

**Town of Kittery Maine
Town Planning Board Meeting
April 14, 2016**

6 Moores Island Lane – Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owner/Applicant Jackie Ellis requests consideration for plans to expand a second floor dormer on an existing structure located at 6 Moores Island Lane (Tax Map 27 Lot 36) in the Residential - Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Kevin Beane.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
NO	Sketch Plan		NA
YES	Determination of Completeness		4/14/2016
NO	Site Walk	At the Board's discretion	
NO	Public Hearing	At the Board's discretion	
Yes	Final Plan Review and Decision		Feasible for 4/14/2016

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. 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 recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN ¼: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 – 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

Planning Board review of this project is required by 16.10.3.2 Other Development Review because it is located in the Shoreland Overlay Zone. The parcel is a non-conforming single family dwelling on a non-conforming lot. The lot does not meet minimum lot size for the Residential – Kittery Point Village (R-KPV) zone and the existing dwelling appears to be entirely within the required 100-foot setback from the waterbody.

The proposed development is an expansion of a second floor dormer. No other changes to any structures on the property are proposed, nor is the site impacted.

Staff Review

1. The proposed development does not alter the lot's devegetated area or building coverage percentages.
2. As of January 1, 1989, an expansion of a nonconforming structure located within the required setback from the waterbody is restricted to a lifetime limit of less than 30% in floor area and volume. The proposed development is the second expansion for this structure.

- a. The recorded floor area in January 1989 was 1733 square feet. The structure had one addition of 36 square feet and the proposed development results in an additional 98 square feet, a total increase from 1989 of 134 square feet, 7.7%.
 - b. The recorded volume in January 1989 was 11,939 cubic feet. The structure had one addition of 144 cubic feet and the proposed development results in an additional 493 cubic feet, a total increase from 1989 of 637 cubic feet, 5.3%.
3. Other than the principal structure, the proposed development has no impact on the site.
4. The applicant has not submitted a final plan for recording. Prior to signing, a final plan must be submitted for review by staff and include the following:
- a. Final plan must be a scaled drawing with title block and north arrow, and must be a minimum size of 12" x 18" and a maximum of 24" x 36".
 - b. Plan must include the following
 - i. Architectural sketches of the proposed development submitted for review
 - ii. Tables that include existing and proposed floor area and volume, and the percent increase, for all development that has occurred since January 1, 1989 to demonstrate the total cumulative increase is below 30%
 - iii. An plan sketch of the structure to indicate the approximate location of structure on the lot and the proximity of the proposed expansion.
 - iv. Plan note to site existing conditions information, see drawing Standard boundary survey for property a 118 Pepperrell Road York County, Kittery Point, Maine. Owned by Ellen F. Forbes. Prepared by North Easterly Surveying, dated January 1, 1999. As recorded by the York County Registry of Deeds on April 22, 2015 and filed in Plan Book 375 Page 39
 - v. Plan note expressly stating no other impacts to the site are approved with this application
 - c. Title block in the lower right corner containing:
 - i. Name(s) and address(es) of the applicant and owner
 - ii. Plan title (ex: "Shoreland Development Plan")
 - iii. Name and address of the preparer of the plan, with professional seal
 - iv. Date of plan preparation/revision, and a unique ID number for the plan and any revisions
 - d. Map and Lot number in 1/4 " high letters at the lower right boarder of all plan sheets

Recommendations

With the recommended revisions, the application appears to be complete and meets the standards and requirements of Title 16. Staff recommends the Board accept the application (suggested motion below).

Move to accept the Shoreland Development Plan application dated March 24, 2016 from Jackie Ellis for 6 Moores Island Lane (Tax Map 27 Lot 36) in the Residential Kittery Point Village and Shoreland Overlay Zones...

The Board should determine whether a public hearing is warranted. If a public hearing is not warranted, the Board may move to approve with conditions (suggested motion provided below) and proceed to reading and voting on the Findings of Fact.

Move to approve with conditions the Shoreland Development Plan application dated March 24, 2016 from Jackie Ellis for 6 Moores Island Lane (Tax Map 27 Lot 36) in the Residential Kittery Point Village and Shoreland Overlay Zones, upon the review and voting, in the affirmative, on the Findings of Fact.

Kittery Planning Board

UNAPPROVED

**Findings of Fact
For 6 Moores Island Lane
Shoreland Development Plan Review**

WHEREAS: Jackie Ellis requests consideration for plans to expand a second floor dormer on an existing structure located at 6 Moores Island Lane (Tax Map 27 Lot 36) in the Residential - Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SH-250') Zones, hereinafter the "Development" and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted {in the plan review notes prepared for 4/14/2016}

Shoreland Development Plan Review	4/14/2016
Approval	4/14/2016

And pursuant to the application and plan and other documents considered to be a part of a plan review decision by the Planning Board in this Finding of Fact consisting of the following (hereinafter the "Plan"): {as noted in the plan review notes prepared for 4/14/2016}

1. Shoreland Development Plan Application, received 3/24/2016
2. Square foot and volume calculations, Rykerson Architecture, dated 3/25/2016
3. Boundary survey, tax card and aerial photo, received 3/24/2016

NOW THEREFORE, based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings and conclusions:

FINDINGS OF FACT

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.17.D Shoreland Overlay Zone

1.d The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones...

Findings: The proposed development does not include changes to the site and so it does not increase the lot's devegetated area.

Conclusion: The requirement is not applicable.

Vote: ___ in favor ___ against ___ abstaining

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
Article III Nonconformance

16.7.3.1 Prohibitions and Allowances

A. Except as otherwise provided in this Article, a nonconforming conditions must not be permitted to become more nonconforming

Finding: The proposed development does not increase nonconformity of any structure or aspect of the lot.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones

16.7.3.6.1 Nonconforming Structure Expansion

A nonconforming structure may be added to, or expanded, after obtaining Planning Board approval and a permit from the Code Enforcement Officer. Such addition or expansion must not increase the non- conformity of the structure and must be in accordance with the subparagraphs [A through C] below.

A. After January 1, 1989, if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure will not be permitted to expand, as measured in floor area or volume, by thirty percent (30%) or more during the lifetime of the structure.

B. If a replacement structure conforms to the requirements of Section 16.7.3.6.1.A and is less than the required setback from a water body, tributary stream or wetland, the replacement structure will not be permitted to expand if the original structure existing on January 1, 1989, has been expanded by 30% in floor area and volume since that date.

C. Whenever a new, enlarged or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 16.7.3.5.2 – Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 16.7.3.5.3, above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it will not be considered to be an expansion of the structure.

Finding: The recorded floor area in January 1989 was 1733 square feet. The structure had one addition of 36 square feet and the proposed development results in an additional 98 square feet, a total increase from 1989 of 134 square feet, 7.7%. The recorded volume in January 1989 was 11,939 cubic feet. The structure had one addition of 144 cubic feet and the proposed development results in an additional 493 cubic feet, a total increase from 1989 of 637 cubic feet, 5.3%.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW

Article 10 Shoreland Development Review

16.10.10.2 Procedure for Administering Permits

D. An application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:

1. Maintain safe and healthful conditions;

Finding: The proposed development as represented in the plans and application does not appear to have an adverse impact.

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

2. Not result in water pollution, erosion or sedimentation to surface waters;

Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction (see conditions #2 and #3) to avoid impact on adjacent surface waters.

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

3. Adequately provide for the disposal of all wastewater;

Finding: The proposed development does not have an impact on the existing wastewater disposal system.

Conclusion: This requirement is not applicable.

Vote: ___ in favor ___ against ___ abstaining

4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction (see conditions #2 and #3) to avoid impact on adjacent surface waters. These conditions should be added to the plan.

Conclusion: The proposed development does not appear to have an adverse impact. With the suggested conditions #2 and #3, this standard appears to be met.

Vote: ___ in favor ___ against ___ abstaining

5. Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;

Finding: Shore cover is not adversely impacted

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining
<i>6. Protect archaeological and historic resources;</i>
<u>Finding:</u> There does not appear to be any resources impacted.
<u>Conclusion:</u> This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;</i>
<u>Finding:</u> The property is not located in the Commercial Fisheries / Maritime Use Zone.
<u>Conclusion:</u> This requirement is not applicable.
Vote: ___ in favor ___ against ___ abstaining
<i>8. Avoid problems associated with floodplain development and use;</i>
<u>Finding:</u> The property is located within a flood hazard zone. The proposed development will not create an adverse impact associated with floodplain management.
<u>Conclusion:</u> This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>9. Is in conformance with the provisions of this code;</i>
<u>Finding:</u> The proposed development complies with the zoning and design/performance standards of Title 16.
<u>Conclusion:</u> This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>10. Be recorded with the York county Registry of Deeds.</i>
<u>Finding:</u> With consideration of condition # 5, a plan suitable for recording has been prepared.
<u>Conclusion:</u> As stated in the Notices to Applicant contained herein, shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.
Vote: ___ in favor ___ against ___ abstaining

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application and subject to any conditions or waivers, as follows:

Waivers: None

Conditions of Approval (to be depicted on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)

2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. No trees are to be removed without prior approval by the Code Enforcement Officer or the Shoreland Resource Officer. Efforts to protect existing trees must be in place prior to construction.
4. All Notices to Applicant contained herein (Findings of Fact dated 4/14/2016).

Conditions of Approval (not to be depicted on final plan):

5. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation on final Mylar.

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of required plan changes.

Vote of ___ in favor ___ against ___ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON _____ April 14, 2016

Ann Grinnell, Planning Board Chair

Notices to Applicant:

1. Incorporate any plan revisions on the final plan as required by Planning Board and submit for Staff review prior to presentation of final mylar.
2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
3. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

SHORELAND DEVELOPMENT PLAN APPLICATION



TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

MAP ___ LOT ___
DATE: _____
FEE: \$ 200.00
ASA*: _____

PROPERTY DESCRIPTION	Physical Address	6 Moores Island Lane, Kittery Point		
	Base Zone		Overlay Zone (s)	
OWNER INFORMATION	Name	Jackie Ellis		Mailing Address 6 Moores Island Lane Kittery Point, ME
	Phone	207-703-0442		
	Email	jackie.ellis1@gmail.com		
AGENT INFORMATION	Name		Company	
	Phone		Mailing Address	
	Email			
	Fax			
APPLICANT INFORMATION	Name	Kevin Beane		Mailing Address 33 South Mill St. Portsmouth NH 03801
	Phone	603-534-5185		
	Email	K.beane@comcast.net		

PROJECT DESCRIPTION	<u>Existing Use:</u>	Single Family Home
	<u>Proposed Use (describe in detail):</u>	Expand 2 nd Floor Bedroom Porcher to increase size of bedroom on 2 nd floor.

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	Within 75 feet of water in shoreland overlay District. Project does not increase footprint of house.

I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Planning and Development Department of any changes.

Applicant's Signature:	<i>Jacqueline Ellis</i>	Owner's Signature:	<i>Jacqueline Ellis</i>
Date:	<i>3/22/16 K Ben</i>	Date:	<i>3/22/16</i>

*Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.

MINIMUM PLAN SUBMITTAL REQUIREMENTS	
<input type="checkbox"/>	15 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 12 plan copies may be half-size (11"x17") and 3 must be full-size (24"x36")
Shoreland Development Plan format and content:	
A) Paper Size; no less than 11" X 17" or greater than 24" X 36"	
B) Plan Scale	
<input type="checkbox"/> Under 10 acres: no greater than 1" = 30'	
<input type="checkbox"/> 10 + acres: 1" = 50'	
C) Title Block	
<input type="checkbox"/> Title: Shoreland Development Plan	
<input type="checkbox"/> Applicant's name and address	
<input type="checkbox"/> Name of preparer of plan with professional information	
<input type="checkbox"/> Parcel's Kittery tax map identification (map – lot) in bottom right corner	
<input type="checkbox"/> Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.	
D) Signature Block	
<input type="checkbox"/> Area for signature by Planning Board Chair and Date of Planning Board Approval	

Development Plan must include the following existing and proposed information:	
Existing: <input type="checkbox"/> Land Use Zones and boundaries <input type="checkbox"/> Topographic map (optional) <input type="checkbox"/> Wetlands and flood plains <input type="checkbox"/> Water bodies and water courses <input type="checkbox"/> Parcel area <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Distance from structure to water body and property lines <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage	Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.) <input type="checkbox"/> Recreation areas and open space <input type="checkbox"/> Setback lines and building envelopes <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage Distance to: <input type="checkbox"/> Nearest driveways and intersections <input type="checkbox"/> Nearest fire hydrant <input type="checkbox"/> Nearest significant water body; ocean, wetland, stream

Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

Size of water body or wetland: <500 sf <501 sf-1 acre >1 acre

Structure distance from water body: < 75 feet

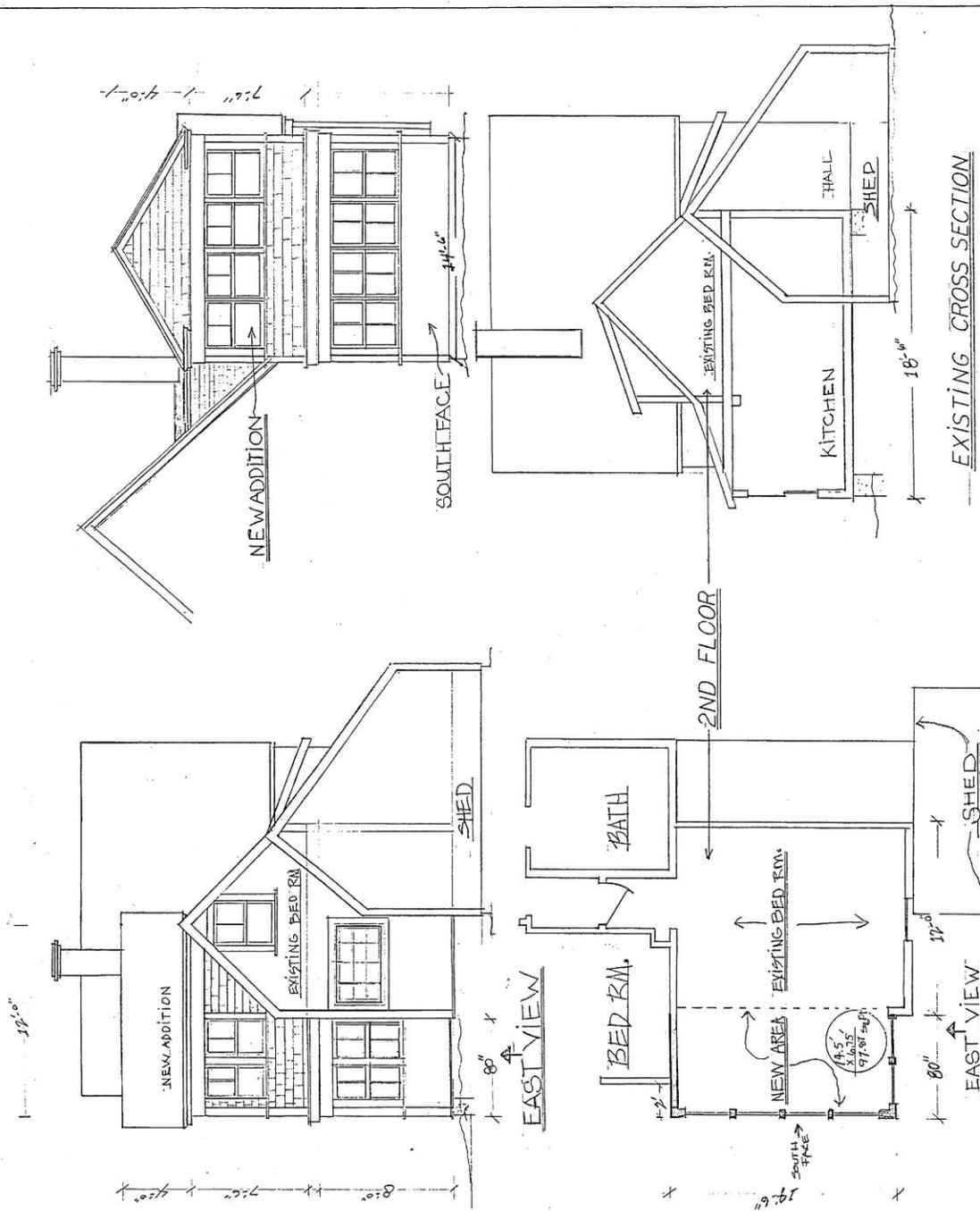
STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	1544 sf	97 sf	6.2 %	
CF (Volume)	12352 cf	776 cf	6.2 %	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/> Maintenance/repair: <input type="checkbox"/>			Value: \$ 40,000
*Total increase in area and/or volume may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 17,700	20 %	2476 sf	2476sf	32 % N/C
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

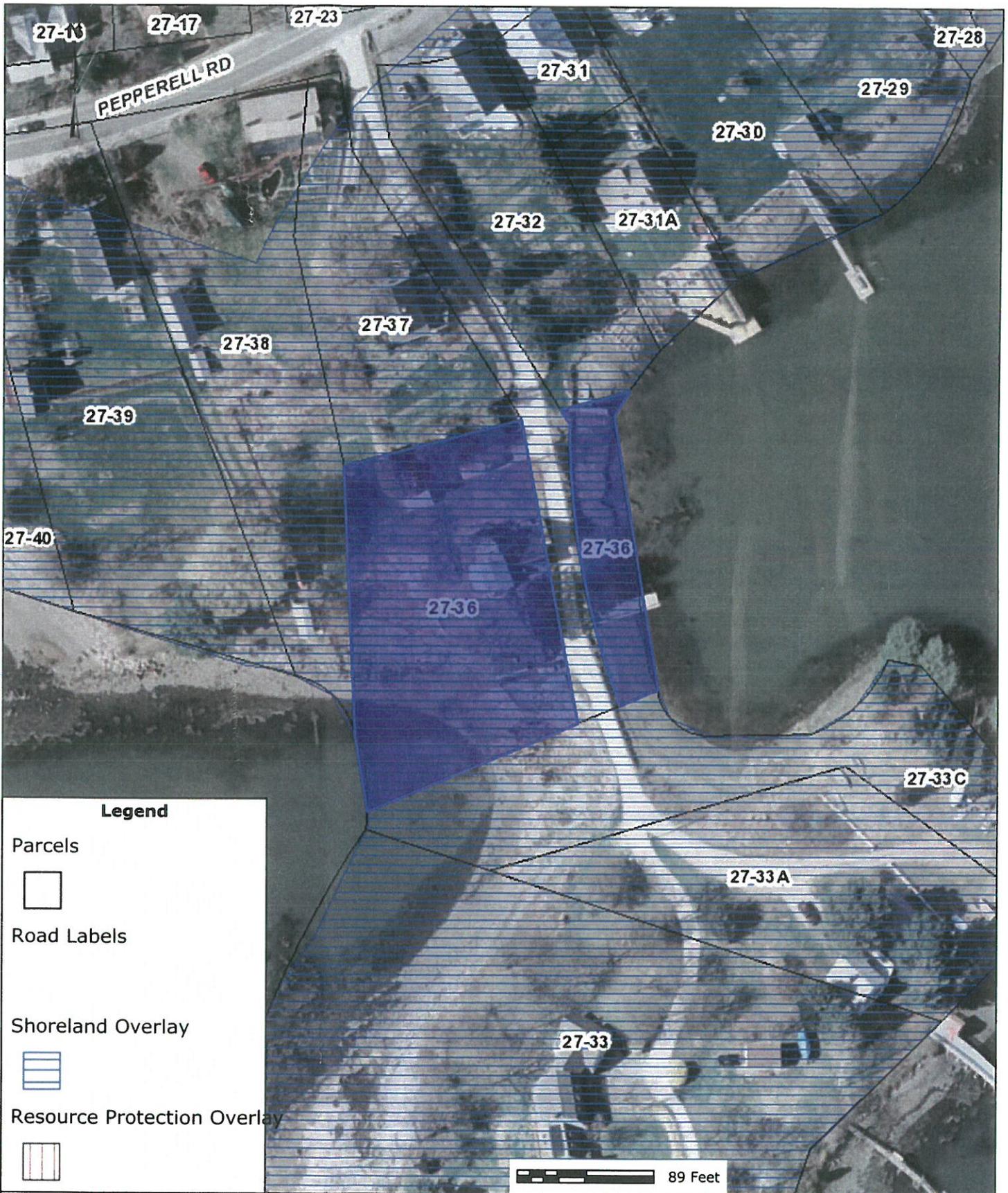
BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 17,700	15 %	2476sf	2476sf	14 % N/C
*See underlying zone standards for building coverage percent allowed.				

¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.

JACKIE ELLIS, 6 MOORES ISLAND LANE
KITTERY POINT, MAINE



SCALE 1/4" = 1 FT.



Legend

Parcels


Road Labels


Shoreland Overlay


Resource Protection Overlay


89 Feet

Ellis - 79 Haven Road

6 MOORES ISLAND LANE

**Town of Kittery,
Maine**

This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

N/F
 THE MARIA S. BARTH TRUST OF 1997
 TAX MAP 27 LOT 38
 Y.C.R.D. BOOK 9859 PAGE 295

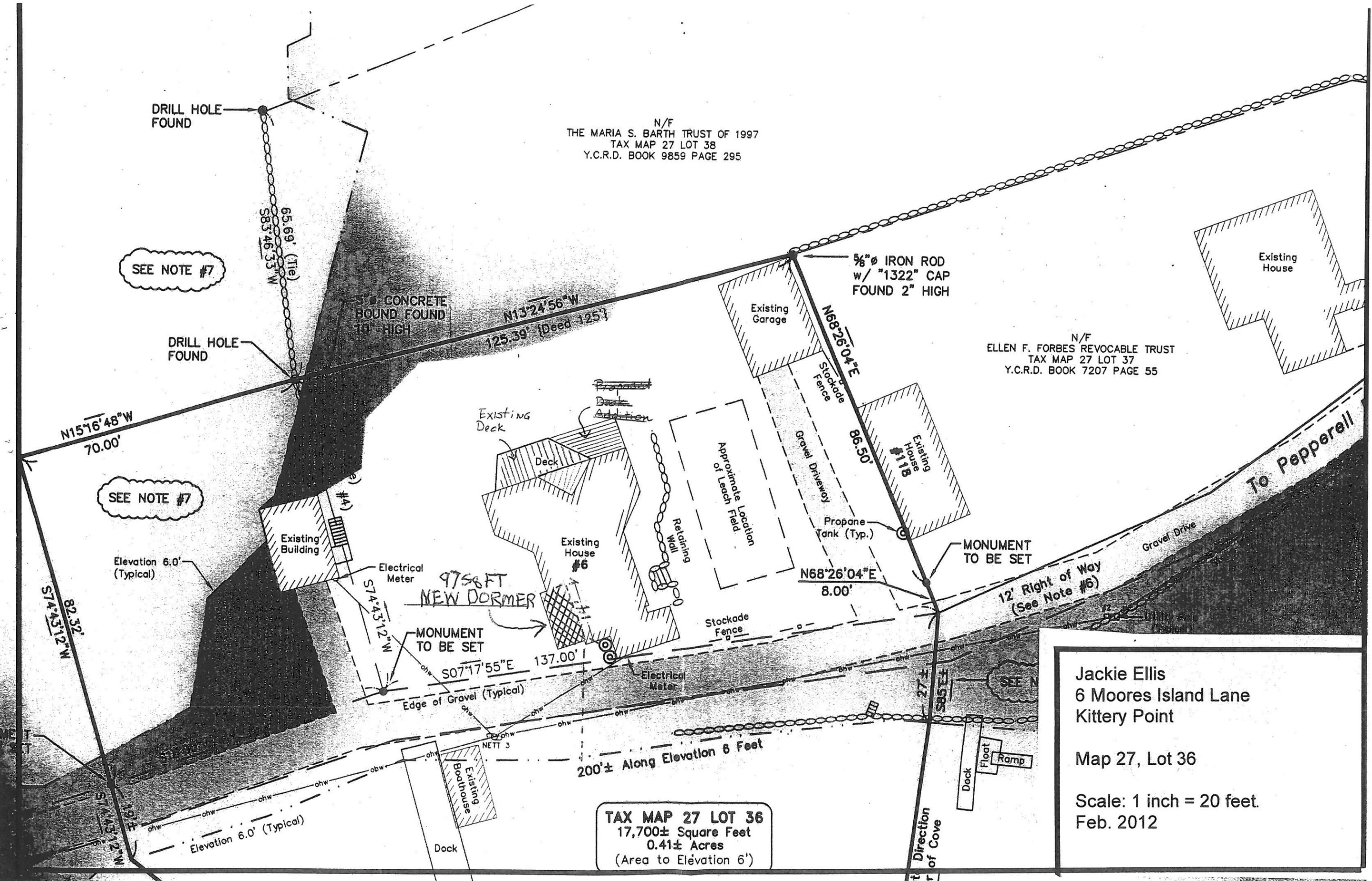
N/F
 ELLEN F. FORBES REVOCABLE TRUST
 TAX MAP 27 LOT 37
 Y.C.R.D. BOOK 7207 PAGE 55

TAX MAP 27 LOT 36
 17,700± Square Feet
 0.41± Acres
 (Area to Elevation 6')

Jackie Ellis
 6 Moores Island Lane
 Kittery Point

Map 27, Lot 36

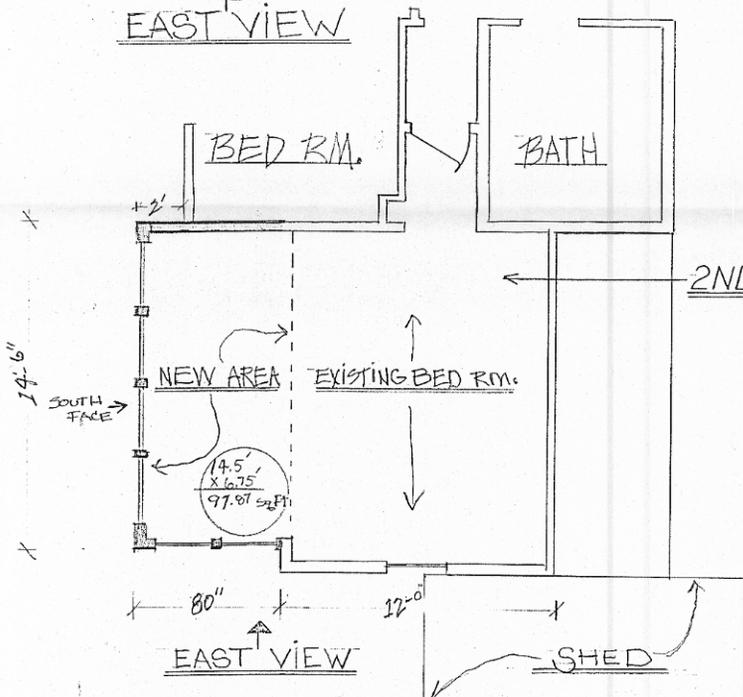
Scale: 1 inch = 20 feet.
 Feb. 2012



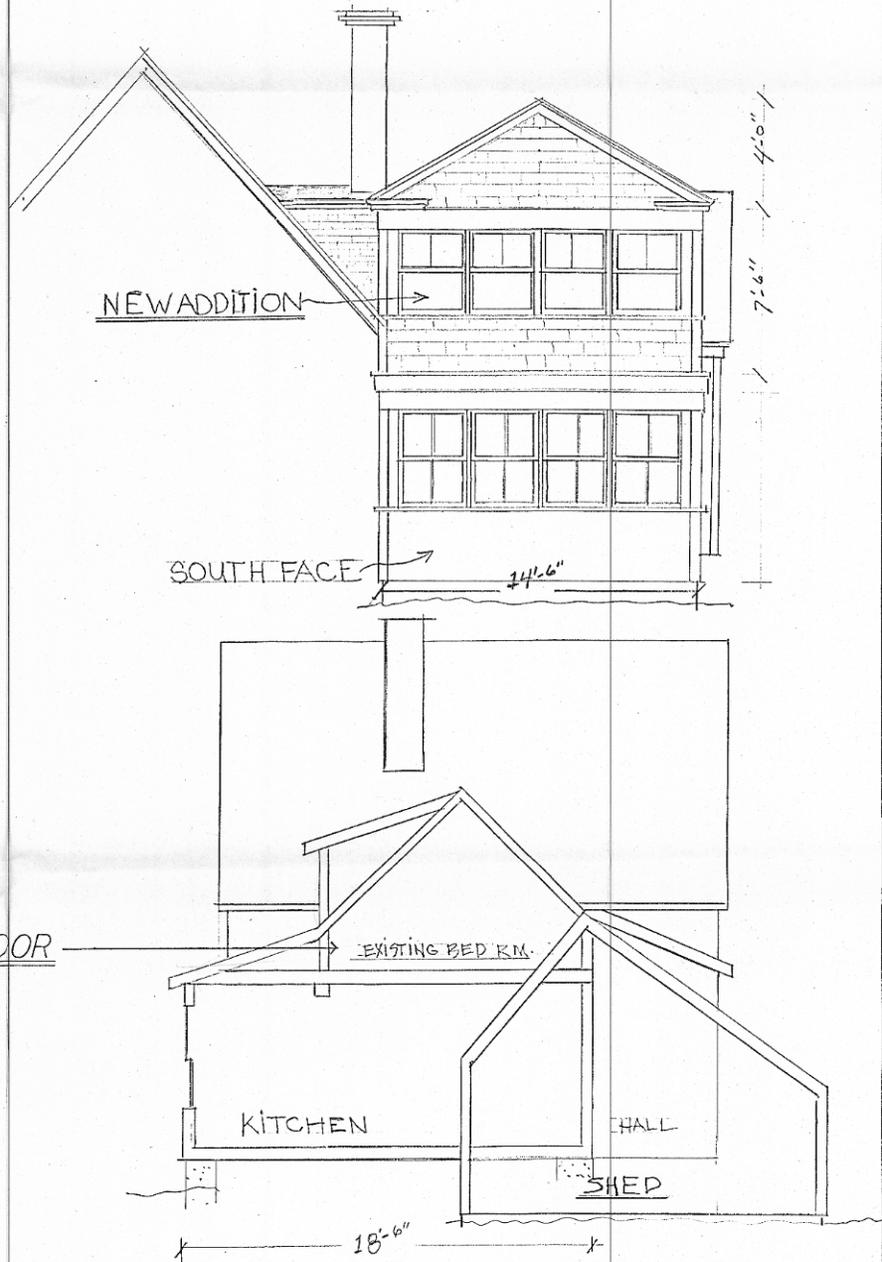
JACKIE ELLIS , 6 MOORES ISLAND LANE
KITTERY POINT, MAINE



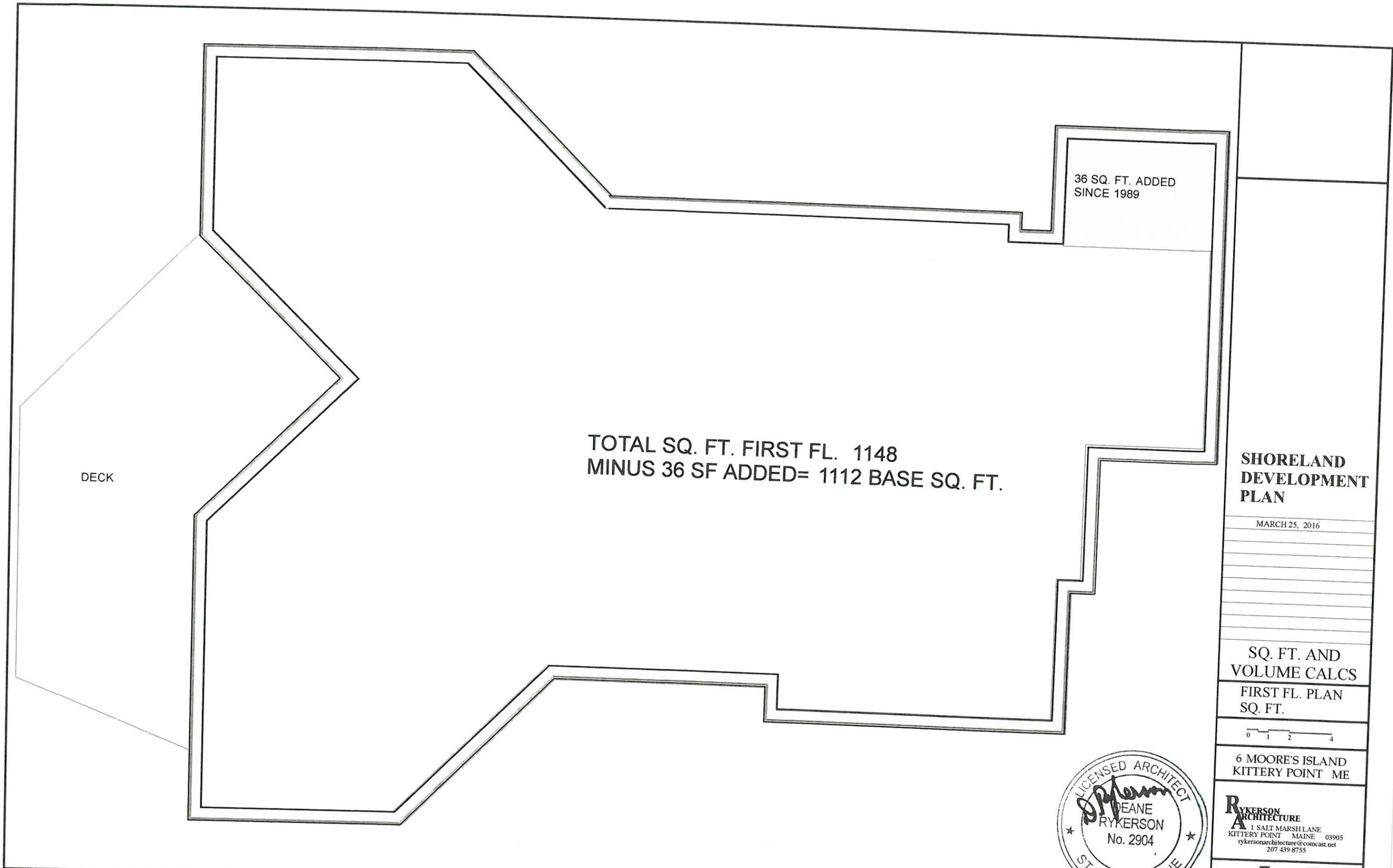
EAST VIEW



SCALE 1/4" = 1 FT.



EXISTING CROSS SECTION



DECK

36 SQ. FT. ADDED
SINCE 1989

TOTAL SQ. FT. FIRST FL. 1148
MINUS 36 SF ADDED= 1112 BASE SQ. FT.

**SHORELAND
DEVELOPMENT
PLAN**

MARCH 25, 2016

SQ. FT. AND
VOLUME CALCS
FIRST FL. PLAN
SQ. FT.

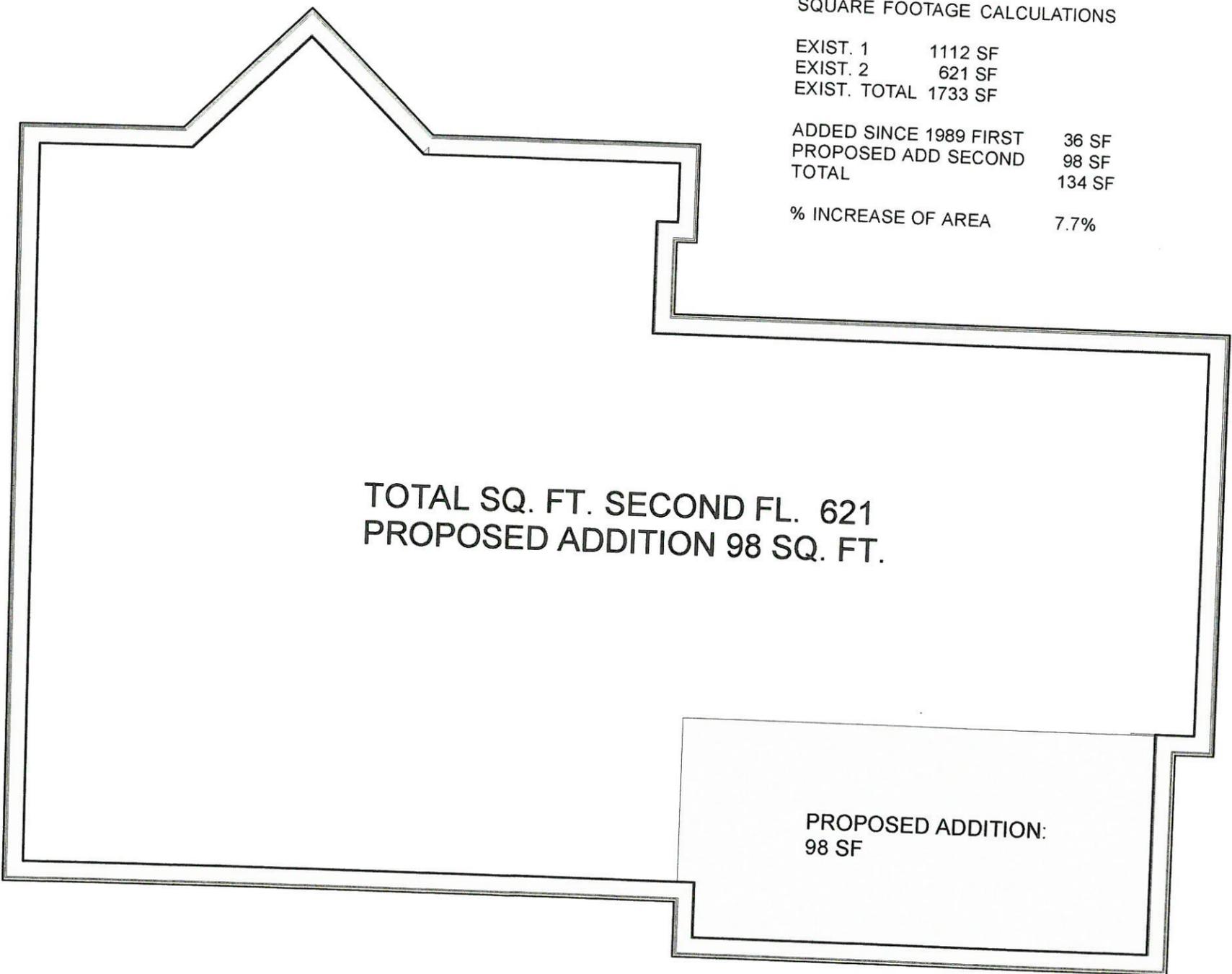
0 1 2 4

6 MOORE'S ISLAND
KITTERY POINT ME



**RYKERSON
ARCHITECTURE**
1 SALT MARSH LANE
KITTERY POINT MAINE 03905
rykersonarchitecture@comcast.net
207 439 8755

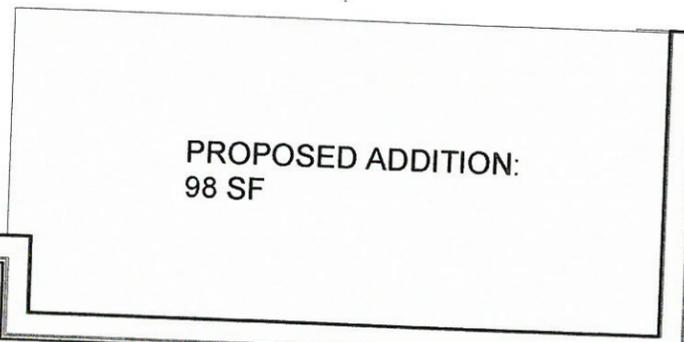
A-1



TOTAL SQ. FT. SECOND FL. 621
 PROPOSED ADDITION 98 SQ. FT.

SQUARE FOOTAGE CALCULATIONS

EXIST. 1	1112 SF
EXIST. 2	621 SF
EXIST. TOTAL	1733 SF
ADDED SINCE 1989 FIRST	36 SF
PROPOSED ADD SECOND	98 SF
TOTAL	134 SF
% INCREASE OF AREA	7.7%



PROPOSED ADDITION:
 98 SF



SHORELAND
 DEVELOPMENT
 PLAN

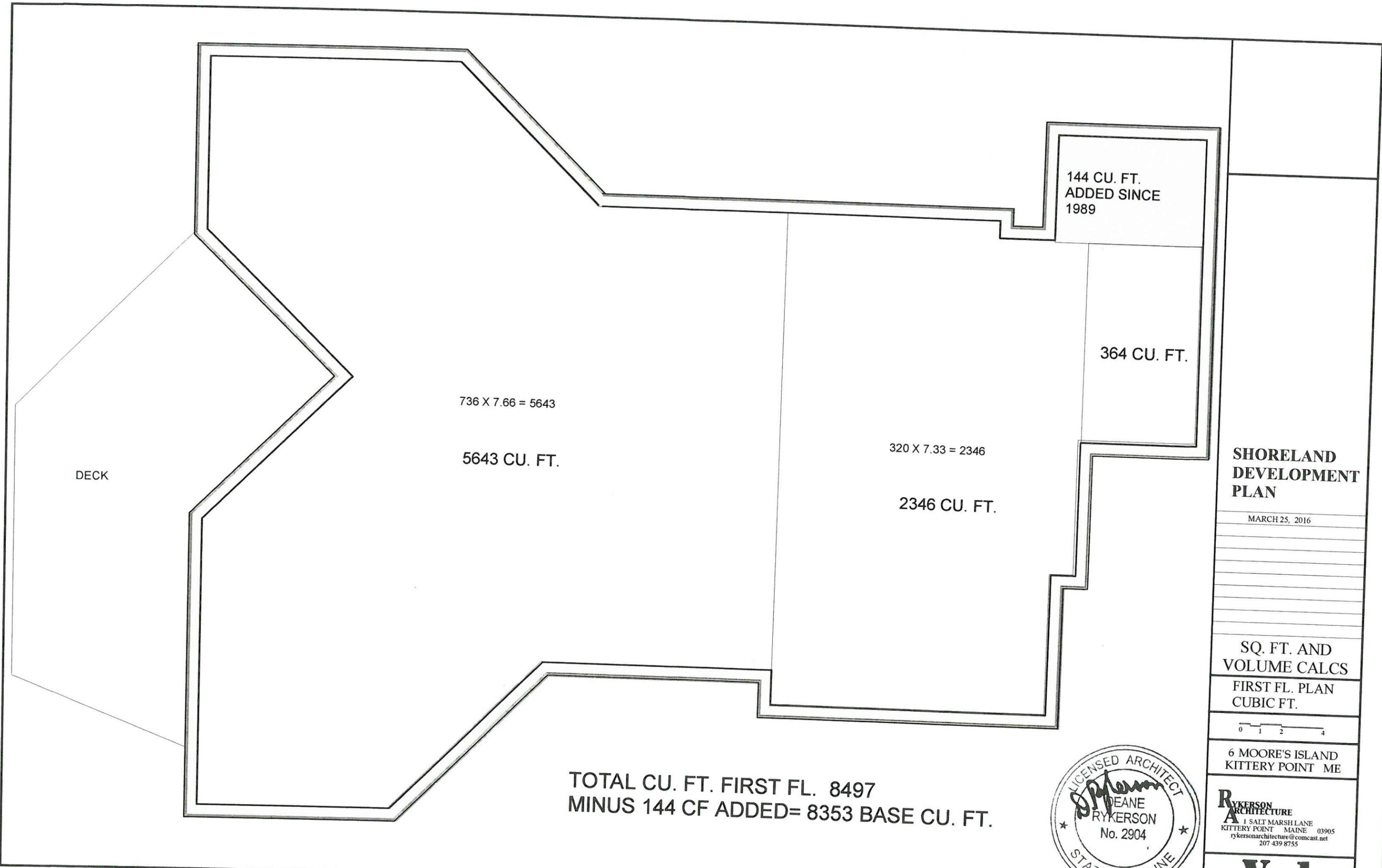
MARCH 25, 2016

SQ. FT. AND
 VOLUME CALCS



6 MOORE'S ISLAND
 KITTERY POINT ME

RYKERSON
 ARCHITECTURE
 1 SALT MARSH LANE
 KITTERY POINT MAINE 03905
 rykersonarchitecture@comcast.net
 207 439 8755



DECK

$736 \times 7.66 = 5643$

5643 CU. FT.

$320 \times 7.33 = 2346$

2346 CU. FT.

144 CU. FT.
ADDED SINCE
1989

364 CU. FT.

TOTAL CU. FT. FIRST FL. 8497
MINUS 144 CF ADDED= 8353 BASE CU. FT.



**SHORELAND
DEVELOPMENT
PLAN**

MARCH 25, 2016

SQ. FT. AND
VOLUME CALCS

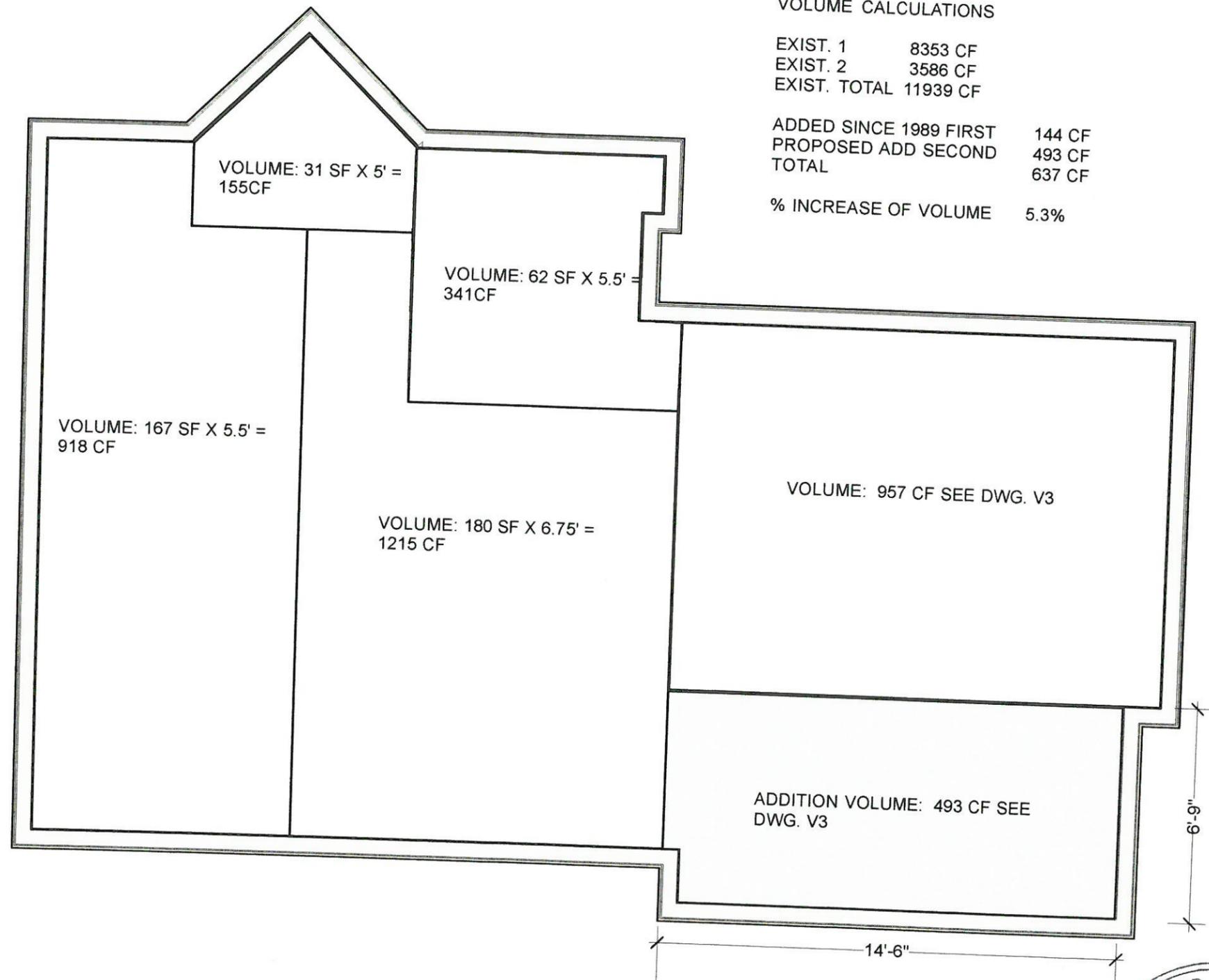
FIRST FL. PLAN
CUBIC FT.

0 1 2 4

6 MOORE'S ISLAND
KITTERY POINT ME

RYKERSON
ARCHITECTURE
1 SALT MARSH LANE
KITTERY POINT MAINE 03905
rykersonarchitecture@comcast.net
207 439 8755

V-1



VOLUME CALCULATIONS

EXIST. 1	8353 CF
EXIST. 2	3586 CF
EXIST. TOTAL	11939 CF
ADDED SINCE 1989 FIRST	144 CF
PROPOSED ADD SECOND	493 CF
TOTAL	637 CF
% INCREASE OF VOLUME	5.3%

EXISTING CUBIC FT. SECOND FL. 3586 CU. FT.
 PROPOSED ADDITION 493 CU. FT.



SHORELAND DEVELOPMENT PLAN

MARCH 25, 2016

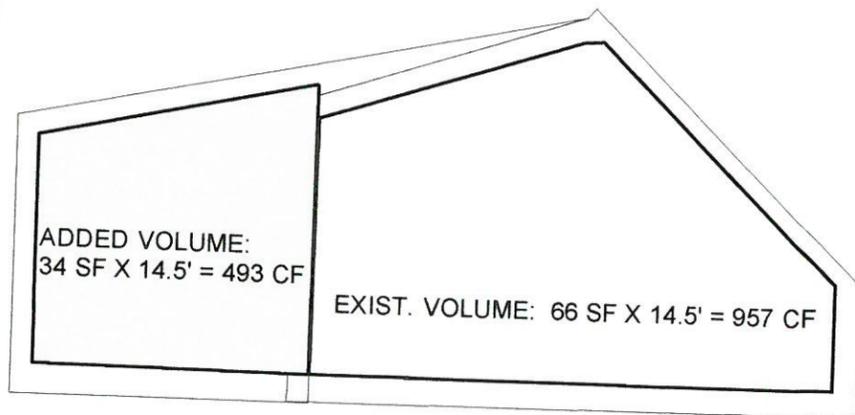
SQ. FT. AND VOLUME CALCS

SECOND FL. PLAN CUBIC FT.



6 MOORE'S ISLAND
 KITTELY POINT ME

RYKERSON ARCHITECTURE
 1 SALT MARSH LANE
 KITTELY POINT MAINE 03905
 rykersonarchitecture@comcast.net
 207 439 8755



VOLUME SECTION OF NEW ADDITION

**SHORELAND
DEVELOPMENT
PLAN**

MARCH 25, 2016

SITE AND

VOLUME SECTION

6 MOORE'S ISLAND
KITTERY POINT ME



RYKERSON
ARCHITECTURE
1 SALT MARSH LANE
KITTERY POINT MAINE 03905
rykersonarchitecture@comcast.net
207 439 8755

V-3