that will allow the envisioned expansion of the existing Boatyard use. The 100' setbacks will all be enforced at the staked corners depicted in the Site Photos, but a "squaring off" of the building faces pushes the building corners into the wetland setback buffer and causes this variance request. Based on the Plot Plan and the proposal of a 21'x30' building, the wetland setback from each building corner would become:

Northeast Corner: 98.0' (2.0' relief requested)
Southeast Corner: 95.0' (5.0' relief requested)
Southwest Corner: 98.8' (1.2' relief requested)
Northwest Corner: 98.7' (1.3' relief requested)

The Applicant professes that this requested variance will allow the existing use to operate more effectively, will not negatively impact the parcel nor its abutting properties, and overall reduce the hazard to the Route 236 corridor from repeated trips to and from the neighboring facility as described above. Without the requested variance, the building envelope created by the 100' wetland setbacks is too prohibitive to construct a property-functioning repair facility.

We look forward to discussing this project with the Board of Appeals at their next-available meeting. Please contact me for any additional information or clarifications.

Sincerely;



Michael J. Sudak, E.I.
Staff Engineer

cc: Green Grass, LLC., Island Marine Services
23049 Cover BOA Rev 29Jun2023



**TOWN OF KITTEERY
BOARD OF APPEALS
APPLICATION CHECKLIST**

APPLICANT: Darren LaPierre - Green Grass LLC

DATE SUBMITTED	6/29/2023
MAP & LOT	Tax Map 29 Lot 1
ASA FEE	\$300
DATE PAID	6/29/2023
DATE COMPLETE	
HEARING DATE	

APPLICATION FORM FILLED OUT COMPLETELY & SIGNED YES NO N/A

Supporting Documents provided:

Citations of pertinent ordinance(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deed(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Map(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blueprint(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photo(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed plot plan or diagram showing:

Dimensions and shape of the lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Size and locations of existing buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Locations and dimensions of proposed buildings or alterations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural or topographic features (wetlands, streams, etc) of the lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distances to the nearest structures on abutting properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detail of any rights-of-way, easements, or other encumbrances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Administrative Appeal information:

Detailed description of decision appealed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date on which the decision was made and by whom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Facts surrounding the appeal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Statement of what is wrong about the decision appealed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Relief action requested to be taken in the matter	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Statement of how the decision will affect applicant/property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Date: 6/29/2023

By: *Michael J. Sudak*, Agent
(Signature)
Michael J. Sudak
(Print Name)

Green Grass, LLC
DBA Island Marine Services
Darren Lapierre
32 Route 236
Kittery, ME 03904

June 29th, 2023
Project No.: 23049

Mr. Jason Garnham, Director of Planning and Development
Mr. Maxim Zakian, Town Planner
Town of Kittery
200 Rogers Road
Kittery, ME 03904

Dear Mr. Garnham & Mr. Zakian,

Please be informed that Kenneth A. Wood, P.E., Michael J. Sudak, E.I. and other assigned staff at Attar Engineering, Inc. will be acting as the agents for the applications and permitting of my project located at 41 Route 236 in Kittery, Maine.

Please contact me if I can provide any additional information.

Sincerely,



Darren Lapierre

cc: Kenneth A. Wood, P.E, Michael J. Sudak, E.I., Attar Engineering, Inc.

DLN #1002240179600

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that LAPIERRE PROPERTIES, LLC, a Maine limited liability company with an address of 32 Route 236, Kittery, County of York, State of Maine, 03904, for no consideration, hereby

Grants to GREEN GRASS, LLC, , a Maine limited liability company with an address of 32 Route 236, Kittery, County of York, State of Maine, 03904, with QUITCLAIM COVENANTS, the following described premises:

41 Route 236, Kittery

A certain lot or parcel of land with any buildings and improvements thereon situated on the Westerly side of Route 236 in the Town of Kittery, County of York, and State of Maine, depicted and identified as "Tax Map 29, Lot 1 193,880 square feet 4.45 acres" on plan entitled "Standard Boundary Survey for Property at 41 Route 236, Kittery, York County, Maine owned by Judy B. Haley and John E. Haley" prepared by Easterly Surveying, Inc. dated May 6, 2008, last revised May 9, 2008, and recorded in the York County Registry of Deeds in Plan Book 329, Page 37, to which reference is hereby made for a more particular description of the property herein conveyed.

This is a non-contractual transfer and is exempt from Maine transfer tax pursuant to MRSA Ch. 36 §4641-C:18.

Meaning and intending to describe and convey the same premises conveyed to Grantor herein by deed of John E. Haley and Judy B. Haley, dated June 12, 2008 and recorded in the York County Registry of Deeds at Book 15438, Page 992.

No Transfer Tax

Dated this 11 day of January, 2022.

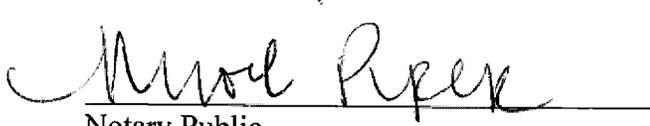
LAPIERRE PROPERTIES, LLC

By: 
Darren LaPierre, Member

STATE OF NH
COUNTY OF Rockingham

Personally appeared before me this 11 day of January, 2022, the above named Darren LaPierre, Member of LaPierre Properties, LLC, known to me or satisfactorily proven to be the person who signed the foregoing deed, and acknowledged that he executed same as Member of LaPierre Properties, LLC and as his free and voluntary act.





Notary Public

Print Name:

My commission expires:



150 foot Abutters List Report

Kittery, ME
June 29, 2023

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KITTERY, ME 03904

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LAND TRUST INC
PO BOX 467
KITTERY, ME 03904

Parcel Number: 29-4
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Property Address: 132 MARTIN ROAD

Mailing Address: KING, VINCENT E KING, VINCENT E
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June 29, 2023

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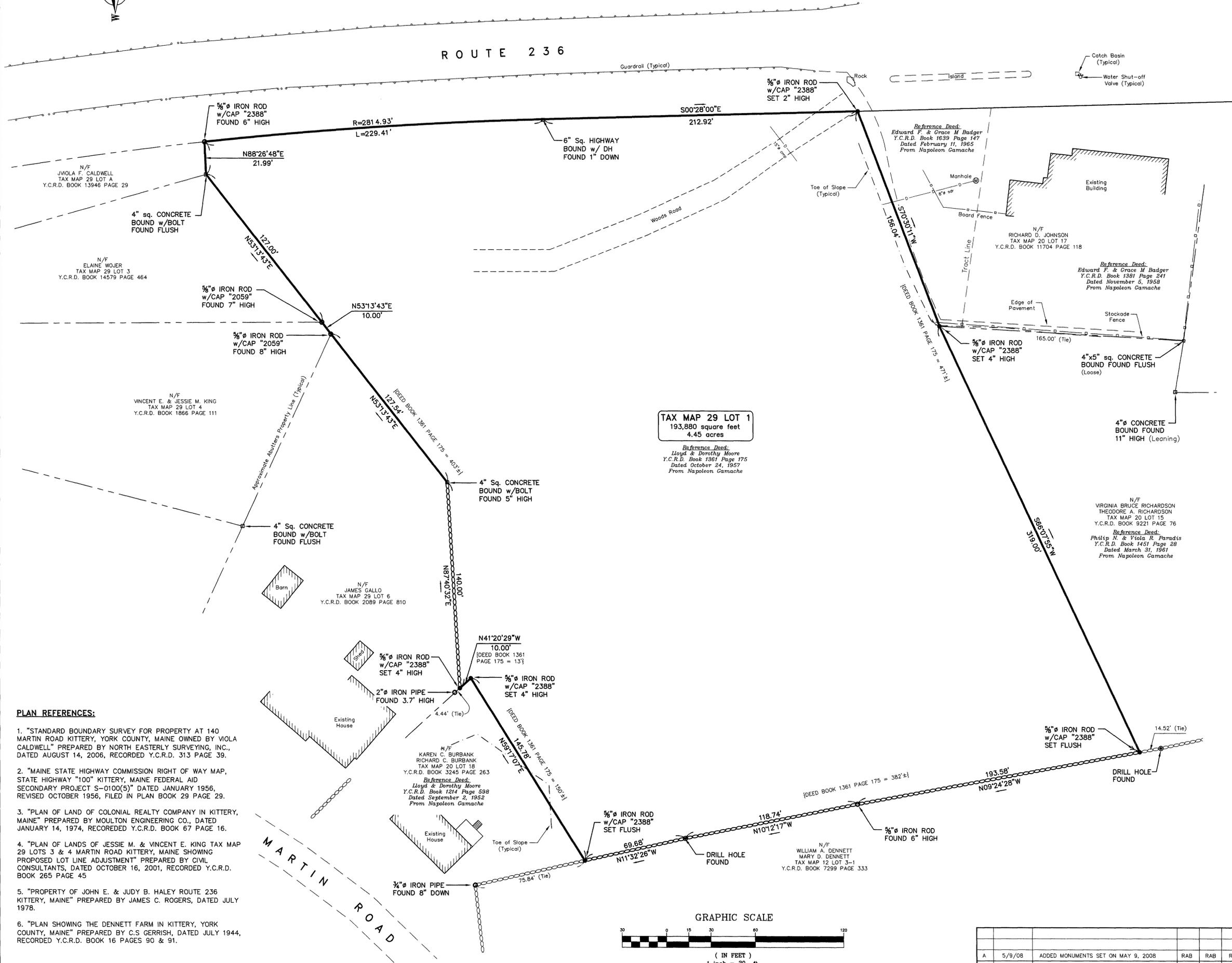
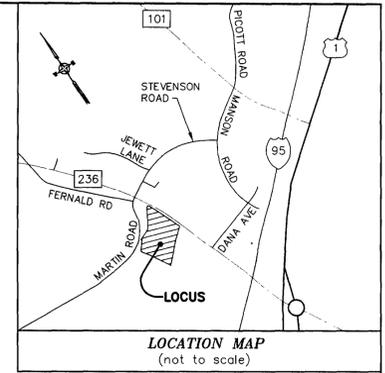


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6/29/2023

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TAX MAP 29 LOT 1
193,880 square feet
4.45 acres

Reference Deed:
Lloyd & Dorothy Moore
Y.C.R.D. Book 1361 Page 175
Dated October 24, 1957
From Napoleon Camache

- NOTES:**
- OWNERS OF RECORD:
JUDY B. HALEY
JOHN E. HALEY
Y.C.R.D. BOOK 3328 PAGE 333
DATED JUNE 29, 1984
 - TOTAL PARCEL AREA:
193,880 square feet or 4.45 acres
 - BASIS FOR BEARING IS PER PLAN REFERENCE #1.
 - THE BOUNDARY AND RIGHT OF WAY DETERMINATIONS HEREIN ARE BASED UPON RECORD INFORMATION AND PHYSICAL EVIDENCE FOUND, AND IS THE OPINION OF THIS SURVEYOR.
 - ROUTE 236 RIGHT OF WAY IS BASED UPON PLAN REFERENCE #2.

000141

YORK, ss REGISTRY OF DEEDS
Received MAY 16 2008
at 2 h 48 m P.M. and
Filed in Plan Book 329 Page 37
ATTEST:
Debra J. Anderson
Register

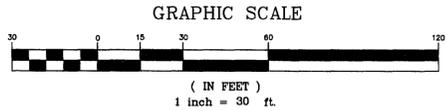
CERTIFICATION

This survey conforms to the Board of Licensure for Professional Land Surveyors Standards for a Category 1, Condition 1 survey, except that a written report has not been prepared at this date.

Raymond A. Bisson *May 16, 2008*
Raymond A. Bisson, P.L.S. #2388 Date



- PLAN REFERENCES:**
- "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 140 MARTIN ROAD KITTERY, YORK COUNTY, MAINE OWNED BY VIOLA CALDWELL" PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED AUGUST 14, 2006, RECORDED Y.C.R.D. 313 PAGE 39.
 - "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "100" KITTERY, MAINE FEDERAL AID SECONDARY PROJECT S-0100(5)" DATED JANUARY 1956, REVISED OCTOBER 1956, FILED IN PLAN BOOK 29 PAGE 29.
 - "PLAN OF LAND OF COLONIAL REALTY COMPANY IN KITTERY, MAINE" PREPARED BY MOULTON ENGINEERING CO., DATED JANUARY 14, 1974, RECORDED Y.C.R.D. BOOK 67 PAGE 16.
 - "PLAN OF LANDS OF JESSIE M. & VINCENT E. KING TAX MAP 29 LOTS 3 & 4 MARTIN ROAD KITTERY, MAINE SHOWING PROPOSED LOT LINE ADJUSTMENT" PREPARED BY CIVIL CONSULTANTS, DATED OCTOBER 16, 2001, RECORDED Y.C.R.D. BOOK 265 PAGE 45
 - "PROPERTY OF JOHN E. & JUDY B. HALEY ROUTE 236 KITTERY, MAINE" PREPARED BY JAMES C. ROGERS, DATED JULY 1978.
 - "PLAN SHOWING THE DENNETT FARM IN KITTERY, YORK COUNTY, MAINE" PREPARED BY C.S. GERRISH, DATED JULY 1944, RECORDED Y.C.R.D. BOOK 16 PAGES 90 & 91.



REV.	DATE	STATUS	BY	CHKD	APPD.
A	5/9/08	ADDED MONUMENTS SET ON MAY 9, 2008	RAB	RAB	RAB

STANDARD BOUNDARY SURVEY
FOR PROPERTY AT
41 Route 236
Kittery, York County, Maine
OWNED BY
Judy B. Haley P.O. Box 441 Berwick, ME 03904
John E. Haley 601 Oleander Lane kissimmee, fl 34744-5253

North
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1 KITTERY, MAINE 03904
(207) 439-6333

SCALE: 1" = 30'
PROJECT NO. 08619
DATE: 05/06/08
SHEET: 1 OF 1
DRAWN BY: G.D.W.
CHECKED BY: R.A.B.

DRAWING No: 08619 Boundary
FIELD BOOK No: "Kittery 21"

Tax Map 29 Lot 1



ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

Ms. Amelia Burke, Board of Appeals Chair
Mr. Craig Alfs, Code Enforcement Officer
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

June 29th, 2023
Project No. 23049

RE: Variance Request – Supporting Site Photos
Island Marine Services Boat Storage Yard (Tax Map 29, Lot 1)
41 Route 236, Kittery, Maine



Image #1 – Entrance into subject parcel from Route 236



Image #2 – Looking westerly at storage yard area from entrance drive



Image #3 – staked corners of 100' wetland setback limits



Image #4 – Looking southerly from proposed building location at remainder of storage yard



Image #5 – Looking easterly at wetland setback limits towards entrance drive

cc: Island Marine Services, Green Grass LLC.
23049 Site Photos

