



KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - www.kittery.org

AGENDA for Thursday, July 10, 2014 6:00 P.M. to 10:00 P.M.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE – APPROVAL OF MINUTES – 6/26/2014

PUBLIC COMMENTS - Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address and record it in writing at the podium.

OLD BUSINESS

ITEM 1 – (15 minutes) - **Board Member Items / Discussion:** A. Bylaws; and B. Other.

ITEM 2 – (15 minutes) – **Town Planner Items:** A Sign standards clarifications and update, Town Planning Board/Public Workshop, Thursday July 17, 2014; and B. Other.

NEW BUSINESS

ITEM 3 – (10 min.)–**Brave Boat Conservation at Sawyer Lane – Cluster Subdivision —Preliminary Plan Completeness Review**

Action: Accept or deny plan application and schedule site walk and/or public hearing. Owner and Applicant Jonathon & Kathleen Watts is requesting consideration of their plans for a 4-lot cluster subdivision at 143 Brave Boat Harbor Road, Tax Map 63, Lot 19, Residential Rural Zone, with a portion in the Shoreland Overlay Zone. Agents are Ken Markley, Easterly Surveying, Inc.

ITEM 4 – (10 min.)–**Eventide Drive Right-Of-Way — Street Naming Application Review**

Action: Review application and grant or deny approval. Owner and Applicant Nathan and Michelle Zamarripa are requesting consideration of their Street Naming Application for an approved Right-Of-Way located between 116 and 118 Brave Boat Harbor Road, Tax Map 63, Lot 64-A, Residential Rural Zone, with a portion in the Shoreland Overlay Zone.

ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION.
DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING.
TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING PLEASE CONTACT STAFF AT (207) 475-1323 OR (207) 475-1307.

1 TOWN OF KITTEERY, MAINE
2 PLANNING BOARD MEETING
3 Council Chambers
4

UNAPPROVED
June 26, 2014

5 Meeting called to order at 6:07 p.m.
6 Board Members Present: Tom Emerson, Karen Kalmar, Deborah Driscoll Davis, Susan Tuveson, Bob
7 Melanson, Mark Alesse
8 Members absent: Ann Grinnell (8:30 p.m.)
9 Staff: Gerald R. Mylroie, AICP, Town Planner; Chris DiMatteo, Assistant Planner

10
11 Pledge of Allegiance
12

13 Minutes: June 12, 2014

14 Ms. Tuveson moved to accept the minutes of June 12, 2014 as amended

15 Mr. Melanson seconded

16 Motion carried; 5 in favor; 1 abstain (Alesse); 0 opposed.
17

18 Ms. Kalmar moved to accept the June 5, 2014 minutes of the site walk for 15 Old Armory Way as
19 amended

20 Mr. Melanson seconded

21 Motion carried; 5 in favor; 1 abstain (Emerson); 0 against
22

23 Public Comment: No public comment.
24

25 PUBLIC HEARING

26
27 ITEM 1 –Town Code Amendment - Title 16.10.8.2.1 Conditions – General

28 Action: hold public hearing, review amendment and make recommendation to Town Council for
29 adoption. Proposed amendment adds off-site improvements to potential Planning Board conditions of
30 approval.

31 Mr. Mylroie: Need to clarify that when a property under development impacts adjacent ROW property,
32 the Board may require installation of capital improvements.

33 Ms. Driscoll-Davis: As this reads, this amendment is only for projects before the Board. What if there's a
34 project involving a private right of way? An agreement between owner and developer would be needed.
35 This is confusing, as the Board has always been able to require off site improvements of a developer. If
36 this amendment is intended to require improvements for projects not before the Board, this language is in
37 the wrong place.

38 Ms. Mylroie: If there is a project that is not coming before the Board (i.e. creating less than 6 new
39 parking spaces), these improvements may still be required.

40 Mr. Emerson: This amendment is proposed under Board conditions of approval only.

41 Mr. Melanson: If the ROW owner does not agree, it's a no-go. In conjunction with Title 16.11, the Board
42 needs to work in conjunction with the Port Authority.

43 Ms. Tuveson: Can the ROW owner demand more improvements?

44 Discussion followed regarding ROW owner scenarios.

45 Mr. Mylroie: The Code office was looking for clarification where the Board can require adjacent ROW
46 improvements, such as street trees.

47 Ms. Kalmar: This is reasonable to permit the Board to require improvements, though the language does
48 not extend outside of Board review.
49

50 The Public Hearing opened and closed at 6:45 p.m. with no testimony.

51 Ms. Kalmar: Noted mis-numbered code sections (16.10.8) and incorrect title on enactment page, and
52 miscellaneous grammatical changes.

53

54 Mr. Melanson moved to continue review of this amendment when corrected

55 Ms. Kalmar seconded

56 Mr. Mylroie: This will not go to the Council at the next workshop.

57 Motion carried unanimously by all members present

58

59 OLD BUSINESS

60

61 ITEM 2 – Town Code Amendment - Title 16.10.9.1.4. Approved Plan Expiration, Title 16.10.9.1.5

62 Requests for Extension and Title 16.9.3.8 Expiration of Wetlands Alteration Approval.

63 Action: review amendment and make recommendation to Town Council for adoption. Proposed
64 amendment reduces the period of time in which extensions can be granted and modifies the process for
65 extension requests.

66 Mr. Mylroie: Following subcommittee review, changes have been made per requests.

67

68 Ms. Kalmar moved to approve for discussion

69 Mr. Melanon seconded

70 Ms. Kalmar: Reviewed staff recommendations and substitute 'expires when' for 'will expire if' (lines 36
71 and 42-43); in the Enactment Ordinance, amend to read "...pertaining to the expiration of development
72 plan and wetlands alteration approval." (line76)

73 Ms. Kalmar withdrew her motion

74 Mr. Melanson seconded

75

76 Ms. Kalmar moved to approve amendments to Title 16.10.9.1.4. Approved Plan Expiration, Title
77 16.10.9.1.5 Requests for Extension and Title 16.9.3.8 Expiration of Wetlands Alteration Approval as
78 amended June 26, 2014.

79 Mr. Melanson seconded

80 Motion carried unanimously by all members present

81

82

83 ITEM 3 –Town Code Amendment – Chapter 2, Definitions, Chapter 3, Article 2, Section 17 Shoreland
84 Overlay Zone, Chapter 7, Article 3 Nonconformance and Chapter 8, Article 28 Single and Duplex Family
85 Dwellings in the Shoreland Overlay Zones in Title 16 Land Use Development Code. Action: review
86 amendment and make recommendation to Town Council for adoption. Amendment includes changes to
87 the town's Shoreland zoning to comply with the Maine Department of Environmental Protection 2000
88 and 2010 conditional approvals.

89 Mr. DiMatteo: The state has not had a final review of the proposed amendment and may have additional
90 changes.

91

92 Ms. Driscoll-Davis: Questioned language regarding parking 'integrated into the building' and whether a
93 garage can be used for storage. Ms. Kalmar: Change language to 'encompassed within' (line 102 and line
94 110). Mr. DiMatteo: The intent is to decrease the footprint. Discussion followed regarding the mixed-
95 use and residential components.

96 Spelling and grammatical changes:

97 Line 108 (Overelay should be overlay); Line 370 ('it' should be 'if');

98

99

100 Ms. Tuveson moved to approve with changes to Chapter 2, Definitions, Chapter 3, Article 2, Section 17
101 Shoreland Overlay Zone, Chapter 7, Article 3 Nonconformance and Chapter 8, Article 28 Single and
102 Duplex Family Dwellings as amended June 26 2014 and forward to the state.

103 Ms. Kalmar seconded

104 Motion carried unanimously by all members present

105

106 Mr. Mylroie: Any changes made by the MDEP will be brought back to the Board. This amendment will
107 go to Council workshop.

108

109

110 ITEM 4 – Town Code Amendment - Chapter 7, Article 3 Nonconformance, Title 16 Land Use
111 Development Code. Action: review amendment and make recommendation to Town Council.
112 Amendment includes changes to 16.7.3.5.10. *Contiguous Non-Conforming Lots* that would allow for
113 more consistent adjustment to lot-lines. Applicants Mary Thron and Ray Arris, Kittery residents.

114 Ms. Tuveson: Changes:

115 Line 152: add hyphen to 'less-irregular'

116 Line 153: add commas to separate, "...appropriate placement of, or access to, utilities and structures..."

117 Line 9: remove 'square'

118

119 Ms. Driscoll Davis moved to approve amendments to Title 16.7.3.5.10. *Contiguous Non-Conforming Lots*
120 that would allow for more consistent adjustment to lot-lines presented as amended June 26, 2014.

121 Ms. Tuveson seconded

122 Motion carried unanimously by all members present

123

124

125 ITEM 5 – Town Code Amendment - Title 16.8.10.1 Signs – Purpose and Title 16.8.10.2 Signs – General
126 Requirements. Action: review amendment and make recommendation to Town Council for adoption.
127 Proposed amendment requires adherence to Kittery Design Handbook.

128 Mr. Mylroie: This amendment focuses on providing clarity regarding Title 16 signage language and
129 relationship with Design Handbook guidelines. There is Council interest in reviewing LED lighting as
130 used in signs and electronic message boards. The CEO does not have code-specific language for review
131 relating to New England character in sign design. This is relative to the frame of the sign, not the
132 lettering.

133 Mr. Emerson: There should be an appeal process to the Board if an applicant feels a sign design meets
134 the code. Where do you draw the line with electronic message boards? It's may not be just for gasoline
135 prices. Ms. Tuveson: New England character is amorphous and restrictive. Signage representing a
136 business may be more attractive than a picture-frame design. Ms. Driscoll Davis: Who changes the
137 Design Handbook? What happens to the LED signs already in place? Can they be shut off at a particular
138 time. The sign ordinance needs to be workshopped by residents and business owners as well. Mr.
139 Mylroie: The Handbook would be amended by the Board to be in compliance Code and vice-versa. Mr.
140 Emerson: Kittery represents more than New England character, including it's naval and industrial
141 heritage. Discussion followed regarding LED lights and message boards; gas stations vs. other business
142 use; height of LED signage.

143

144 A workshop on the sign ordinance was scheduled for July 17, 2014 at 6:00 p.m.: Planning office will
145 invite the Economic Development Committee, post in newspaper and on the web site.

146 Mr. Emerson: The Economic Development Committee will be a conduit to business owners.

147 Ms. Tuveson: The sign ordinance needs to be made understandable. Mr. Mylroie: The workshop could
148 also include review of the proposed changes to the sign ordinance in general.

149

150 No Board action taken.

151 Break

152

153 ITEM 6 - Town Code Amendment – Title 16.7 Sewer System and Septic Disposal, 16.9.1.4 Soil
154 Suitability, 16.8.16 Lots and 16.2.1 Definitions. Action: review amendments and schedule a public
155 hearing, Amendments to the Town Code to address soil suitability as it pertains to septic disposal systems
156 and other development standards.

157 Ms. Kalmar: The Ordinance Revision Memorandum will be shortened prior to the public hearing.

158 Revisions:

159 Article VII Sewage Disposal

160 Line 163: remove extra 'the'

161 Line 217: should be {modified and moved from 16.8.7.1.G, above}

162 Line 227: should read: "2. Where expansion of use is proposed..." delete 'no'

163 Line 265: re-work language regarding aquifer

164

165 Mr. Melanson: The proposed language regarding holding tanks addresses the the importance of
166 protecting Kittery's waters. There are two other tanks at the Pepperrell Pier, one owned by the restaurant
167 and one by the municipality.

168 Earledean Wells: The Conservation Commission feels revising a decision not to have additional holding
169 tanks in the shoreland zone is a mistake and requests further thought as there are alternatives to holding
170 tanks.

171 Discussion followed regarding tank inspection, monitoring, reporting, etc.

172

173 Line 286: re-number items 4 and 5 to 'a' and 'b'. Re-word language in 'b' to include specific holding tank
174 inspection and reporting requirements per the state.

175 Line 294: include 'must', "Inspections must include a written report..."

176

177 Article XVI. Lots

178 Line 51: Add at end of part A: "(Moved and amended: 16.8.16.9.A)"

179 Line 98: Correction, should be: "16.8.16.2 above"

180

181 16.9 Soil Suitability:

182 Line 75: Correction: 'non-clustered...."

183 Line 76: Delecte 'subsection E.' and replace with '16.9.1.4.E'

184

185

186 Mr. Melanson moved to schedule a public hearing for Title 16.7 Sewer System and Septic Disposal,
187 16.9.1.4 Soil Suitability, 16.8.16 Lots and 16.2.1 Definitions as amended on June 26, 2014.

188 Ms. Tuveson seconded

189 Motion carried unanimously by all members present

190

191 Ms. Grinnell joined the meeting at 8:30 p.m.

192

193 ITEM 7 – Board Member Items / Discussion

194 A. Action List; Update and eliminate duplication

195 Ms. Driscoll Davis: Asked about possible regulations regarding rental of boats for summer living.

196 This could impact availability of parking, and contribute to noise around residential areas.

197 Mr. Melanson: There is nothing in the Port Authority regulations, but will look into this.

198 B. Committee Updates;

199 Code Committee: Additional amendments submitted by Mr. Mylroie:

200 - Shoreland Overlay - exempt areas beyond road from SLZ tree cutting provisions;

201 - Waive variance requirements for handicapped access in SLZ and allow approval by Code Officer;

- 202 - Exemption of public utilities from wetland setbacks.
203 - Allowance of public information signs in SLZ. Will be discussed in sign workshop.
204 - Shared parking reviewed by Planning Board instead of Board of Appeals. Ms. Driscoll-Davis asked
205 about reduction of parking requirements in the Foreside where parking is a problem. Mr. Emerson:
206 The library is leasing spaces to a private property owner, reducing availability of parking for
207 taxpayers. Ms. Driscoll-Davis: Shouldn't this have been reviewed by the Board?
208

209 Port Authority

210 Mr. Melanson noted work by Prock Marine should be completed by mid-July. A re-design for inclusion
211 of a ramp for fisherman's use will be reviewed by Baker Design Associates and the KPA. The July KPA
212 meeting has been rescheduled to July 1. The Port Authority will comment at the July meeting on Shore
213 and Harbor Plan to meet the July 14 deadline.
214

215 Economic Development Committee

216 Ms. Grinnell: Due to a time change and insufficient notice, there was no quorum for the Tuesday
217 meeting. Requested individuals attend meetings so all concerns and interests can be heard.
218

219 Foreside: Transportation and Parking. Plan presented and discussed. Another meeting will be held to
220 consider comments and suggestions. Awesome presentation by Steve Workman. Consider a parking
221 garage be developed at the water district site.
222

223 Business Group: Felt the EDC was handling everything, but the Planning department needs more staff.
224

225 Comp Plan Update

226 Mr. Mylroie: Ongoing; draft to return to Committee for review. Meeting to be confirmed for July 2
227 followed by meeting on July 16.
228

229 Overlay Zones

230 Mr. Emerson: The Mall area is one zone; change the C-1 zone rather than establishing an overlay zone.

231 Ms. Tuveson: There could be an evolution in the area with e-commerce; discussed possible residential
232 use and reduce parking by developing vertically.
233

234 C. Other:

235 Ms. Kalmar: Volunteered to serve on Spruce Creek Watershed Committee
236

237 ITEM 8 –Town Planner Items:

238 A. Town Code amendment related to Quality Improvement Overlay Zone; and B. Other
239 Items 8B and 10 will be moved to the scheduled workshop of July 17, 2014. No discussion.
240

241 Branding: Gateway to Kittery

242 Mr. Emerson: The Council has requested the Board take a position. Discussion followed regarding the
243 limited attendance at the branding meetings where a name was chosen representing the Town. Mr.

244 Mylroie: Large mailings were sent to businesses and residents in the area; there was limited attendance,
245 but the name was chosen by majority.
246

247 Ms. Grinnell moved that the Planning Board endorse changing the name 'Route One By-Pass' to 'Kittery
248 Gateway'

249 Ms. Tuveson seconded

250 Motion failed: 3 in favor; 4 opposed; 0 abstaining
251

252 Workshop with Council:

253 Some amendments scheduled for public hearing on July 24. Others may not go to public hearing until
254 late August or into September. No decision made.

255

256 Upcoming Board Reviews:

257 Comprehensive Plan Update; Shore and Harbor Plan; Economic Development Plan; FY 2015 Capital
258 Improvement Projects

259 Mr. Emerson: Public hearings need to be held for each of these plans before they are submitted to
260 Council for review.

261

262 Mr. Mylroie: An applicant has asked for Board feedback on a cluster subdivision sketch plan.

263 Mr. DiMatteo: This would be a workshop, with no action by the Board. Ms. Tuveson: There is a
264 process. Mr. Emerson: There is alot required for a cluster sketch plan at great expense to the applicant
265 and, once done, they don't want to have to re-design at additional cost. However, some survey
266 information is needed before it could even be workshopped. If they have topo and wetland information
267 with the sketch plan, it would be a start. Mr. DiMatteo: So the applicant could anticipate multiple sketch-
268 plan meetings not to exceed 90 days.

269

270 NEW BUSINESS

271

272 ITEM 9 – Annual municipal update of the Spruce Creek Watershed Improvement Project.

273 As part of the 319 Clean Water Act grant requirements the Town of Kittery will update municipal staff
274 annually on the progress of the Spruce Creek Watershed Improvement Project (SCWIP) currently in
275 Phase III. Agent Emily DiFranco, Project Manager, FB Environmental Associates.

276 Emily DiFranco: Goal is to update Board regarding improvement of the Spruce Creek Watershed.

277 Considered impaired by State of Maine, some of this area remains unsafe for shellfishing and swimming in
278 due to high bacteria counts:

- 279 1. Beds closed since 2005; on state impairment list
- 280 2. Threats to clean water, including runoff, old sewer infrastructure, outfalls, failed septic systems.
- 281 3. Water sampling identified outfall problem areas, resulting in mapping; tracking 'hotspots' and follow-
282 up.
- 283 4. Found unknown catch basins; developed baseline data for the Creek; developed education and
284 outreach efforts; follow-up with public works and code enforcement.
- 285 5. 319 Grant funds of \$225,300 with a town match (primarily in-kind services) of \$322,118.
- 286 6. Developing methods of stormwater runoff capture (raingarden, buffers, etc); providing education;
287 testing wastewater system.
- 288 7. Update of Spruce Creek Watershed-Based Management Plan for 2014, includes goals, action items,
289 and accomplishments.
- 290 8. Future and ongoing work: Water quality sampling projects; continue work on DEP grant; apply for
291 Phase 4 grant; meet with Dept. of Marine Resources to consider opening of limited shellfish
292 harvesting.

293 Main Channel data is collected by DMR, but some of the tributaries and outfalls have shown a significant
294 drop in bacteria.

295 Ms. Kalmar: How and when will the Planning Board be briefed on their action items as listed?

296 Ms. DiFranco: There is a steering committee for the grant, and a reprsentative from the Board or a point
297 of contact on the Board would be welcome.

298

299 ITEM 10 – Town Code Amendment - Title 16.8.10.2.C Signs – General Requirements. Action: review
300 amendment and schedule a public hearing. Proposed amendment allows for the limited use of Light-
301 emitting diode (LED) lights in

302 No discussion. Moved to July 17 workshop.

303 Mr. DiMatteo: Requested that a workshop with Council on the Soil Suitability amendment be scheduled in
304 August as it impacts policy. Following discussion, it was anticipated a workshop with Council could be held
305 on August 21. No action taken.

306

307 Mr. Alesse moved to adjourn

308 Ms. Driscoll Davis seconded

309 Motion carried unanimously

310

311

312

313 The Kittery Planning Board meeting of June 26, 2014 adjourned at 9:22 p.m.

314 Submitted by Jan Fisk, Recorder,



Town of Kittery, Maine

Town Planning and Development Department
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KITTERY TOWN PLANNING BOARD BYLAWS

Adopted January 17, 1974
Revised and approved, November 19, 1987
Revised and Approved, May 23, 1991
Revised and Approved October 11, 2007
Revised and Approved February 28, 2008

[4/2013 edits per Frank Dennett, for discussion]

[12/2013 edit, Susan Tuveson]

[3/2014 edit, Susan Tuveson, per board comments]

The Planning Board of the Town of Kittery has been established under the Town Charter adopted 1967, according to HP 521-LD768, Revised Planning and Zoning Statutes in Maine, 1969, and other applicable State Statutes.

Section 1. The Planning Board ~~shall consist~~ shall consist of seven (7) ~~permanent~~ members appointed by the Town Council in accordance with the Town Charter adopted in 1967 and revised on June 11, 2002. ~~Members shall be residents of the Town for at least one (1) year prior to their appointment.~~ The term of office of a member is three (3) years. ~~The Town Clerk will swear in all members. All members will take and subscribe to the oath of office as administered by the Town Clerk or any other person authorized by law to administer an oath.~~ Upon appointment by the Town Council, and upon renewal of term, each member will take and subscribe to the oath of office as administered by the Town Clerk or any other person authorized to administer an oath.

Section 2. At the first regularly scheduled meeting in December, the Board shall elect a ~~Chair, Vice chair, and Secretary~~ from its ~~regular~~ among its members membership, a Chair, Vice Chair, and Secretary. ~~for the ensuing year.~~ Term of service is one year.

37 Section 3. ~~The regular m-~~Meetings of the Planning Board ~~shall be~~ ~~are~~ shall be held in the Town
38 Office at 6:00 p.m., on the second and fourth Thursdays of each calendar month, except for
39 November and December ~~of each year~~, when the regular meetings ~~shall be~~ ~~are~~ be held on the
40 second and third Thursdays. ~~of these months.~~ ~~When~~ ~~Where~~ a regularly scheduled Planning
41 Board meeting falls ~~occurs~~ on a holiday, the regular meeting for that date shall be set by the
42 Board at its last regular meeting prior to the holiday. The date, time or location of any regular
43 meeting may be changed by ~~an vote of the Board at a previous meeting upon an~~ affirmative vote
44 of four (4) members, ~~of the Board.~~ Taken at any regular meeting of the Board, in accordance
45 with (Maine meeting provision: cancellations) plus citation.

46
47 Section 4. Special meetings may be called by the Chair; ~~and, or,~~ ~~in the case of his/her the~~
48 ~~Chair's~~ absence, disability or refusal; ~~to participate,~~ may be called by the Vice-Chair, or by four
49 (4) members of the Board. Notice of ~~said-~~ such special meeting shall be made to Board
50 Members ~~shall must~~ be made by telephone at least 12 hours before the meeting-, and by email
51 with confirmation by return email within the same 12-hour time restriction. The telephone call
52 and text of the email ~~shall will~~ shall set forth the matters, ~~or matters,~~ to be discussed and/or voted
53 on, and ~~nothing else~~ ~~shall may~~ other(s) shall be considered at such special meeting.

54
55 Section 5. ~~At the appointed time,~~ ~~The~~ ~~the~~ Chair, or in the absence of the Chair, the Vice-Chair,
56 shall ~~take the chair at the time appointed for the meeting,~~ call the members to order, ~~have the roll~~
57 ~~called~~ call the roll, lead the Pledge of Allegiance, and upon determining ~~whether~~ a quorum of
58 members is present, shall proceed with the business of the meeting. ~~Following roll call, the order~~
59 ~~of business~~ ~~shall be~~ The order of business shall be as follows: (a) approval of the minutes of the
60 preceding meeting, (b) public comment, (c) old regular business, (d) Board members' time, (e)
61 Planner's time, (f) new regular business, (g) adjournment.

62
63 Section 6. Minutes of all meetings, ~~and~~ workshops, and site walks ~~shall must~~ shall be recorded.
64 Said minutes shall be reviewed, corrected and approved by the Board at the first meeting
65 following transcription by the recorder. Review, correction and approval by the Board of such
66 minutes shall occur at the first meeting following transcription by the recorder, and distribution
67 to Members. Upon approval, ~~Copies-~~ copies of said approved minutes shall be furnished to the

68 Town Manager, Town Council Chair, ~~the Chair of the Zoning~~ Board of Appeals **Chair**, and the
69 Conservation Commission **Chair**. ~~following approval.~~

71 Section 7. A quorum consists of four (4) members. ~~All decisions shall be made by~~ require a
72 ~~minimum of~~ **Where only four members are present, all decisions must be made upon** four (4) like
73 votes, except on procedural matters. **Where more than four members are present, decisions shall**
74 **be made upon a minimum of four (4) like votes.**

76 Section 8. ~~If a member has~~ **Where a member may possess** a conflict of interest **pertaining to a**
77 **matter before the Board**, and ~~is not allowed to vote on a~~ **that member shall not be permitted to**
78 **vote on said** matter, ~~that member shall~~ **may and shall** not be counted by the Board ~~in~~ **for the**
79 **purpose of** establishing the quorum ~~for~~ **in** the matter. ~~in which he or she has a conflict.~~ Public
80 disclosure of ~~such~~ **any possible** conflict shall be made before discussion of the agenda item in
81 question. To an ~~limited extent,~~ as determined by the Chair, members of the public may be
82 ~~allowed~~ **permitted** to comment on this matter at this time. A majority vote of the Board members
83 present, ~~(except the member being challenged)~~ **minus the member under challenge**, shall decide
84 whether ~~an~~ **the** alleged conflict ~~in question is~~ **exists** such that it: ~~(a) may reasonably interfere with~~
85 ~~the affected member's ability to hear and act on the item impartially; and (b) to render an~~
86 **impartial hearing and decision, and** whether ~~it~~ **such participation by the member in question**
87 ~~would~~ **may** give the appearance to the public of an inappropriate conflict of interest so as to
88 undermine public confidence in the fairness of the meeting **and impartial treatment of the subject**
89 **matter.**

91 Section 9. ~~Attendance of members is expected at~~ **Members are expected to attend** all regular and
92 special meetings. ~~If~~ **Where** a member is absent from more than three (3) consecutive regular
93 meetings, the Board may then vote to recommend to the Town Council that the position be
94 declared vacant.

96 Section 10. Site walks called by the Chair ~~or~~ **and voted upon by a** majority of the Board ~~in~~
97 ~~accordance with ordinance requirements~~ are considered public meetings **and shall be properly**
98 **noticed to applicants, abutters and the general public according to requirements of ordinance.**

99 ~~however~~ No formal motions ~~shall may~~ be made, nor votes, ~~shall be made or~~ taken at a site walk.
100 ~~Public Public and abutter~~ notice ~~shall must~~ be given of all site walks, ~~and proper minutes taken.~~
101 ~~Minutes of site walks shall be the responsibility of~~ ~~the Planner, or Planner's designee,~~ is
102 responsible for minutes of site walks ~~and upon ratification~~ Site walk minutes ~~shall must~~ shall be
103 included in the records of applications before the Board.

104

105 Section 11. ~~At meetings~~ ~~the~~ Chair shall preserve order, may speak to points of order in
106 preference to other members, and shall decide all questions of order subject to appeal to the
107 Board by motion, regularly seconded, and no other business ~~shall may~~ shall be transacted until
108 the question on appeal is decided.

109

110 Section 12. The Chair shall declare all votes, but if any member doubts a vote, the Chair shall
111 cause a recount of the vote without debate.

112

113 Section 13. When a question is under debate, the Chair shall receive no motion but to adjourn,
114 or to move the previous question, or to lay on the table, or to postpone to a specified date, or to
115 refer to a committee or some administrative official, or to amend, or to postpone indefinitely:
116 which several motions shall have precedence in the order in which they stand arranged.

117

118 Section 14. The Chair shall consider a motion to adjourn as always in order, except on
119 immediate repetition; ~~and that the motion, and the motion to lay to remain~~ on the table, or to take
120 from the table, ~~shall must~~ shall be decided without debate.

121

122 Section 15. When a vote is passed, it ~~shall be is~~ shall be deemed in order for any member who
123 voted on the prevailing side; to move a reconsideration thereof at the same meeting, or at the
124 next succeeding meeting; ~~and w~~ When a motion of reconsideration is ~~decided, that made and~~
125 ~~seconded, the subsequent~~ vote ~~shall is~~ shall be final. ~~and may not be considered further.~~

126

127 Section 16. During a public hearing, ~~at the time appointed on an agenda for a particular matter~~
128 ~~before the Board,~~ any other person in attendance at the meeting wishing to address the Planning
129 Board on ~~an item,~~ ~~said item~~ shall so signify by raising his/her a hand. ~~and, w~~ When recognized

130 by the Chair, and before addressing the subject matter of the hearing, such person shall approach
131 the lectern, or other designated place or manner for addressing the Board, shall state his or her
132 name and address for the record, and shall enter this same data in writing where and when
133 requested. ~~request permission to address the Board, stating his/her name, address and the subject~~
134 ~~matter on which they desire to address the Board.~~ At any other time during a meeting, the Chair
135 ~~may, at his/her~~ retains the discretion, ~~to~~ invite further public comment. In all cases, ~~the~~ Chair,
136 with consent of the Board, may set reasonable time limits on members of the public choosing
137 who choose to address the Board. Likewise, ~~the~~ Chair may also limit public testimony to that
138 deemed to be relevant and material to a pending issue the subject matter of the hearing, or other
139 Board concern.

140

141 Section 17. All meetings of the Board shall be public. ~~However, the Board, upon~~
142 ~~majority vote,~~ The Board may recess for executive session, upon majority vote, consistent with
143 the Maine Right to Know Law statute, (MRSA Title 1, Sections 401-410), provided that the
144 motion to go into recess for executive session must indicate the precise nature of the business of
145 the executive to be conducted in such closed session, and include a citation of one or more
146 sources of including any and all relevant statutory or other authority that permits an executive
147 session for that business reference to such power to recess, and that final action not be taken by
148 the Board except in regular public sessions.

149

150 Section 18. Subcommittees shall be established by the Chair and shall consist of no more than
151 three (3) Board members. Planning Board subcommittee meetings are considered public
152 meetings, and the date, time and location of such meetings shall be posted in Town Hall and on
153 the Kittery Town website.

154

155 Section 19. These Bylaws may be revised by submission to the Board in writing of a proposed
156 change or changes, in writing to the Board, and scheduled for consideration in at least two
157 meetings of the Board. The change shall be effective upon adoption ratification
158 approval by the Board.

159

160 Section 19. Planning Board meetings ~~shall be~~ **shall be** conducted according to Robert's Rules
161 of Order. **Any and all** conflicts ~~shall be~~ **shall be** resolved in favor of these Bylaws.

162

163

**Town of Kittery
Planning Board Meeting
July 10, 2014**

**ITEM 3 – (10 min.)–Brave Boat Conservation at Sawyer Lane – Cluster Subdivision –
Preliminary Plan Completeness Review**

Action: Accept or deny plan application and schedule site walk and/or public hearing. Owner and Applicant Jonathon & Kathleen Watts is requesting consideration of their plans for a 4-lot cluster subdivision at 143 Brave Boat Harbor Road, Tax Map 63, Lot 19, Residential Rural Zone, with a portion in the Shoreland Overlay Zone. Agents are Ken Markley, Easterly Surveying, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
	Sketch Plan Review/approval	Reviewed and not excepted on 12/12/2013, accepted on 5/8/14, appvd on 6/12/14	APPROVED
NO	Site Visit	Scheduled for 6/4/14	HELD
Yes	Preliminary Plan Completeness/Acceptance	Scheduled for 7/10/14	
Yes	Public Hearing		
	Preliminary Plan Review and Approval		
Yes	Final Plan Review and Approval		

Applicant: 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, when applicable, recorded at the **York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" 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:

Jonathon & Kathleen Watts are requesting to create a cluster subdivision on a parcel off Brave Boat Harbor Road while preserving the original homestead built in the 1930's. A large portion of the property is wetland and not directly accessible. Access for the proposed four lots is planned via a new Right-Of-Way in the vicinity of the existing driveway. The existing dwelling is located on one of the four lots. A Sketch Plan along with a plan depicting soils found on the site was initially submitted for the Board's consideration at the 12/12/2013 meeting, where a motion to accept the sketch plan failed. The Applicant, represented by attorney Scott Anderson with Verrill Dana, submitted a letter and revised sketch plan for the Board's consideration on the 5/8/14 meeting. The Planning Board held a site walk on 6/4/14 and approved the revised concept on 6/12/14. The attached preliminary plan application is based on that concept.

Review:

Staff has reviewed the revised preliminary plan application submitted for completeness review and have the following comments:

- 1) 16.10.5.2.B.7: Surveyed acreage information for total parcel area and area to be disturbed needs clarification and/or addressed. The term "subdivision" rather than "parcel" is used describing the total area of the property in the plan note "Net Residential Area Calculation". In addition, the area proposed to be disturbed is not totaled nor is it completely identified on the plans, it is in part, shown on the detail plan included on plan C1.0.
- 2) 16.10.5.2.B.8: A number of owners of record for properties across Brave Boat Harbor Road are not included on the plan. Along with this existing adjacent property information, it would be appropriate to indicate the location of the approach to Short Farm Road.

- 3) 16.10.5.2.B.9: Essential physical features such as “forest cover” is not addressed on the plans and is applicable to the requirement to identify and quantify the proposed disturbed area.
- 4) 16.10.5.2.B.10.a: Proposed buildings are not addressed, with the exception of the relocated garage, which is not shown in a manner that would provide any determination of potential impact to the abutting property. This information can likely be addressed with the applicant determining the proposed disturbed area.
- 5) 16.10.5.2.C.1.3: It does not appear a title and survey description has been submitted for the purpose of showing legal interest.
- 6) 16.10.5.2.C.1.7: Item K. in the applicant’s narrative suggests the size of the parcel and nature of the development will meet requirements for stormwater design. However, a stormwater management plan prepared by a professional engineer has not been submitted. Plan Sheet C1.0 shows a grading plan for a portion of the site and some proposed stormwater features, however, no stormwater evaluation or management plan accompanies the design. Other than the information on sheet C1.0 there is no information that describes the existing or proposed stormwater on site. The applicant needs to address this. If a waiver is proposed, justification is necessary. (Note the Board has required stormwater management standards for most similar proposals).

Staff has received a letter from an abutter raising some concerns with regard to the proposed development as it relates to their adjacent property, 145 Brave Boat Harbor Road. The letter is attached and the applicant should address the concerns prior to the public hearing/subsequent submission.

Recommendation

The Planning Board is required to accept or deny the preliminary plan application in accordance to 16.10.5.3.1.A. Staff has reviewed the application and has found it substantially complete. With regard to the Right-Title and Interest as it relates to 16.10.5.3.1.A.1, Staff has confirmed, via the York County Registry of Deeds on-line database, the Applicant owns the property, however, the necessary documents required still need to be submitted.

It would be appropriate for the Board to move to accept the plan application and schedule a public hearing, conditioned on the Applicant addressing the comments from Staff and any other comments the Board may have prior to advertising for the public hearing. The deadline for submitting revised drawings and supplemental information would need to be three weeks prior to the meeting date, allowing staff to review the information prior to the lead time required for placing legal ads in the newspaper.

Received TPD

7-1-2014

145 Brave Boat Harbor Road
Kittery Point, Maine 03905
24 June, 2014

Town of Kittery
200 Rogers Road
Kittery, Maine 03904
Attn: Town Planner

RECEIVED
JUN 01 2014

BY:

Dear Sir:

I am writing in regard to the proposed four-lot subdivision at 143 Brave Boat Harbor Road, Kittery Point. The property was sold by my sister and me to Jonathan and Kathleen Watts. I am an abutter to the existing house and property at said address on the right side and had spoken to John briefly about his plans. At that time I declined an offer of some type of buffer between his property and mine on the right side. However after a review of the sketch I am reconsidering that decision. I do have a few concerns that I would like to see addressed if possible.

Namely: (1) A buffer between 143 and 145 on the right sideline.

(2) The backyard was eroding down into my field. Is there any provision for any type of retaining wall or any means to keep that from happening? I did not see that addressed on the sketch.

(3) The back part of my lot at 145 has no standing water at this time and I am concerned that my field could become flooded.

I am not in opposition to the proposed plan, but as I am unable to attend the meeting, would like to make note of these items of concern.

Thank you for your kind attention.

Sincerely,


Shirley Clough

North
W  Easterly
SURVEYING, Inc.

191 State Road, Suite #1 • Kittery, Maine 03904 • (207) 439-6333 • Fax (207) 439-1354

June 19, 2014

Kittery Planning Board
200 Rogers Road
Kittery, ME 03904

RECEIVED
JUN 19 2014

BY:

Subject: Brave Boat Conservation at Sawyer Lane - John Watts – Preliminary Application - Tax Map 63 Lot 19
- 143 Brave Boat Harbor Road
- Kittery Point, Maine

Job No.: 13696

Dear Chairman and Planning Board Members,

John Watts and his family would like you accept this preliminary application for a cluster subdivision at the location noted above. Enclosed you will the following:

- 1.) Project Description
- 2.) Plan Proposed finding of fact (pages 1 thru 4)
- 3.) Cluster Development Application (pages 1 thru 7)
- 4.) Letter from the Kittery Water District
- 5.) Letter from soil scientist Joe Noel (pages 1 thru 3)
- 6.) Road entrance Permit from Kittery Public Works Department
- 7.) Abutters that were notified this date.
- 8.) Set of drawings including:
 - a.) Cover Sheet
 - b.) Cluster Subdivision Plan by North Easterly Surveying, Inc.
 - c.) High Intensity Soil Survey by Joe Noel (soil scientist) with topo
 - d.) Road Construction and drainage plan by Pinkham & Greer Civil Engineers

I would appreciate your review and comments on this project at your next Planning Board meeting.
Please feel free to contact me should you have any questions.

Sincerely:


Kenneth D. Markley R.L.S. L.S.E.
President – NorthEasterly Surveying, Inc.

John Watts Construction, LLC

Project Description

June 19, 2014

Brave Boat Conservation at Sawyer Lane
143 Brave Boat Harbor Rd Kittery Point, Maine
Map 63/Lot 19

Brave Boat Conservation at Sawyer Lane is a 4 lot subdivision on a 11.75 acre parcel with 8.89 acres of open space located on the West side of Brave Boat Harbor Road in Kittery Point, Maine. This property contains an existing house, mixed woodlands, wetlands and a stream. The existing home will become part of the proposed subdivision, keeping with the rural character and streetscape. The three other lots will not be visible from the main road.

This project has been designed to maintain the integrity of this area of Kittery Point, and we will improve the overall street view by installing underground utilities. These underground utilities, coupled with Town water and advanced septic pre-treatment systems will create a subdivision with no adverse impact on its surroundings.

This subdivision has been designed to have no wetland impact and with over 75% of the total property being designated as open space, we feel we have created a project that is not only sensitive to the existing neighbors, but to the existing environment.

As required by 16.8.11.5(A)(3) of the Ordinance, for the following reasons this proposed development furthers the purpose and objectives of the Cluster Residential and Cluster Mixed-Use Development rules. The development efficiently and effectively utilizes developable land for the residential areas, while preserving and protecting important resources in the open space areas, and this is done with a small network of streets and infrastructure areas. By concentrating the development and setting aside a large tract of open space, the development preserves the rural character of this area, including scenic views. Clearing and impervious surfaces will be kept to the minimum necessary to construct the development, and impacts to abutting properties and on municipal services will be limited and reasonable.

Brave Boat Conservation at Sawyer Lane
143 Brave Boat Harbor Rd Kittery Point, Maine
Map 63/Lot 19

A. Development Conforms to Local Ordinances.

This plan conforms to the Kittery Land Use and Development Code, Article XI Cluster Residential Development, Section 16.8.11, as well as the Town of Kittery Comprehensive Plan.

With regard to the standards for cluster subdivisions, the proposed development meets all subdivision standards except for those specific to cluster developments. We respectfully suggest that given the limited scale of development and the extensive set aside of open space, that a reduction in lot dimension requirements, as permitted for cluster subdivisions, is appropriate in this case. Further, the open space allocation greatly exceeds what is required under the ordinance and the proposed open space contains numerous resources, including wetlands, a stream and uplands providing wildlife habitat. The lot layout has been designed to maximize buffers and minimize visual impacts from abutting properties and the public way, and following an extensive and thorough assessment, appropriate soils for wastewater treatment have been identified and will be constructed in accordance with state and town standards.

The Comprehensive Plan sets forth numerous goals for encouraging orderly growth and development, while protecting the Town's rural character and promoting and protecting open space. These goals include encouraging land conservation as part of subdivision development, promoting development and interconnection of nature and recreational trails and corridors, supporting efforts by the Kittery Land Trust to take ownership of key open space parcels, and encouraging conservation of important wildlife corridors and habitat. The land conservation proposed with this cluster subdivision will provide opportunities to meet these important goals and the development as a cluster subdivision will retain the rural character of this parcel while allowing for responsible development.

B. Freshwater Wetlands Identified.

The wetland boundaries were delineated by Joseph Noel, a Maine certified soil scientist #209 during September 3rd, 2013 and October 8th, 2013, surveyed and shown on the Existing Conditions Plan, prepared by North Easterly Survey, Inc. The delineation was conducted in accordance with the US Army Corps of Engineers Wetland Delineation Manual (1987) along with the required regional supplement Manual Northcentral and Northeast Region (see wetland delineation report November 18, 2013, attached).

C. River, Stream or Brook Identified.

A jurisdictional stream is identified on the plan, with its location confirmed on October 8, 2013 by Chris Coppi of MDEP.

D. Water Supply Sufficient.

The lots will be served by public water and there is adequate capacity to serve this development.

E. Municipal Water Supply Available.

The addition of three new dwellings will not cause an unreasonable burden on the existing town water supply.

F. Sewage Disposal Adequate.

Individual septic systems with advanced pre-treatment tanks are proposed on each new lot. Two required test pit locations were located on each lot by Joseph W. Noel, Maine licensed site evaluator indicating that the lots can support septic systems. Test pits were also performed at proposed reserved areas where necessary.

G. Municipal Solid Waste Disposal Available.

Municipal solid waste disposal is not available for this development and residents will either contract with private disposal firms or dispose of solid waste in other appropriate means.

H. Water Body Quality and Shoreline Protected.

The development will not result in any direct wetland impacts. In addition, the development meets all necessary wetland setbacks and is employing advanced septic pre-treatment systems. Therefore, the development will not adversely affect the functions and values of these wetlands.

I. Groundwater Protected.

The proposed development will be employing advanced septic pre-treatment systems and will rely on municipal water service. As a result, there will be no adverse affects on groundwater.

J. Flood Areas Identified and Development Conditioned.

All flood-prone areas are shown on the plan. No portion of developed areas are located within the 100-year floodplain.

K. Stormwater Managed.

Given the size of the parcel and the limited percentage of development and permanent impervious surfaces, there will be limited stormwaters flow from the project. Further, buffers for each lot will minimize runoff within the lots and to adjacent parcels. All road and driveway construction will include stormwater BMPs to minimize temporary impacts.

L. Erosion Controlled.

Erosion and sedimentation controls required for construction activity will be conducted in accordance with the basic stabilization standards of Maine's Erosion and Sedimentation Control Law, 38 M.R.S.A. Section 420-C.

M. Traffic Managed.

The additional traffic associated with three new residential dwellings will not, itself or in combination with existing traffic in this area, cause unreasonable congestion or unsafe conditions on Brave Boat Harbor Road. The intersection of the proposed subdivision street and the public way complies with the standards set forth in 16.8.4.8, and other applicable requirements, including those for roads and driveways in the shoreland and resource protection overlay zones.

With regard to on-site traffic circulation, the proposed street and shared driveway will provide safe and adequate access to each lot for residents and emergency vehicles.

N. Water and Air Pollution Minimized.

For the following reasons the proposed development will not result in undue water or air pollution:

1. No portion of the development is proposed within the 100 year flood plain.
2. The Applicant has provided a class A high intensity soil survey (see attached) and each lot contains at least two areas with sufficient soils to support subsurface wastewater treatment systems.
3. Proposed leach fields and advanced septic pre-treatment systems are not located on steep slopes and given the limited scale of development, setbacks from water resources and buffers, there will be limited runoff from developed areas.
4. There is one stream located on property and it is located over 400 feet from the development. This stream will not be used for disposal of effluents and operation of the septic systems will not have any impact on this resource.
5. The development will rely on the existing public water supply which is adequate, in quality and capacity, to serve this development.
6. No hazardous materials, other than household items, will be transported, disposed of or stored within this development.

O. Aesthetic, Cultural and Natural Values Protected.

The development will not have an undue adverse effect on scenic, historic, or habitat resources, or public views or access to shoreline areas. The proposed development will not be visible from Brave Board Harbor Road, except for the existing home that has been there since the late 1930's and the Applicant is maintaining 76% of the development as protected, open space. There are no mapped habitat areas within the proposed building lots, and a significant amount of habitat area will be set aside as part of the open space plan.

P. Developer is financially and technically capable.

The Applicant is an experienced local real estate developer and has successfully developed other projects in the area. Appropriate conditions for performance guarantees prior to issuance of building permits will ensure compliance with any standards of approval.

Q. Wireless Communication Facility Development.

N/A

R. Shoreland, Resource Protection or Commercial Fisheries/Maritime Use Overlay Zone Development.

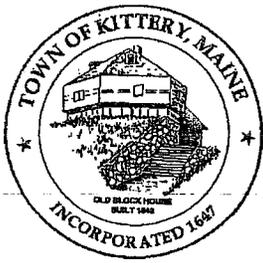
Most of the property involved with this project is within the town appointed Shoreland Overlay Zone. The setbacks and undisturbed areas associated with this zone have been shown on the plan or addressed in the notes. The 20 percent lot coverage should be modified under section 16.8.11.3 to allow greater enjoyment of the reduced lot size. Maine DEP does not appear to have jurisdiction in this area because the zone is bounded by a forested wetland and not a non-forested wetland. The Resource Protection Zone is being left undisturbed.

S. Right of Way Plan.

Proposed right of way is on the subdivision plan.

T. Special Exception Use.

N/A



TOWN OF KITTERY MAINE

TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904

PHONE: (207) 475-1323

Fax: (207) 439-6806

www.kittery.org

CLUSTER DEVELOPMENT PLAN REVIEW

FEES FOR REVIEW: <input type="checkbox"/> \$500.00 PLUS <input type="checkbox"/> \$50.00/LOT OR DWELLING UNIT	Application Fee Paid: \$ _____ Date: _____	Map #: <u>63</u> Lot #: <u>19</u> Zones: Base <u>R-RL</u> Overlay(s) <u>SL-RP</u>	
	Review Escrow Fee Paid: \$ _____ Date: _____	Physical Address: <u>143 Bruce Post Harbor Rd.</u>	
PROPERTY OWNER/APPLICANT INFORMATION* (print clearly) <small>*Applicant must also provide owner's signed authorization to act on their behalf.</small>	Owner's Name: <u>John Watts</u>	Owner's Mailing Address: <u>6 Cornin Dr. York ME 03909</u>	
	Phone: <u>363-5295</u>		
	Email: <u>John.Watts@kittery.org</u>		
	Applicant's Name: <u>SA ME</u>	Applicant's Mailing Address: <u>SA ME</u>	
	Phone: _____		
	Email: _____		
APPLICANT'S AGENT INFORMATION (print clearly)	Name: <u>KEN MARKLEY</u>	Name of Business: <u>NORTH EASTERLY SURVEYING, INC.</u>	
	Phone: <u>207-439-6333</u>	Mailing Address: <u>191 STATE ROAD KITTERY, ME 03904</u>	
	Fax: <u>207-439-1354</u>		
	Email: <u>KEN@EASTERLYSURVEYING.COM</u>		
PROJECT DESCRIPTION	Existing Use(s): <u>Single Family Res.</u>		
	Number of Proposed Lots: <u>4</u>	Subdivision Name: <u>Bruce Post Conservation</u>	
	Proposed Road Name: <u>Snyder Ln.</u>		
	<small>(A separate application is required and approval received from Public Safety/DPW/Planning Board prior to final plan signature.)</small>		
	Ownership: (check) <input checked="" type="checkbox"/> Fee- Simple <input type="checkbox"/> Condominium	Responsibilities: (check) <input type="checkbox"/> Total Development <input type="checkbox"/> Other	<input type="checkbox"/> Landscaping <input type="checkbox"/> Road
ADDITIONAL SUBMITTAL INFORMATION	Article XI, Chapter 8 – Cluster Residential and Cluster Mixed-Use Development		
	To begin Preliminary Plan Review for Cluster Development, the Applicant must have received Sketch Plan acceptance through Planning Board action, including all requirements for Sketch Plan submittal as described in Title 16.8.11.5. As part of the preliminary plan review, sketch plan review submittal information must be attached to this plan application, including documentation of Planning Board action on the sketch plan. All other requirements as outlined in Article XI, Chapter 8 must be addressed at the Preliminary Plan Review level and included herein.		
	To begin Final Plan Review for Cluster Development, the Applicant must have received Preliminary Plan approval through Planning Board action.		
Throughout plan review, it is the responsibility of the Applicant/Agent to provide information as required in Chapter 16.8 Design and Performance Standards-Built Environment, Chapter 16.9 Design and Performance Standards-Natural Environment and Chapter 16.10 Development Plan Application and Review, and other requirements as referenced.			

Title 16.7.4.1:		In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified.
REQUESTED WAIVERS	Ordinance Section	Describe why this request is being made.
	EXAMPLE 16.32.560 (B)- OFFSTREET PARKING.	***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.
	16.3.2.1.D.2 FRONT SETBACK LOTS 2, 3, 4	REQUESTING A REDUCTION OF THE REQUIRED 40 FOOT FRONT SETBACK TO 20 FEET, THIS ALLOWS MORE FLEXIBLE USE OF LOT SPACE. THE OBJECTIVES ARE MET BY REDUCING LOT SIZES.
	16.3.2.16.D.1.d DEVEGETATED AREA	REQUESTING 30% OF THE LOT HAVING NON VEGETATED SURFACE INSTEAD OF 20%. THE REDUCED LOT SIZE MAKES THE AMOUNT OF AREA TOO SMALL. THE OBJECTIVES ARE MET BY HAVING OPEN SPACE.
	16.3.2.1.D.2 LOT 1 FRONT SETBACK	REQUESTING A REDUCTION OF THE REQUIRED 40 FOOT FRONT SETBACK TO 9 FEET, THIS ALLOWS FOR RETENTION OF THE EXISTING RURAL CHARACTER AND STREETSCAPE.

ABUTTER NOTIFICATION

16.10.5.1.1. Preliminary Plan Application Filing and Completeness Review. The application must be accompanied by a Plan and the required fee together with a certification the applicant has notified abutters by mail of the filing of the Plan application for approval.

Submitted Applications must include a list of the names and addresses of the abutters and date notification mailed.
The abutter Notice of Filing must include the owner/applicant name, address and description of the proposed project.

Applications will not be accepted without submittal of all plan requirements as specified herein, and without a complete, signed application page (page 5).

Minimum Plan Submission Requirements (Title 16.10.5.2)

- 15 COPIES OF THIS APPLICATION 15 COPIES OF THE PLAN – 5 OF WHICH MUST BE 24" X 36"
 1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES

Prior to starting the review process, the Planning Board will decide whether sufficient information has been provided and will vote to DETERMINE COMPLETENESS/ACCEPTANCE. The applicant is responsible to clearly describe the project. The following requirements must be addressed, and noted if not applicable.

Paper size:

- No less than 11" X 17" (reduced) or greater than 24" X 36" (full)

Scale size:

- Under 10 acres: no greater than 1" = 30'
 10+ acres: 1" = 50'

Title block:

- Applicant's name and address
 Name of preparer of plans with professional information and professional seal
 Parcel's tax map identification (map – lot)
 Date of plan preparation

Boundary survey performed and sealed by licensed surveyor:

- Identify all existing boundary markers
 Show all proposed boundary monuments (per ordinance)

Provide orientation:

- Arrow showing true north and magnetic declination
 Graphic scale Parcel Owners and map and lot
 Deed docket and page numbers Signature blocks

Show location and description of:

- All structures Floor plans *N/A*
 Elevations of principle structures *N/A*
 All structures and accesses within 100 feet

Show parcel data:

- Total parcel area Rights-of-way area Wetlands area
 Area to be disturbed Length of street frontage
 Building setback lines Wetland setbacks
 All parcels of land proposed to be dedicated to public use and the conditions of such dedication

Indicate how the existing ground will change by showing:

- Existing contours Proposed contours % grade
 Finished grades Proposed slopes Finished floor elevations *N/A*

Show names and addresses of all owners of record on abutting parcels and the assessor's map and lot numbers.

Label all zoning districts abutting the property boundaries.

Show locations of natural physical features such as water bodies, watercourses, forest cover, and ledge outcroppings.

Show the locations of existing and proposed utilities and identify which utilities are to be privately owned/ municipally owned:

- Overhead Electric underground electric Water mains Wells
 Gas mains Cable TV Sewer mains Test pits Septic tanks
 Leach fields Storm drain lines Catch basins Culverts
 Gutters Stormwater storage basins Rain gardens
 Nearest fire hydrant

Indicate required landscaping including:

- Type of plant material Plant/Tree sizes *N/A*
 Placement Irrigation systems

Show natural and historical topography:

- Rock walls Railroad beds
 The location of all natural features or site elements to be preserved.

Provide a **locus map** showing the property in relation to surrounding roads, within 2,000 feet of any property line of the development.

Provide a **vicinity map and aerial photograph** at a scale not more than 400 feet to the inch showing the relation to other properties and geographic features and show:

- All the area within five hundred (500) feet of the boundary line of the proposed development including roads, geographic features, natural resources (wetlands, etc.), historic sites, applicable comprehensive plan features such as proposed park locations, land uses, Zones and other features;
 Any smaller area between the tract and all existing streets, provided any part of such a street used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed development.

Show the locations of any:

- Parks Open space Conservation easement

Identify and locate each:

- Easements / Rights-of-way Street alignments
 All intersecting property lines within 50 feet of the parcel.

Include plans, profiles and typical sections of all roads and other paved ways, including all relevant street data.

- Intersections or Distance to nearest intersection
 Driveways onsite Distance to nearest driveway
 Sight visibility lines

Show all existing and proposed lighting *N/A*

- Map of all street lighting, attached lighting, and area lighting
 Location of lighted signs Photo-metrics map

Indicate the location of any permanently installed machinery likely to cause appreciable noise at the lot lines. *N/A*

Provide description of these materials stored on the property: *N/A*

- Hazardous Toxic Raw Waste

Indicate the location and dimensions of (existing and proposed):

- Sidewalks Curbs Driveways
 Fences Retaining walls Other artificial features

Show parking calculations and parking spaces on the site plan and: *N/A*

- Existing parking, if applicable proposed parking spaces
 Handicapped spaces

Copies of State and Local permit applications:

- Notice of Intent NRPA Permit by Rule
 all other applicable permits

Copy of FIRM Map showing proposed parcel boundary.

PRIOR TO A SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF THE DEVELOPMENT.

SUBMITTALS THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

Plan Findings of Fact

The following Findings (Title 16.10.8.3.4) must be sufficiently addressed in writing by the applicant/agent and submitted to the Planning Department with the Preliminary Plan application. These Findings must be updated as necessary during the review process, and the Plan must be in compliance with these Findings prior to Final Plan approval by the Planning Board.

- A. **Development Conforms to Local Ordinances** The proposed development conforms to a duly adopted comprehensive plan as per adopted provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.
- B. **Freshwater Wetlands Identified** All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.
- C. **River, Stream or Brook Identified** Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.
- D. **Water Supply Sufficient** The proposed development has sufficient water available for the reasonably foreseeable needs of the development.
- E. **Municipal Water Supply Available** The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.
- F. **Sewage Disposal Adequate** The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.
- G. **Municipal Solid Waste Disposal Available** The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.
- H. **Water Body Quality and Shoreline Protected** Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
- I. **Groundwater Protected** The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
- J. **Flood Areas Identified and Development Conditioned** All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.
- K. **Stormwater Managed** The proposed development will provide for adequate stormwater management.
- L. **Erosion Controlled** The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
- M. **Traffic Managed** The proposed development will:
1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and
 2. Provide adequate traffic circulation, both on-site and off-site.
- N. **Water and Air Pollution Minimized** The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:
1. Elevation of the land above sea level and its relation to the floodplains;
 2. Nature of soils and sub-soils and their ability to adequately support waste disposal;
 3. Slope of the land and its effect on effluents;
 4. Availability of streams for disposal of effluents;
 5. Applicable state and local health and water resource rules and regulations; and
 6. Safe transportation, disposal and storage of hazardous materials.

O. Aesthetic, Cultural and Natural Values Protected	The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
P. Developer is Financially and Technically Capable	Developer is financially and technically capable to meet the standards of this section.
Q. Wireless Communication Facility Development (requirements as specified)	
R. Shoreland, Resource Protection or Commercial Fisheries/Maritime Use Overlay Zone Development (requirements as specified)	
S. Right-of-Way Plan (requirements as specified)	
T. Special Exception Use (requirements as specified)	

16.10.8.2.5 - Conditions or Waivers.

Conditions required by the Planning Board at the final plan review phase must have been met before the final plan may be given final approval unless so specified in the condition or specifically waived, upon written request by the applicant, by formal Planning Board action wherein the character and extent of such waivers which may have been requested are such that they may be waived without jeopardy to the public health, safety and general welfare.

Title 16.10.8.2.6 - Conditions on Plan

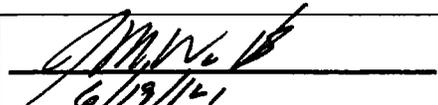
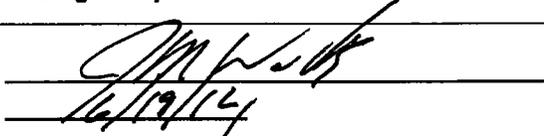
The decision of the Planning Board, plus any conditions, must be noted on three copies of the final plan to be recorded at the York County Registry of Deeds, when required. One copy must be returned to the applicant, one retained by the Town Planner and one forwarded to the Code Enforcement Officer.

Minimum conditions include:

1. Prior to the issuance of a Building Permit by the Town's Code Enforcement Officer, the Developer must submit:
 - A. A recorded copy of the Plan and all related legal documents that may be required.
 - B. Payment of all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
 - C. A Performance Guarantee and/or an escrow account to pay for any required field inspections (see attached 'Cost Estimates').
2. Before construction or soil disturbance:
 - A. The owner and/or developer must stake all corners of the building envelope, as shown on the plan. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
 - B. The owner and/or developer, in an amount and form acceptable to the town manager, must file with the municipal treasurer an instrument to cover the cost of all infrastructure and right-of-way improvements and site erosion and stormwater stabilization (see attached 'Cost Estimates').

16.10.9.1.2 - Plan Revisions After Approval

No Changes, erasures, modifications or revisions may be made to any Planning Board approved final plan, unless in accordance with the Planner's and CEO's powers and duties as found in Chapter 16.4, or unless the plan has been resubmitted and the Planning Board specifically approves such modifications.

<p>I certify, to the best of my knowledge, the information provided in this Application is true and correct, abutters to the project have been notified, and I will not deviate from the approved plan without following code requirements. Permission is granted to Town Staff to access the property associated with this application to aid in the regulatory review.</p>			
Applicant's Signature:		Owner's Signature:	
Date:		Date:	

TOWN OF KITTERY

Planning & Code Enforcement

COST ESTIMATES

for Improvements to be Covered by
PERFORMANCE ASSURANCE

Prior to the issuance of building permits, the applicant shall secure performance assurances and security agreements. All conditions of approval shall be included on the record reproducible plan.

Note: The Excel format of this application is available separately and in Site and Subdivision applications on Kittery's website!

Parcel No.		M:	R:	Project Name: Project Address / Location							
COMPLETE WHERE APPLICABLE				Unit Measure	# Units	ON-SITE Unit Cost	Subtotal	Unit Measure	# Units	OFF-SITE Unit Cost	Subtotal
1. STREET/SIDEWALK											
	Roads	273	273	20		27300	0				0
	Paving						0				0
	Granite Curbing	273	273	50		13650	0				0
	Sidewalks						0				0
	Esplanades						0				0
	Monuments						0				0
	Street Lighting						0				0
	Street Opening Repairs						0				0
	Other:						0				0
2. EARTH WORK											
	Cut						0				0
	Fill						0				0
3. SANITARY SEWER											
	Manholes						0				0
	Piping						0				0
	Connections						0				0
	Main Line Piping						0				0
	House Service Piping						0				0
	Pump Stations						0				0
	Other:						0				0
4. WATER MAINS											
	Water Mains					20000	0				0
5. SITE LIGHTING											
	Site Lighting						0				0
6. STORM DRAINAGE											
	Storm Drainage						0				0

ROGER C. RAYMOND, JR., President
ROBERT P. WYMAN, Treasurer

JAMES E. GOLTER, Secretary
MICHAEL S. ROGERS, Superintendent

OFFICE OF
KITTERY WATER DISTRICT

17 State Road
Kittery, Maine 03904-1565
TEL: 207-439-1128
FAX: 207-439-8549
Email: kitterywater@comcast.net

Kittery Planning Board
200 Rogers Road
Kittery, ME 03904

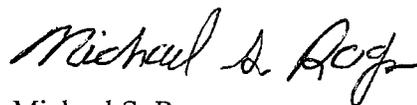
June 18, 2014

Re: Proposed Subdivision for John Watts

Dear Planning Board Members,

Please accept this letter as verification that the Kittery Water District does have the capacity to supply the proposed 3 lot subdivision, Brave Boat Conservation at Sawyer Lane of John Watts with municipal water service located off of Brave Boat Harbor Road, Kittery Point.

Sincerely,



Michael S. Rogers
Superintendent

cc: Kenneth Markley, PLS Easterly Surveying, Inc.

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR

June 16, 2014

Mr. John Watts
6 Carwin Drive
York, Maine 03909

RE: JWN #13-74, Sawyer Lane Subdivision, 143 Brave Boat Harbor Road, Kittery, Maine

Dear John:

This letter has been provided for the review of the wastewater disposal systems for the Sawyer Lane Subdivision. Specifically, the information is to assist in determining if the septic areas for the proposed 3-bedroom homes on Lots 2, 3, & 4 can meet the Town of Kittery's regulations as they relate to the *Soil Suitability Guide for Land Use Planning in Maine* that is referenced in Article VII Sewage Disposal Section 16.8.7.1(C) and Article VIII Land Not Suitable for Development Section 16.7.8.1(5). Town officials have been made aware that this outdated document should not be used for current planning but until changes are made it appears the document must be applied.

A Class High Intensity Soil Survey has been completed by the undersigned. As part of this service test pits were also conducted and test pits logs were issued. Some of the test pits were for the dual purpose of completing the soil mapping and proving out suitable soils for wastewater disposal. These test pit logs also contain the soils series, soils textures and slope information needed for the *Soil Suitability Guide for Land Use Planning in Maine* section as it relates to soil ratings for septic systems.

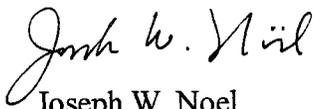
Class A High Intensity Soil Survey standards allow for soil mapping inclusions because it is not feasible to delineate/separate all soil types within a map unit (refer to the *Guidelines For Maine Certified Soil Scientists For Soil Identification And Mapping* dated Revised March 2009 for details on the limiting inclusions allowed for each level of soil survey). While the soil surveys allow for soil inclusions, septic systems are site specific and the entire leachfield must be proved-out and soil conditions determined. The number of test pits necessary for each proposed leachfield is determined by the continuity of the soil and the bedrock depths as bedrock can vary greatly within a short distance.

Attached is a chart with the soil information for the proposed wastewater disposal systems. The soil ratings in the *Soil Suitability Guide for Land Use Planning in Maine* for the septic take into account slopes and textures. These ratings were determined/reviewed by 13

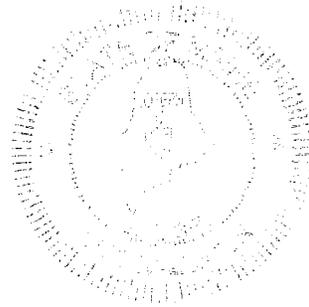
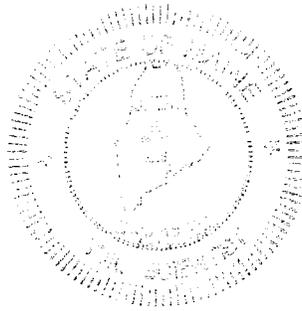
agencies/departments using the science of the time and the construction techniques of the day. There is no reference in the *Soil Suitability Guide for Land Use Planning in Maine* or the Town of Kittery Code that suggests or requires that soil scientists are to attempt to correlate soils that are not listed in this guide. Referring to the attached chart none of these soils with these texture and slopes are listed as poor or very poor in the *Soil Suitability Guide for Land Use Planning in Maine* and therefore should be suitable for wastewater disposal for the proposed subdivision. A test pit was also conducted on Lot 1 (TP31) to assure the board that a replacement system location exists on the developed lot. This test pit classifies as a Tunbridge soil with a limiting factor of 27 inches. Tunbridge is not rated in this document. As a final note, these test pits meet the minimum soil conditions for new systems as required by the State of Maine as they relate to wastewater disposal.

Please feel free to call with any questions.

Sincerely,



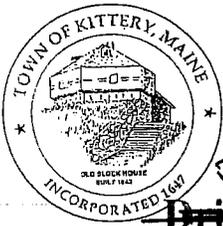
Joseph W. Noel
Maine Soil Scientist #209
Maine Site Evaluator #221



Soil Information For Proposed Septics

Lot 1	Existing Home		
Lot 2	Primary	Test Pit 50	Lyman cobbly fine sandy loam
	Primary	Test Pit 51	Lyman cobbly fine sandy loam
	Reserve	Test Pit 19	Tunbridge
	Reserve	Test Pit 20	Lyman cobbly fine sandy loam
Lot 3	Primary	Test Pit 15	Tunbridge
	Primary	Test Pit 54	Tunbridge
No Reserve Required - Proposed Primary >24 inch limiting factor			
Lot 4	Primary	Test Pit 26	Dixfield Variant
	Primary	Test Pit 27	Tunbridge
	Primary	Test pit 28	Tunbridge
No Reserve Required - Proposed Primary >24 inch limiting factor			

The test pits for the proposed lots (primary and reserve areas) do not have soils that are rated poor or very poor in the *Soil Suitability Guide for Land Use Planning in Maine*. Lyman soils are rated in the document (pages 02.12 & 02.13) but Lyman **cobbly fine sandy loam** is not rated in the document.



KITTERY PUBLIC WORKS DEPARTMENT

200 Rogers Road
Kittery, Maine 03904
(207) 439-0333
Fax (207) 439-6118

Solid Waste 439-1477
Shop 439-9037

~~Driveway~~ ^{Road} Entrance Permit

Date 10/22/13

Property Owners Name John Watts Phone 603-396-8453
Owners Address 6 Cecelia Dr York ME 03909
Property Location 143 Stone Boat Map 63 Lot 19
Applicant Name Same Phone _____
Applicant Address _____
Contractor Company Name Same Phone _____
Contractor Contact Person _____ Phone _____
Address _____

Sketch or plan attached showing driveway entrance location in relation to the front property line.

Yes No Can a vehicle exit the property driving in a forward movement?

Yes No Is a turnaround provided?

Yes No Will the driveway entrance be a paved surface?

Yes No Does the driveway entrance/curb cut meet the following visibility standards?

Posted Speed	<u>25</u>	30	35	40	45
Sight distances	250	300	350	400	450
Distances for lines of sight N.(E)	_____		S.(W) _____		

Note: Sight distance is the length of roadway visible to a driver exiting a curb cut measured from the centerline of the proposed entrance 15 feet back from the edge of the existing travel way to the centerline of the oncoming lane(s) with an eye height of 3.5 feet and the height of an object 4.25 feet above the pavement.

Reviewer Comments: The brush at #141 along the road will need to be removed and the tree along the fence for proper sight distance

Surface Water Drainage:

Yes No Will the surface water from the proposed entrance drain away from the travel surface of the public way?

Yes No Is a culvert (minimum 12" diameter) required?

Reviewer Comments: _____

The undersigned applicant agrees to hold harmless and indemnify the Town of Kittery and the town official below named from any and all claims arising out of the issuance of the within "Driveway Entrance Permit".

Applicant/Owner Signature:
X [Signature]

Date 10/22/13

Town Official Signature:
X [Signature]

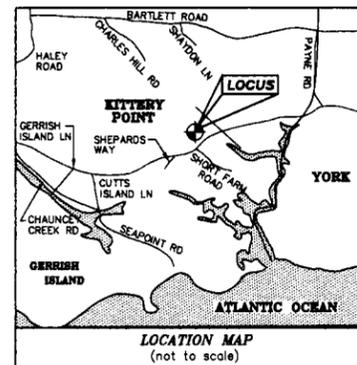
Date 10/23/13
6-19-14 NRW

"BRAVE BOAT CONSERVATION AT SAWYER LANE"

Kittery Point, York County, Maine

APPLICANT/OWNER:

Jonathan Watts & Kathleen Watts
143 Brave Boat Harbor Road, Kittery Point, Maine 03905



LIST OF PROJECT PLANS AND DOCUMENTS:

PLANS:		LAST REVISED
SHEET No.	PLAN TYPE	
S-1	SUBDIVISION PLAN	6/19/14
S-2	HIGH INTENSITY SOIL SURVEY	6/19/14
C-1	SAWYER LANE PLAN AND PROFILE	6/19/14
DOCUMENTS:		
	CLASS A HIGH INTENSITY SOIL SURVEY REPORT.....	6/6/14

PREPARED BY:

North
W EASTERLY
SURVEYING, Inc.

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

PINKHAM & GREER
CIVIL ENGINEERS

600 MAIN STREET, SPRINGVALE, MAINE
TEL: 207.636.7065 FAX: 207.490.3846

SAMPLES OF DIFFERENT WASTEWATER DISPOSAL AREAS (FOR A 3 BEDROOM HOME)

ELVEN IN-DRAINS
LEACHFIELD DIMENSIONS OF 11' X 28' OR 15' X 20'

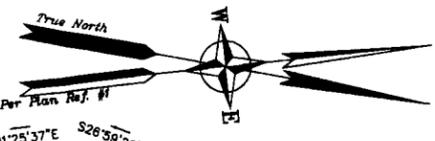
CLEAN SOLUTION
USING A PRE-TREATMENT TANK REQUIRES A 110 SQUARE FOOT STONE BED ON THESE SOIL TYPES
LEACHFIELD DIMENSIONS 5' X 22' OR 10' X 11'

THE OPTIONS ABOVE ARE PRELIMINARY AND THE FINAL WASTEWATER DISPOSAL AREA "FOOTPRINTS" MAY VARY BASED ON ADDITIONAL TEST PITS AND/OR LEDGE PROBES, THE TYPE OF SYSTEMS SELECTED, AND ACTUAL HOME LOCATIONS.

PLAN REFERENCE:

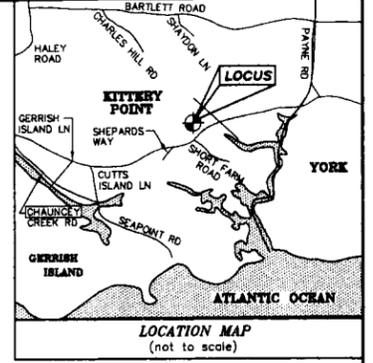
1. "LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAN FOR PROPERTY AT 143, 145 & 149 BRAVE BOAT HARBOR ROAD, KITTERY POINT, YORK COUNTY, MAINE OWNED BY THE ESTATE OF GERTRUDE I. MARSTON, SHIRLEY CLOUGH" PREPARED BY NORTH EASTERLY SURVEYING, INC. DATED JUNE 3, 2010, PROJECT NO. 09729 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 362 PAGE 45.

N/F THE BURTON FAMILY TRUST
DONALD B. BURTON, Trustee
& HELENE BALKIN, Trustee
TAX MAP 63 LOT 11
Y.C.R.D. BOOK 5215 PAGE 139
121 BRAVE BOAT HARBOR RD.
KITTERY, ME 03904



ZONING SUMMARY:

ZONE: RESIDENTIAL RURAL (R-RL)
SHORELAND OVERLAY (OZ-SL)
RESOURCE PROTECTION (OZ-RP)



NET RESIDENTIAL AREA CALCULATION:

TOTAL SUBDIVISION AREA: 11.75± Ac.
LESS ROAD R.O.W.: -0.35± Ac.
LESS 100 YEAR FLOODPLAIN AREAS: -5.77± Ac.
LESS SOILS RATED POOR OR VERY POOR OUTSIDE OF FLOODPLAIN (SEE NOTE #8)
SCANTIC (ScA): -0.00± Ac.
LYMAN ROCK OUTCROP COMPLEX (LrC): -1.80± Ac.

TOTAL NET RESIDENTIAL AREA: 3.83± Ac.

ALLOWABLE LOTS PER NET RESIDENTIAL DENSITY

(3.83 Ac. * 43,560 s.f./Ac.) = 166,834 s.f./40,000 s.f./lot = 4.17 LOTS ALLOWED (4 PROPOSED)

CLUSTER RESIDENTIAL DEVELOPMENT	REQUIRED	PROPOSED
OPEN SPACE TOTAL (50% OF LOT AREA) (0.50 * 11.75 Ac.)	5.88 Ac. (50%)	8.89 Ac. (76%)
OPEN SPACE UPLANDS (30% OF NET RESIDENTIAL AREA) (0.30 * 3.83 Ac)	1.13 Ac. (30%)	5.18 Ac. (135%)

DIMENSIONAL STANDARDS (R-RL)	STANDARD	AS PROPOSED
MINIMUM LAND AREA	40,000 Sq. Ft.	>20,000 Sq. Ft.
ROAD FRONTAGE	150 Ft.	>30 Ft.
FRONT YARD	40 Ft.	9.3 Ft.
SIDE YARD	20 Ft.	>20 Ft.
REAR YARD	20 Ft.	>20 Ft.

NOTES:

- OWNERS OF RECORD:
TAX MAP 63 LOT 19:
JONATHAN & KATHLEEN E. WATTS
Y.C.R.D. BOOK 16666 PAGE 120
DATED JULY 31, 2013
- TOTAL EXISTING PARCEL AREA:
TAX MAP 63 LOT 19:
511,979 Sq. Ft.
11.75 Ac.
- THE BASIS OF BEARING IS PER PLAN REFERENCE #1.
- BRAVE BOAT HARBOR ROAD IS ASSUMED TO BE A VARIABLE WIDTH RIGHT OF WAY. THE AREA ADJACENT TO THE SUBJECT PARCELS WAS BASED UPON 24.75' FROM THE CENTERLINE OF THE EXISTING ROADWAY. SEE PLAN REFERENCE #1 FOR BOUNDARY INFORMATION.
- REFERENCE IS MADE TO SPECIAL FLOOD HAZARD AREA (SFHA) BOUNDARY AS SHOWN ON FEMA FIRM COMMUNITY-PANEL NUMBER 230171 0002 C, JULY 5, 1984. SFHA BOUNDARY SHOWN IS ADJUSTED TO FIT CONTOURS.
- THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, ME CERTIFIED SOIL SCIENTIST #209 ON SEPTEMBER 3, 2013. THE FLAGS WERE SURVEY LOCATED BY NORTH EASTERLY SURVEYING INC. USING A TOPCON TOTAL STATION. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).
- HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0 (2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004).
- PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS PUBLICATION THE NATIONAL WETLAND PLANT LIST (2013).
- TEST PITS WERE ALSO PERFORMED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209.

YORK, ss REGISTRY OF DEEDS

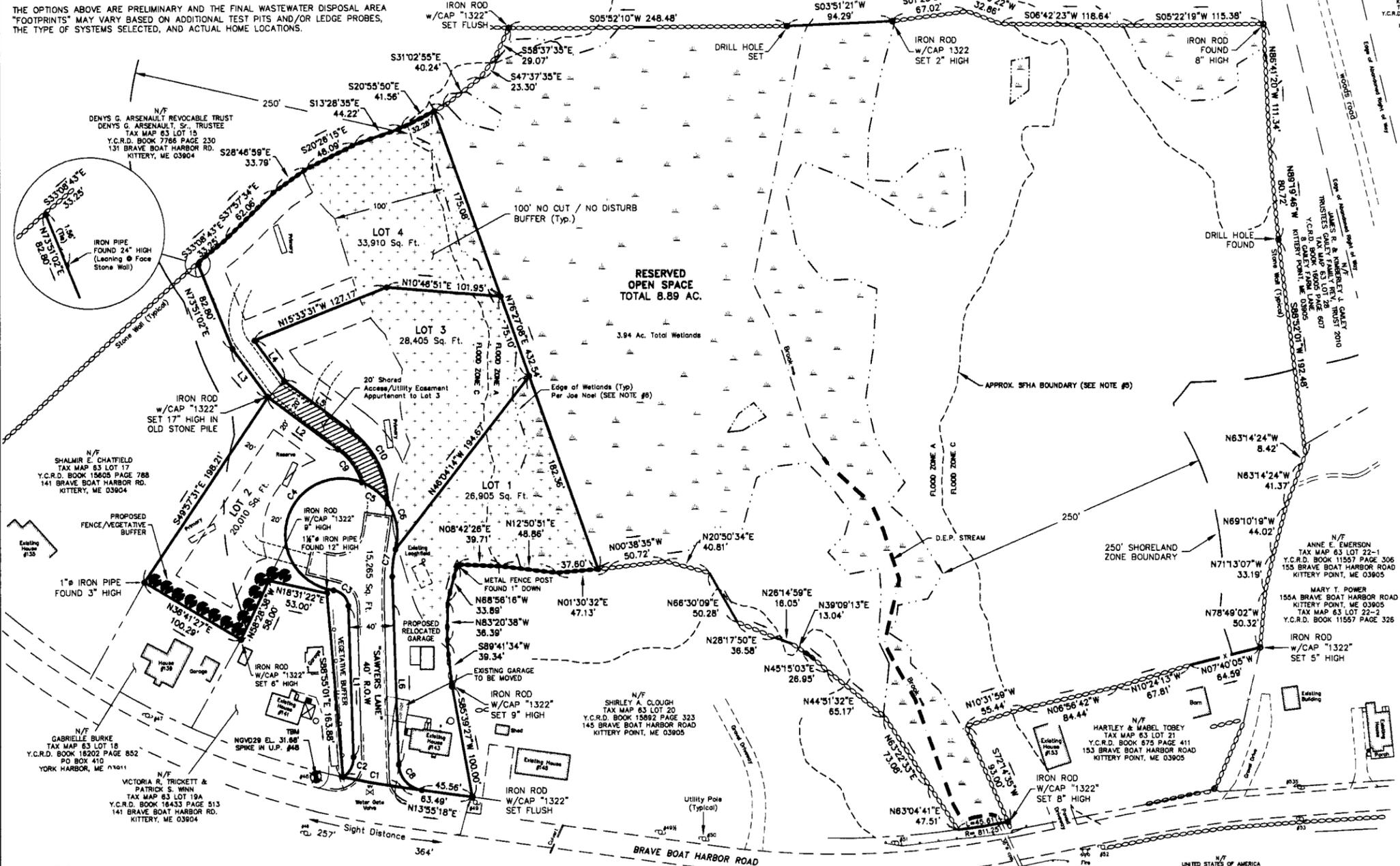
Received _____

at _____ h _____ m _____ M., and

Filed in Plan Book _____ Page _____

ATTEST: _____

Registrar

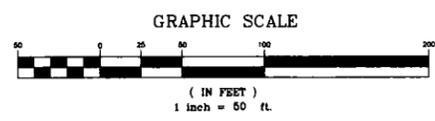


LINE TABLE

L1	S85°50'24"E	134.34'
L2	S42°44'01"W	77.95'
L3	N59°40'00"E	53.00'
L4	S59°40'00"W	44.75'
L5	S42°44'01"W	74.98'
L6	S85°50'24"E	167.22'
L7	S75°56'55"E	36.58'
L8	S85°50'24"E	167.22'
L9	N33°50'50"W	55.34'
L10	S75°56'55"E	20.53'
L11	N42°44'01"E	127.20'

CURVE TABLE

C1	L=53.13'	R=700.25'	Δ=04°20'49"
C2	L=21.11'	R=20.53'	Δ=58°54'18"
C3	L=20.41'	R=15.00'	Δ=77°48'32"
C4	L=189.32'	R=50.00'	Δ=194°01'38"
C5	L=30.06'	R=50.00'	Δ=34°26'59"
C6	L=42.94'	R=50.00'	Δ=49°12'25"
C7	L=24.23'	R=80.00'	Δ=17°21'18"
C8	L=33.24'	R=23.74'	Δ=80°13'47"
C9	L=36.77'	R=60.00'	Δ=35°06'45"
C10	L=74.35'	R=80.00'	Δ=53°14'51"



NOTES (CONT.):

- ALL DISTURBED SOILS WILL BE SUPPLEMENTED WITH COMPOST TO ACHIEVE ORGANIC MATTER BETWEEN 10%-15% TO PREVENT EROSION AND AID IN NUTRIENT RETENTION, THEREFORE PROTECTING NATURAL RESOURCES.
- METHODOLOGY IS BASED ON DEDUCTING SOILS RATED VERY POOR OR POOR IN THE SOIL SUITABILITY GUIDE OUTSIDE THE FLOODPLAIN. IN THIS CASE SOILS CLASSIFIED AS LYMAN ROCK OUTCROP WITH C SLOPES (LrC) AND SCANTIC WITH A SLOPES (ScA).
- REFER TO LETTER DATED JUNE 16, 2014 BY JOSEPH NOEL FOR INFORMATION REGARDING THE SEPTIC SYSTEMS.
- ON OCTOBER 8, 2013, MR. CHRIS COPPI, BIOLOGIST AT THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) REVIEWED THE WETLANDS ON THE SITE. REFERENCE IS MADE TO MDEP "FIELD DETERMINATION FORM", DATED OCTOBER 24, 2013, REGARDING STREAM AND VERNAL POOL DETERMINATIONS.

APPROVED: TOWN OF KITTERY

DATE OF APPROVAL:

REV	DATE	STATUS	BY	CHKD	APPD.

BRAVE BOAT CONSERVATION AT SAWYER LANE

FOR PROPERTY AT
143 Brave Boat Harbor Road
Kittery Point, York County, Maine
OWNED BY
Jonathan & Kathleen Watts
143 Brave Boat Harbor Road
Kittery Point, Maine 03905

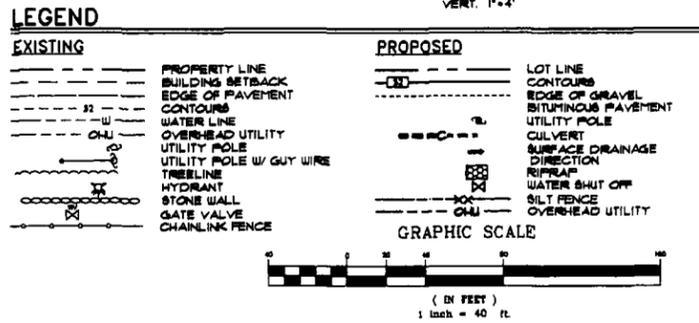
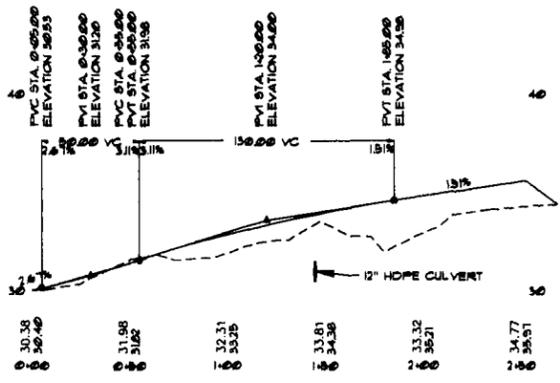
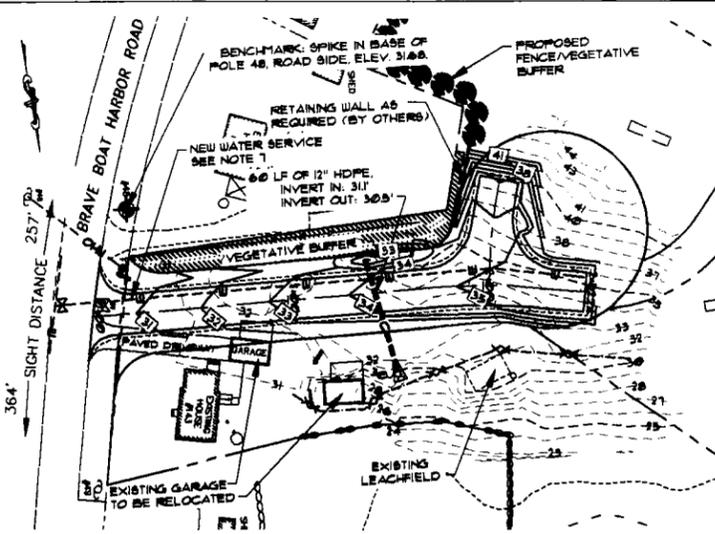
NORTH EASTERLY SURVEYING, Inc.

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

SCALE: 1" = 50' PROJECT NO: 13696 DATE: 6/19/14 SHEET: S-1 DRAWN BY: A.M.P. CHECKED BY: K.D.M.

DRAWING No: 13696 CONCEPT2 FIELD BOOK No: "Kittery Point 029"

Tax Map 63 Lot 19

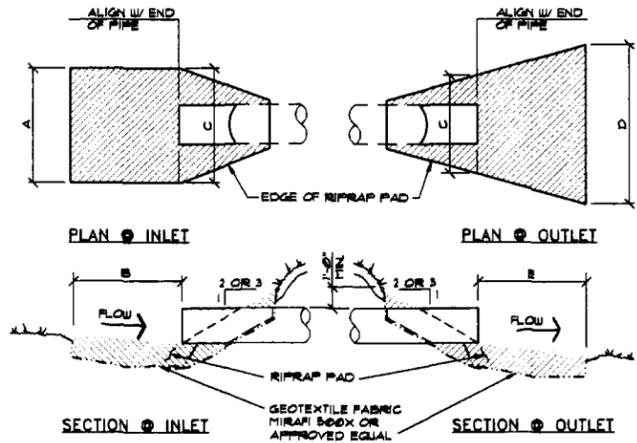


EROSION CONTROL NOTES

- GENERAL:**
- THIS DRAWING DEPICTS THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
- SOIL EROSION IS KEPT TO A MINIMUM.
 - NO SEDIMENT LEAVES THE CONSTRUCTION SITE.
 - ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL: MAINE EROSION AND SEDIMENT CONTROL BEST PRACTICES, PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
 - ANY DISTURBED SOIL BROUGHT TO FINAL GRADE WILL BE LOANED AND SEEDED WITHIN SEVEN (7) DAYS.
 - INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 7 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.
 - PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEMS.
 - APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT AND PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.
 - TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. PERMANENTLY SEED ANY AREA WHICH CAN BE LOANED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
 - MULCH ALL AREAS SEEDING SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE MATS (OR MULCH AND NETTING) ON:
 - THE BASE OF GRASSSED WATERWAYS
 - SLOPES STEEPER THAN 15%
 - BETWEEN OCT. 1 AND APRIL 14 USE MATS (OR MULCH AND NETTING) ON:
 - SIDE SLOPES OF GRASSSED WATERWAYS
 - SLOPES STEEPER THAN 2%
 INSTALL MATS (OR NETTING) IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - FOLLOW SILT FENCE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRAUBISSING.
 - ALL CULVERT OR PIPE OUTFALL PROTECTION MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING CULVERT.

GENERAL NOTES

- TOPOGRAPHIC SURVEY PROVIDED BY EASTERLY SURVEYING, INC., KITTERY, MAINE. HORIZONTAL DATUM IS NGVD25.
- THE TOWN OF KITTERY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, FLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY SHOWN ON THIS PLAN.
- THE PRIVATE WAY SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF KITTERY UNLESS THE WAY COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS (INCLUDING WIDTH OF RIGHT-OF-WAY) EXISTING AT THE TIME ACCEPTANCE IS REQUESTED.
- CONTACT DIG-SAFE (811) AND ALL AFFECTED NON-MEMBER UTILITIES PRIOR TO ANY CONSTRUCTION TO VERIFY AND/OR DETERMINE THE EXACT LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- POWER CABLE AND TELEPHONE ARE TO BE UNDERGROUND. COORDINATE WITH INDIVIDUAL UTILITY COMPANIES FOR MATERIAL AND LAYOUT REQUIREMENTS.
- STORM DRAINAGE:
 - CULVERTS SHALL BE DOUBLE WALLED HIGH DENSITY POLYETHYLENE (HDPE), EQUAL TO A55 N-12, HANCOCK HI-Q OR APPROVED EQUAL.
 - KEEP 2 FEET MINIMUM COVER OVER ROAD CROSS CULVERTS.
- WATER SERVICE: COORDINATE WITH THE KITTERY WATER DISTRICT (KWID) TO INSTALL A TAPPING SLEEVE AND GATE VALVE ON THE MAIN IN BRAVE BOAT HARBOR ROAD OPPOSITE SAWYER LANE AND A 6-INCH DUCTILE IRON PIPE TO THE ROAD RIGHT OF WAY AT SAWYER LANE IN ACCORDANCE WITH KWID STANDARDS. DISCONTINUE THE EXISTING SERVICE TO THE HOUSE AT 743 BRAVE BOAT HARBOR ROAD AND RETAP THE NEW 6-INCH WATER LINE TO PROVIDE A NEW 1-INCH CTS HDPE SERVICE. INSTALL NEW TAPS, CORPORATIONS, CURB STOPS AND 1/2-INCH OR 2-INCH CTS HDPE SERVICES TO LOTS 2, 3 & 4. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH KWID STANDARDS.

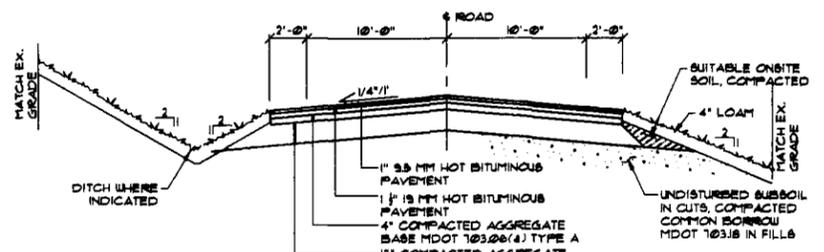
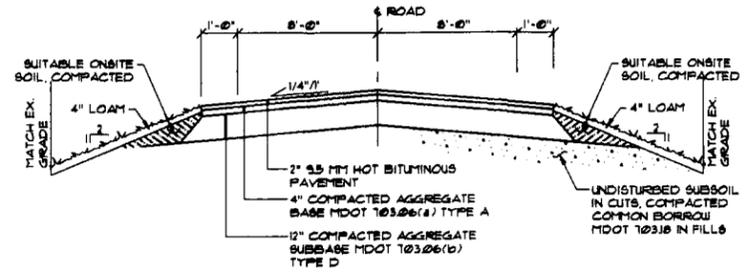


RIPRAP PAD MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.

PIPE	A	B	C	D	E	F	PIPE DEPTH	D ₅₀
12"	3 FT.	2 FT.	3 FT.	9 FT.	8 FT.	12"	4'	

DIAL OF GATES (THIN)

1 PIPE INLET/OUTLET DETAILS NOT TO SCALE



- NOTES:
- GRAVEL TO BE MECHANICALLY COMPACTED (95% ASTM D 1557 MODIFIED) USING A VIBRATORY STEEL DRUM ROLLER.
 - LOAM ALL SIDE SLOPES WITH 4" OF LOAM. SEED AS SOON AS POSSIBLE. PROTECT SIDE SLOPES FROM EROSION AS NEEDED OR AS DIRECTED BY ENGINEER.
 - BACKSLOPES TO BE 2:1 TO MATCH EXISTING GRADES IN BOTH CUTS AND FILLS UNLESS OTHERWISE INDICATED.
 - OVER EXCAVATE IN SOFT OR OTHERWISE UNSUITABLE SUBGRADE. REFILL WITH COMPACTED AGGREGATE SUBBASE (95% ASTM D 1557 MODIFIED).

PANJIAN & GREER CIVIL ENGINEERS
600 WEST STREET, SEVENTH FLOOR, KITTERY, MAINE 03905
TEL: 603.883.0000 FAX: 603.883.0001

STATE OF MAINE
Professional Seal
JONATHAN WATTS
Professional Seal
KATHLEEN WATTS
Professional Seal

JONATHAN & KATHLEEN WATTS
143 BRAVE BOAT HARBOR ROAD
KITTERY POINT, MAINE 03905

SAWYER LANE
143 BRAVE BOAT HARBOR ROAD
KITTERY POINT, MAINE 03905

SCALE: AS SHOWN
DATE: JUNE 19, 2014
PROJECT: 14613

DRN BY: JWG
DESIGN BY: SES
CHK BY: SES

PLAN, PROFILE & DETAILS

C1.0

MAP/LOT: 63 / 19

111

ITEM 4



TOWN OF KITTERY MAINE
TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904
 Phone: (207) 475-1323
 Fax: (207) 439-6806
www.kittery.org

APPLICATION: STREET NAMING

FOR YOUR SAFETY AND SERVICE, MUNICIPAL DEPARTMENT REVIEW AND TOWN PLANNING BOARD APPROVAL IS REQUIRED.	Fee for Review	<input checked="" type="checkbox"/> \$20.00	Amount Paid: \$ 20 —
			Date: 6/4/2014

APPLICANT/S PROPERTY OWNER'S INFORMATION	Name	NATHAN + MICHELLE ZAMARRIPA	Mailing Address	18 PLEASANT HILL RD. FREEPORT, ME 04032
	Phone	(207) 522-9909		
	Email	n.zamarripa@gmail.com		
APPLICANT'S AGENT'S INFORMATION	Name	/	Name of Business	N/A
	Phone	N/A	Mailing Address	N/A
	Fax	/		
	Email	/		

DESCRIPTION	EXISTING STREET NAME:	N/A
	PROPOSED STREET NAME:	EVENTIDE DRIVE
	STREET LOCATION (e.g. off Haley Road, after # 157 between Norton and Bartlett Road "):	
	BETWEEN # 116 AND # 118 BRAVE BOAT HARBOR RD.	

A Street Name application and departmental review and acceptance is required prior to Planning Board approval. In the case of active developments before the Planning Board, this application fee is waived.

FOR YOUR INFORMATION – TOWN CODE TITLE 16.8 ARTICLE III. STREET SIGNS.

16.8.3.1 Names – Streets which join or are in alignment with streets of abutting or neighboring properties must bear the same name. Names of new streets may not duplicate, nor bear phonetic resemblance to the names of existing streets within the municipality and are subject to the approval of the Planning Board.

16.8.3.2 Signs Provided – Street name signs are to be furnished and installed by the developer; the type, size and location to be approved by the Commissioner of Public Works.

INSTRUCTIONS FOR SUBMITTING A COMPLETE STREET NAME APPLICATION

The following information must be provided when submitting a request for Planning Board review:

- A copy of the Town Tax Map indicating the location of the proposed private drive or right-of-way and the Tax Map Lots affected (abutters).
- A specific written description of where the private drive or right-of-way is located (i.e. "off Haley Road, after # 157 between Norton and Bartlett Road").
- A list of the Town Tax Map/Lot numbers and names of all abutters to the right-of-way and obtain their signatures on the street name application.

ZONE DATA:

ZONE: RRT - Rural Residence

ZONE REQUIREMENTS:

- MINIMUM LAND AREA PER UNIT: 10,000 square feet
- MINIMUM LOT SIZE: 40,000 square feet
- MINIMUM STREET FRONTAGE: 150 feet
- MINIMUM FRONT YARD: 40 feet
- MINIMUM SIDE YARD: 20 feet
- MINIMUM REAR YARD: 20 feet
- MAXIMUM BUILDING COVERAGE: 15 percent
- MAXIMUM BUILDING HEIGHT: 35 feet

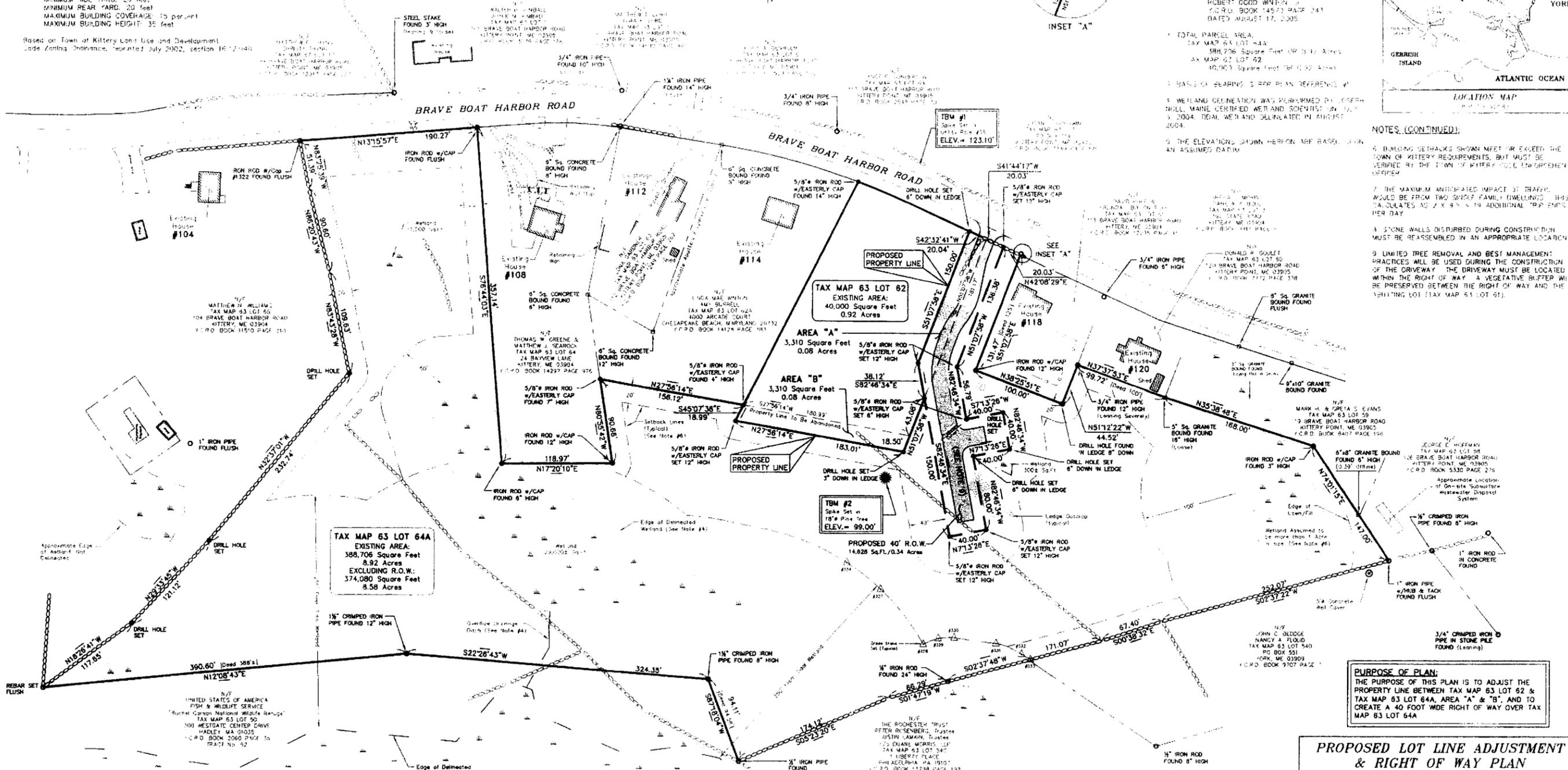
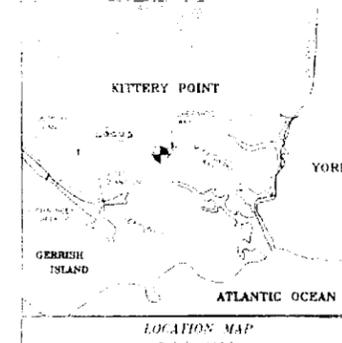
Based on Town of Kittery Land Use and Development Code Zoning Ordinance, recorded July 2002, section 16.12.04B

NOTES:

1. OWNER'S NAME: TAX MAP 63 LOT 64A ROBERT DODD WINTON, JR. LINDA MAE WINTON YORK COUNTY, MAINE DATED DECEMBER 22, 1995
2. TAX MAP 63 LOT 62 ROBERT DODD WINTON, JR. YORK COUNTY, MAINE DATED AUGUST 17, 2005
3. TOTAL PARCEL AREA: TAX MAP 63 LOT 64A 588,706 Square Feet (0.92 Acres) TAX MAP 63 LOT 62 40,000 Square Feet (0.92 Acres)
4. BASIS OF BEARING: 1983 PLANS REFERENCED
5. WETLAND DELINEATION WAS PERFORMED BY ROBERT WILL, MAINE CERTIFIED WETLAND SCIENTIST, IN JULY & 2004. ROAD WEDS AND DELINEATED IN AUGUST 2004.
6. THE ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM
7. BUILDING SETBACKS SHOWN MEET OR EXCEED THE TOWN OF KITTERY REQUIREMENTS, BUT MUST BE VERIFIED BY THE TOWN OF KITTERY ZONING DEPARTMENT OFFICE
8. THE MAXIMUM ANTICIPATED IMPACT OF TRAFFIC WOULD BE FROM TWO SINGLE FAMILY DWELLINGS. THIS CALCULATES AS 2 X 8 X 8 IN ADDITIONAL TRIP ENDS PER DAY
9. STONE WALLS DISBURBED DURING CONSTRUCTION MUST BE REASSEMBLED IN AN APPROPRIATE LOCATION
10. LIMITED TREE REMOVAL AND BEST MANAGEMENT PRACTICES WILL BE USED DURING THE CONSTRUCTION OF THE DRIVEWAY. THE DRIVEWAY MUST BE LOCATED WITHIN THE RIGHT OF WAY. A VEGETATIVE BUFFER WILL BE PRESERVED BETWEEN THE RIGHT OF WAY AND THE ADJACENT LOT (TAX MAP 63 LOT 61).

NOTES (CONTINUED):

11. APPROXIMATE LOCATION OF ON-SITE SUBSURFACE WASTEWATER DISPOSAL SYSTEM
12. APPROXIMATE LOCATION OF WETLANDS
13. APPROXIMATE LOCATION OF EDGE OF DELINEATED TIDAL WETLANDS
14. APPROXIMATE LOCATION OF EDGE OF DELINEATED NON-TIDAL WETLANDS
15. APPROXIMATE LOCATION OF EDGE OF DELINEATED OPEN SPACE
16. APPROXIMATE LOCATION OF EDGE OF DELINEATED OPEN SPACE
17. APPROXIMATE LOCATION OF EDGE OF DELINEATED OPEN SPACE
18. APPROXIMATE LOCATION OF EDGE OF DELINEATED OPEN SPACE
19. APPROXIMATE LOCATION OF EDGE OF DELINEATED OPEN SPACE
20. APPROXIMATE LOCATION OF EDGE OF DELINEATED OPEN SPACE



LEGEND:

- MONUMENT TO BE SET
- MONUMENT FOUND
- ROAD OR FORMER ROAD
- WETLAND
- YORK COUNTY REGISTRY OF DEEDS
- PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- STONE WALL BEING PRESERVED
- STONE WALL
- EDGE OF DELINEATED WETLAND
- EDGE OF DELINEATED OPEN SPACE

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY & DIVISION OF LAND FOR PROPERTY AT 108 & 114 BRAVE BOAT HARBOR ROAD, KITTERY POINT, YORK COUNTY, MAINE OWNED BY ROBERT DODD WINTON, JR., LINDA MAE WINTON & AMY BURRELL" BY NORTH EASTERLY SURVEYING, INC. DATED JULY 27, 2004, LAST REVISED SEPTEMBER 14, 2004, RECORDED AT Y.C.R.D. PLAN BOOK 297 PAGE 12
2. "LOT LINE ADJUSTMENT PLAN FOR PROPERTY AT 108 & 114 BRAVE BOAT HARBOR ROAD, KITTERY POINT, YORK COUNTY, MAINE OWNED BY ROBERT DODD WINTON, JR., LINDA MAE WINTON & AMY BURRELL" BY NORTH EASTERLY SURVEYING, INC. DATED SEPTEMBER 27, 2004 RECORDED AT Y.C.R.D. PLAN BOOK 297 PAGE 45
3. "DIVISION OF LAND PLAN FOR 114 BRAVE BOAT HARBOR ROAD, KITTERY POINT, YORK COUNTY, MAINE OWNED BY LINDA MAE WINTON & AMY BURRELL" BY NORTH EASTERLY SURVEYING, INC. DATED SEPTEMBER 23, 2004, LAST REVISED JULY 27, 2005, RECORDED AT Y.C.R.D. PLAN BOOK 303 PAGE 28

GRAPHIC SCALE



YORK, ss REGISTRY OF DEEDS
 Received _____
 at _____ m _____ M, and
 Filed in Plan Book _____ Page _____
 ATTEST:
 _____ Registrar



APPROVED: TOWN OF KITTERY

APPLICANT: _____
 PLANNING BOARD: _____

PURPOSE OF PLAN:
 THE PURPOSE OF THIS PLAN IS TO ADJUST THE PROPERTY LINE BETWEEN TAX MAP 63 LOT 62 & TAX MAP 63 LOT 64A, AREA "A" & "B", AND TO CREATE A 40 FOOT WIDE RIGHT OF WAY OVER TAX MAP 63 LOT 64A

PROPOSED LOT LINE ADJUSTMENT & RIGHT OF WAY PLAN

Brave Boat Harbor Road
 Kittery Point, York County, Maine
 Robert Dodd Winton, Jr.
 & Linda Mae Winton
 400 Chesapeake Court
 Chesapeake Beach, Maryland 20734

North
 W EASTERLY
 SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 439-8333 KITTERY, MAINE 03904

NO.	DESCRIPTION	DATE	BY	REMARKS
1	ADDED MONUMENTS AT STATION 100+00	10/15/05	R.D.W.	
2	REMOVED PREVIOUS MONUMENT AT STATION 100+00	10/15/05	R.D.W.	
3	ADDED MONUMENTS AT STATION 100+00	10/15/05	R.D.W.	

Tax Map 63 Lots 62 & 64A