

1 **Shoreland Development Site Walk**

2 Purpose: To review Mr. Chris Eckel's Shoreland Development application
3 Thursday, February 4, 2016 – 10:00 am, 3 Knight Avenue

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5 **Attendees:**

6 Planning Board Members: Ann Grinnell, Karen Kalmar, Bob Harris, Deb Lynch, Dutch Dunkelberger,
7 Debbie Driscoll-Davis, Mark Alesse
8 Staff: Chris Di Matteo, Rebecca Spitko
9 Applicants: Ken Markley, Chris Eckel
10 Kittery Conservation Commission: Steve Hall, Karen Saltus, Earldean Wells
11 Other Participants: Diane Wyman, Ned Savoie

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13 **Handouts:**

14 11x17 Shoreland Development Plan with proposed development
15 8.5x11 ground, first floor and roof design for proposed garage.

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17 **Meeting:**

18 A. Grinnell called the meeting to order at 10:00 am. K. Markley gave a description of the project to
19 attendees while emphasizing the location and purpose of each proposed development. Discussion
20 highlights are as follows:

- 21 1. 3 Knight Avenue does not have on-site parking. The existing garage cannot safely support a
22 vehicle. The property owner previously parked their vehicle on an abutter's property.
- 23 2. The proposed garage is positioned to allow two vehicles to back out on to Knight Avenue and
24 proceed forward toward Government Street.
- 25 3. When viewed from Knight Ave the garage roof has an 8:12 pitch, in conformance with zone
26 standards. The roof's pitch decreases on the waterside, allowing for solar panels.
- 27 4. The easterly side of the garage's first floor is a 9-foot wide storage area with concrete walls. The
28 westerly side is open space. This design limits the impact to the root system of a tree, and
29 satisfies the 30% volume and floor area expansion limit while allowing for a two-car garage.
- 30 5. The garage will be lined with cobblestones along Knight Ave for drainage. This could result in
31 some extra water flow to the open area under the garage.
- 32 6. The proposed steps on the easterly side of the garage will allow access for kayak storage along
33 the outside of the garage.
- 34 7. The existing retaining wall and three support posts are in need of repair. The code enforcement
35 officer (not present at site walk, information previously obtained and relayed through Town
36 Planner) is in support of reconstruction, but recommends the wall is built with the intent to be
37 structurally significant and not ornamental.
- 38 8. The proposed retaining wall will be flush or slightly above grade and will include drainage pipes
39 to avoid unnecessary stormwater rerouting.
- 40 9. The existing stormwater path runs off Knight Ave and puddles along the foundation of the
41 house. A proposed cobblestone perimeter along the front of the house will reroute stormwater
42 away from foundation.
- 43 10. The retaining wall and two steps in front of the house was built without a permit. Mr. Markley
44 Mr. Eckel are asking both the wall and steps be allowed due to the steep grade of the property.