

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

Seward Farm Lane – Major Subdivision Sketch Plan Review

Action: Approve or deny sketch plan Owner/Applicant Gary Seward et al requests consideration of a 15-lot conventional subdivision on remaining land along a previously approved private Right-of-Way (Seward Farm Lane) located at Piccott Road (Tax Map 46 Lot 4) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SL-250) Zones. Agent is Ken Markley, North Easterly Surveying.

PROJECT TRACKING

| REQ'D | ACTION | COMMENTS | STATUS |
|--|--|------------------------------|---------|
| YES | Sketch Plan Review | Held 3/10/2016 and continued | - |
| YES | Site Visit | Scheduled for 4/12/2016 | - |
| YES | Sketch Plan Approval | | PENDING |
| YES | Preliminary Plan Review Completeness/Acceptance | | |
| YES | Public Hearing | | |
| YES | Preliminary Plan Approval | | |
| YES | Final Plan Review and Decision | | |
| <p><u>Applicant:</u> 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.</p> | | | |

Background

The Town approved a private right-of-way (ROW) in 1994, followed by another approval for relocating to the ROW (to the current location) and a wetland alteration to allow more direct access to five-lots located at the rear of the parcel on June 17, 2004.

The applicant is proposing a 15-lot subdivision using this approved ROW, Seward Farm Lane (“proposed ROW” shown on plan) to create 12 single-family lots and is requesting the Board’s input on not requiring cluster development and allow a conventional subdivision as a special exception.

UPDATE: It appears from the meeting held on March 10, the applicant is intending on maintaining the larger lots, 9, 15, 14 and the land north of the street terminus (shown on the most recent plan submitted as Lot 15 14± AC.) as “open space”. What was not clear from the presentation and from the recent plan is where the required open space, 15% of the parcel for a conventional subdivision, approximately 10 acres, is located.

The Board approved to accept the application and also approved to schedule a site visit and continue the review at a future meeting, not to exceed 90 days. Minutes have been attached for the Board’s reference.

Staff Review

Staff met with the applicant and their agent and discussed their objectives. The main goal is to develop a several more residential lots along their existing private street while still retaining a portion of land to farm (lot 14) and a portion to potentially convey to the Town for future soccer fields (lot 15). The applicant also stated interest in transferring some or all of the farm lot (14) to the Kittery Land Trust (KLT). It was not clear the intentions for the remaining land to the north, not shown on the sketch plan

but shown on the GIS website exhibit staff prepared. The letter from the agent mentions a “wood lot”, perhaps this is the land north of the proposed development. Applicant should clarify.

There are a few issues to be resolved at this conceptual sketch plan review so that the applicants can move forward to a preliminary plan application.

For orientation purposes, it should be noted that the applicant’s agent has used the previously approved ROW relocation plan as a base for the sketch plan. Some information presented on the plan may be confusing with considering this. The Sketch Plan, for example, cites a “proposed ROW” that is actually existing. Plan lists granted waivers that are not been proposed in this application. This should be corrected on future submittals.

1. **Conventional vs. Cluster.** The proposed subdivision is presented as a major conventional subdivision that does not clearly indicate any preservation of open space. Creating a major conventional subdivision in the Residential Rural Zone (R-RL) requires a 15% retention of common open space and the Board must grant a special exception for the use. Staff met with the applicant and agent and the applicant stated that they intended to provide open space in some manner as part of the proposed development.
Cluster residential development (cluster subdivision) is a permitted use in the R-RL Zone. It requires the applicant to designate 50% of total area, including 30% of the net residential acreage, as reserved open space. The Board should determine whether the circumstances warrant a special exception for a conventional subdivision. (See 16.6.4.4. in granting a special exception use, the Board must find the proposed development meets the criteria of Section 16.10.8.3.4 and 16.6.6.) The Board can provide input as to the likelihood of granting the special exception, however, the board’s action would not take place until the preliminary plan application.
2. Current floodplain maps show the site is located within a flood zone on the Southerly end of the property, parallel to Piccott Road, and has several wetlands, as delineated by Maine certified soil scientist in 2003 & 2004. Wetland delineation should be updated prior to the submission of a preliminary plan. The existing right-of-way also crosses a small stream. No other areas unsuitable for development are identified, per Title 16.7.8 *Net Residential Acreage*.
3. Calculations for Net Residential Acreage and dimensional standards were not submitted with sketch plan. Though no dimensions or lot areas were provided, the majority of lots appear to meet the required dimensional standards for the R-RL zone with the exception of Lot 7. Applicant should provide building envelopes for the proposed lots with preliminary plan application.
4. It is difficult to determine if lots #9 and #10 meet minimum lot size or minimum land area per dwelling unit, when considering the parcel’s water bodies. Applicant should depict proposed street frontage and all proposed front and rear yard setbacks. If lot size or minimum land area per dwelling units cannot be met, applicant may to resubmit a sketch plan proposing a cluster subdivision and the board may modify those standards.
5. Space and dimensional standards for the R-RL zone is not depicted on the plan and should be added prior to submission of a preliminary plan.
6. The existing street is a 50-foot wide private way. The proposed development at build-out would require access for 17 lots, generating 170 average daily trips (ADTs) and does not meet the 400 trip threshold which would require a full traffic study. Based on Table 1 of Title 16.8.4, road standards of a Class III private street, or minor public street, would apply under these circumstances and a 60-foot street width is required. If the applicant were to submit a cluster subdivision design, the Board may modify the street width standard and allow the use of the

existing 50-foot street. The Board might consider if Title 16.7.4 Waivers is applicable under these circumstances as well.

7. The Board may consider the reservation of an easement in line with a dead end street of 20-feet to provide continuation of pedestrian traffic or utilities to the next street, or 50-feet to provide for continuation of the road where future development is possible. The lot directly abutting the terminus of Seward Farm Lane is vacant land reserved by Webster & Marilyn Kelsey (Tax Map 60 Lot 1). The vacant land is accessed by the neighboring private street to the north, Kelsey Lane.
8. The Board should discuss if the Comprehensive Plan's Scenic Vistas and Roadways should be addressed in any specific way for this parcel and proposed development. Picott Road is listed as a Scenic Street and this particular area is listed as a scenic vista. The view from Picott Road is not uninterrupted to the very far end of the property. The view is shortened by existing vegetation along the tidal creek that is located between the proposed lots 14 and 15. It is not clear how prominent the proposed development might be in the view from Picott Road.

Recommendation

The sketch plan review is an opportunity to consider a concept and make specific suggestions to the applicant. There are challenges and benefits to either a cluster or conventional subdivision on this site. According to the code, residential development in the Rural Zone is expected to be clustered and served by centralized sewer.

Considering the placement of the exiting right-of-way along with the existing five lots at the rear of the property, a conventional subdivision can be more compelling than a cluster development. However, without more definitive information as to where the open space is proposed to be located it is difficult to make a determination. Applicant should identify the 15% open space area on the plan for the Board's consideration.

UPDATE:

Other than the revised plan with slight changes, staff's or the Board's comments have not been addressed. The Sketch Plan is simply an opportunity to allow expectations between the Board and applicant to be clear on the conceptual design and agreeable to use it as the basis for a preliminary subdivision plan. It is not binding in the way a preliminary or final subdivision plan is. With that said, the Board may want to be specific on such expectations concerning moving forward and include it as part of the sketch plan approval.

With this in mind Staff recommends that the proposed open space should be contiguous and abutting the adjacent existing open space to the northwest along Pearson Meadow Cluster Subdivision or to the north along Devon Woods Cluster Subdivision.

Action

After reviewing the revised plan and discussing site visit, the board should determine if any further information is required from the applicant. If the Board determines no further information is needed the Board may approve the sketch plan, though staff recommends conditioned with clear expectations of what the preliminary plan will include that may not be evident from the current sketch plan.

Move to approve with conditions the sketch plan application dated February 17, 2016 from owner/applicant Gary Seward et al for a 15-lot subdivision on remaining land from a previously approved private Right-of-Way, Seward Farm Lane, located at 39 Picott Road (Tax Map 46, Lot 4) in the Residential – Rural (R-RL) and Shoreland Overlay (OZ-SL-250) Zones.

3.10.2016
PB minutes
Approved

the ordinance to conclude that the two front lots would have 40-foot setbacks from Picott Road and 20-foot setbacks from the proposed Appletree Lane.

Mr. DiMatteo noted that the public hearing is discretionary for a Right-of-Way application. The Board determined the public hearing is necessary.

Mr. Harris asked to clarify where the existing dwellings are located along Picott Road. Mr. Woods confirmed there is one dwelling, a barn, and a garage.

Mr. Dunkelberger asked to clarify the justification for the 20-foot setback at the corner lot. Mr. Anderson questioned the wording of the ordinance and in what situation a corner lot would require a 20-foot setback along the road. Ms. Kalmar noted that one area is designated the front yard and the other the side yard yet both are equal in size. Mr. Anderson noted that the ordinance refers to front and side yard versus setback. Also, the ordinance does not define a front and side yard. Mr. Dunkelberger recited that "Such side yard may not be less than the front yard" and the front yard has a 40-foot requirement. Mr. DiMatteo suggested that the street frontage definition speaks to this matter. Mr. Dunkelberger recommended to find a way to conform to a 40-foot setback on both sides since the existing lot is already non-conforming. The Board concurred with Mr. Dunkelberger. Mr. Anderson suggested that the corner lot ordinance be revised.

Mr. Anderson proposed two alternatives (1) move the road further which only results in a sharper curve and less building area, or (2) remove the garage.

Mr. Woods affirmed that the garage could be removed to meet the 40-foot setback.

Mr. Woods clarified to Ms. Lynch that there are 3 proposed subdivision lots.

Ms. Grinnell appreciated seeing the entire layout of the picture.

Ms. Kalmar asked to clarify the lay of the land. Mr. Woods explained the different ownership amongst the lots and his ownership dictates he could have a home built and that could only be rented and not sold for 5 years. Mr. DiMatteo suggested that as long as the owner conveys the other two lots prior to his homestead property than the owner has the exemption.

Ms. Kalmar made a motion to accept the Right-of-Way application dated 2/18/2016 from owner Herbert and Carolynn Marsh and Applicant Graystone Builders, Inc. to propose a Right-Of-Way for access two new lots located at 93 Picott Road (Tax Map 49 Lot 7) in the Residential-Rural (R-RL) Zone.

Ms. Lynch seconded.

Motion passed 6-0-0.

Ms. Lynch made a motion to schedule a public hearing for the Right-of-Way application dated 2/18/2016 from owner Herbert and Carolynn Marsh and Applicant Graystone Builders, Inc. to propose a Right-Of-Way for access two new lots located at 93 Picott Road (Tax Map 49 Lot 7) in the Residential-Rural (R-RL) Zone.

Ms. Kalmar seconded.

Motion passed 6-0-0.

Site walk is scheduled for April 12, 2016 at 10:30 AM.

Public hearing is scheduled for April 14, 2016 Planning Board Meeting.

Mr. Wood's added that the street naming application is in process with the Tax Assessor.

ITEM 4 – Seward Farm Lane – Major Subdivision Sketch Plan Review

Action: Accept or deny application; Approve or deny sketch plan. Owner/Applicant Gary Seward et al requests consideration of a 15-lot conventional subdivision on remaining land along a previously

approved private Right-of-Way (Seward Farm Lane) located at Picott Road (Tax Map 46 Lot 4) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SL-250) Zones. Agent is Ken Markley, North Easterly Surveying.

Ken Markley, North Easterly Surveying

Mr. Markley's presentation included the following statements:

- The farm on Picott Road has been owned since 1962 by the Seward Family. In 1994, the Right-of-Way was approved to divide the back portion of the property into five lots. Ten years later the road was relocated to improve access and safety.
- The Seward Family proposes 12 residential house lots plus 4 open space areas along the existing road. Three of the proposed open space areas are sized approximately 14 acres, 22 acres, and 7.9 acres. Lot 9 would remain an open space with soccer fields and a parking lot along Picott Road.
- The road upgrade is not expected to widen the width of the road or generate any adverse impact on the wetland.
- High tide causes a salt water vegetation in the pond area resulting in a limitation for a 250-foot Shoreland setback requirement. The wetlands will require some additional work which has not been written in depth in the plan.
- Mr. Markley raised two questions for the Planning Board:
 - Whether the Right-of-Way construction could be performed the existing 50-foot wide road. The reasons being: 1) previous construction has been performed at 50 feet, 2) the natural vegetated buffer and expanding outward would require reconfiguration, 3) surrounding mitigation areas, and 4) the houses on this lot would need an update to their deed.
 - Whether conventional subdivision is feasible. Each lot will have 1 acre on an existing road, thus, the road only requires updating to a serviceable level. The Seward Family does not intend building expansion beyond this plan or a cluster subdivision.

Ms. Kalmar accepted a conventional subdivision. It would not change the existing character of this neighborhood. Mr. Dunkelberger agreed and expressed no issues in granting a special exemption. Ms. Lynch concurred and noted a conventional subdivision plan preserves more of what exists today compared to a cluster development.

Ms. Kalmar voiced the existing road is a required improvement and digging up the road is unnecessary. Ms. Lynch asked the responsibility of paving. Mr. Norman Albert, Commissioner of Public Works, stated the Seward Family is currently negotiating with the Town for the Swards to provide necessary changes for draining and utility sleeves prior to Town providing paving. He confirmed the road would meet the 20-foot Town standards and the Right-of-Way would not be increased.

Ms. Lynch asked the estimated cost of paving the road. Mr. Albert stated estimated costs are \$75,000 - \$80,000. Mr. Harris asked about underground service. The five houses use wells and a water line installation is required, if the project continued. Fire Chief David O'Brien informed Mr. Albert that the 2,000-foot length of the road would require at least one fire hydrant. The Town would absorb the expense to extend the water line from Kelsey Lane to the road.

If the project was denied, the Town and Swards would not entertain the tradeoff for the sports field and engage in selling the property. The family wants to keep the farm and be good stewards for Town athletics.

Mr. Dunkelberger and Ms. Grinnell reminded these are topics separate from the Planning Board such as negotiations with the Town Council and should not be part of Planning Board consideration.

Ms. Kalmar asked where the 15% open space requirement has been met. Mr. Markley noted in Lot 9

and east of the powerlines would meet the 15% minimum requirement.

Ms. Earledean Wells, Conservation Commission asked if paving would interrupt wetland area and collars. Mr. Markley responded in the negative.

Mr. Dunkelberger made a motion to accept the sketch plan dated 2/17/2016 for owner/applicant Gary Seward et al for a 15-lot conventional subdivision on remaining land along a previously approved private Right-of-Way (Seward Farm Lane) located at 39 Picott Road (Tax Map 46 Lot 4) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SL-250) Zones.

Ms. Kalmar seconded.

Motion passed 6-0-0.

Mr. Dunkelberger made a motion to schedule a site walk and continue the sketch plan owner/applicant Gary Seward et al for a 15-lot conventional subdivision on remaining land along a previously approved private Right-of-Way (Seward Farm Lane) located at 39 Picott Road (Tax Map 46 Lot 4) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SL-250) Zones not to exceed 90 days.

Ms. Kalmar seconded.

Motion passed 6-0-0.

Site walk is scheduled for April 12, 2016 at 11:15 AM.

ITEM 5 – 9 Pocahontas Road – Wetland Alteration and Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owner Brian Seaward and Applicant Gary Hall requests consideration of a 12-foot gravel driveway to cross 350 sq. ft. of a .26-acre wetland on a 6.47-acre lot located at 9 Pocahontas Road (Tax Map 52 Lot 3) in the Residential–Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SL-250) Zones. Agent is Ken Markley, North Easterly Surveying.

Mr. Markey's presentation included the following statements:

- The lot was divided in 1948 and since then has not been developed. There is an isolated wetland that spans to both boundaries plus three relatively high value, smaller wetlands which could possibly be vernal pools.
- The 12-foot driveway would be placed at an even distance between two vernal pools with a 12" collar with 18" overlay of gravel and seashells. It will cover 205 sq. ft. which requires a wetland alteration application.
- After discussion and site walk with Maine DEP, it was determined there is minimal potential impact on the land. Maine DEP determined it is a Tier 1 review.

Ms. Wells expressed no concerns for the plan and Mr. Dunkelberger noted that the overall impact appears to be minimized.

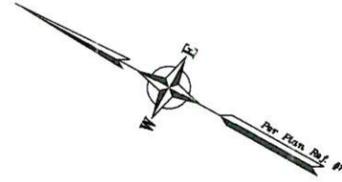
Mr. DiMatteo suggested to add an approval from Maine DEP and Army Corps of Engineers under the Conditions of Approval.

Ms. Kalmar made a motion to accept the Wetland Alteration and Shoreland Development application dated 2/17/2016 from applicant Gary Hall for 9 Pocahontas Road (Tax Map 52 Lot 3) in the Residential–Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SL-250) Zones.

Mr. Dunkelberger seconded.

Motion passed 6-0-0.

Ms. Kalmar made a motion to grant approval for the Wetland Alteration and Shoreland Development Plan application dated 2/17/2016 from applicant Gary Hall for 9 Pocahontas Road



NATURAL VEGETATED BUFFER CONSERVATION EASEMENT LINE & CURVE DATA:

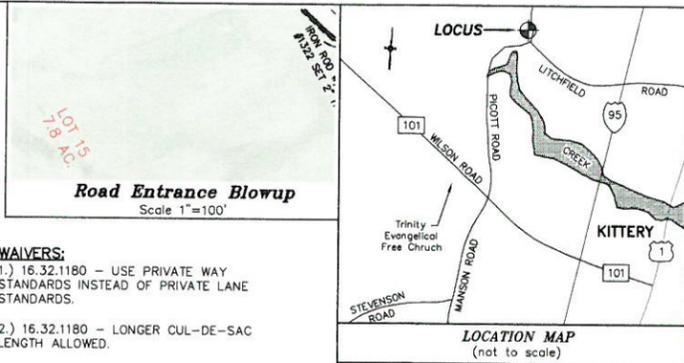
| | | |
|------|-------------|----------|
| BL1 | N13°12'33"E | 89.12' |
| BL2 | S76°47'27"E | 49.59' |
| BL3 | S00°01'23"E | 120.88' |
| BL4 | N56°30'53"W | 82.36' |
| BL5 | S00°01'23"E | 44.12' |
| BL6 | N76°23'05"W | 87.36' |
| BL7 | N13°12'33"E | 70.87' |
| BL8 | S18°40'05"E | 46.31' |
| BL9 | N71°19'55"E | 25.00' |
| BL10 | S18°40'05"E | 80.00' |
| BL11 | S71°19'55"W | 25.00' |
| BL12 | N18°40'05"W | 80.00' |
| BL13 | S18°40'05"E | 239.22' |
| BL14 | S71°19'55"W | 25.00' |
| BL15 | N18°40'05"W | 100.00' |
| BL16 | S71°19'55"W | 75.00' |
| BL17 | N18°40'05"W | 170.00' |
| BL18 | N71°19'55"E | 98.93' |
| BL19 | R=775.00' | L=40.80' |

MITIGATION AREA LINE & CURVE DATA:

| | | |
|----|-------------|-----------|
| L1 | N76°08'19"E | 155.54' |
| L2 | S45°32'59"E | 30.00' |
| L3 | S76°08'19"W | 117.64' |
| L4 | S54°46'48"W | 44.45' |
| C1 | R=475.00' | AL=43.44' |
| | | CL=43.48' |

RIGHT OF WAY LINE & CURVE DATA:

| | | |
|-----|-------------|-----------|
| RL1 | S76°47'27"E | 20.00' |
| RL2 | S13°12'33"W | 50.00' |
| RL3 | N76°47'27"W | 20.00' |
| RL4 | S13°12'33"W | 14.21' |
| RL5 | S51°51'37"E | 61.51' |
| RL6 | S30°59'39"W | 100.78' |
| RL7 | N51°51'37"W | 74.05' |
| RL8 | N00°01'23"W | 61.58' |
| RC1 | R=30.00' | L=47.12' |
| RC2 | R=30.00' | L=47.12' |
| RC3 | R=125.00' | L=62.73' |
| RC4 | R=475.00' | L=275.17' |
| RC5 | R=25.00' | L=42.39' |
| RC6 | R=25.00' | L=36.15' |
| RC7 | R=525.00' | L=304.14' |



WAIVERS:
 1.) 16.32.1180 - USE PRIVATE WAY STANDARDS INSTEAD OF PRIVATE LANE STANDARDS.
 2.) 16.32.1180 - LONGER CUL-DE-SAC LENGTH ALLOWED.

NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION.
 2. OWNER OF RECORD:

TAX MAP 46 LOT 4
 GARY R. SEWARD
 GREGG P. SEWARD
 PATTI S. PARSONS
 Y.C.R.D. BOOK 16782 PAGE 850
 DATED FEBRUARY 25, 2014

3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
 4. ELEVATIONS ARE BASED UPON DISK "A 201" LOCATED ON THE SOUTHWEST CORNER BRIDGE ABUTMENT ON THE NORTH SIDE OF SPRUCE CREEK ALONG THE SOUTHBOUND LANE OF INTERSTATE 95, ELEVATION = 12.81' (NAVD 88 DATUM).
 5. WETLAND DELINEATION WAS PERFORMED BY JOSEPH NOEL, MAINE CERTIFIED SOIL SCIENTIST IN SEPTEMBER 2003 & JANUARY 2004. SALTWATER WETLAND DELINEATION WAS PERFORMED IN FEBRUARY 2004.

6. FLOOD ZONE INFORMATION WAS OBTAINED FROM "FIRM FLOOD INSURANCE RATE MAP, TOWN OF KITTERY, MAINE" COMMUNITY PANEL No. 230171 0004 C, EFFECTIVE DATE JULY 5, 1984.

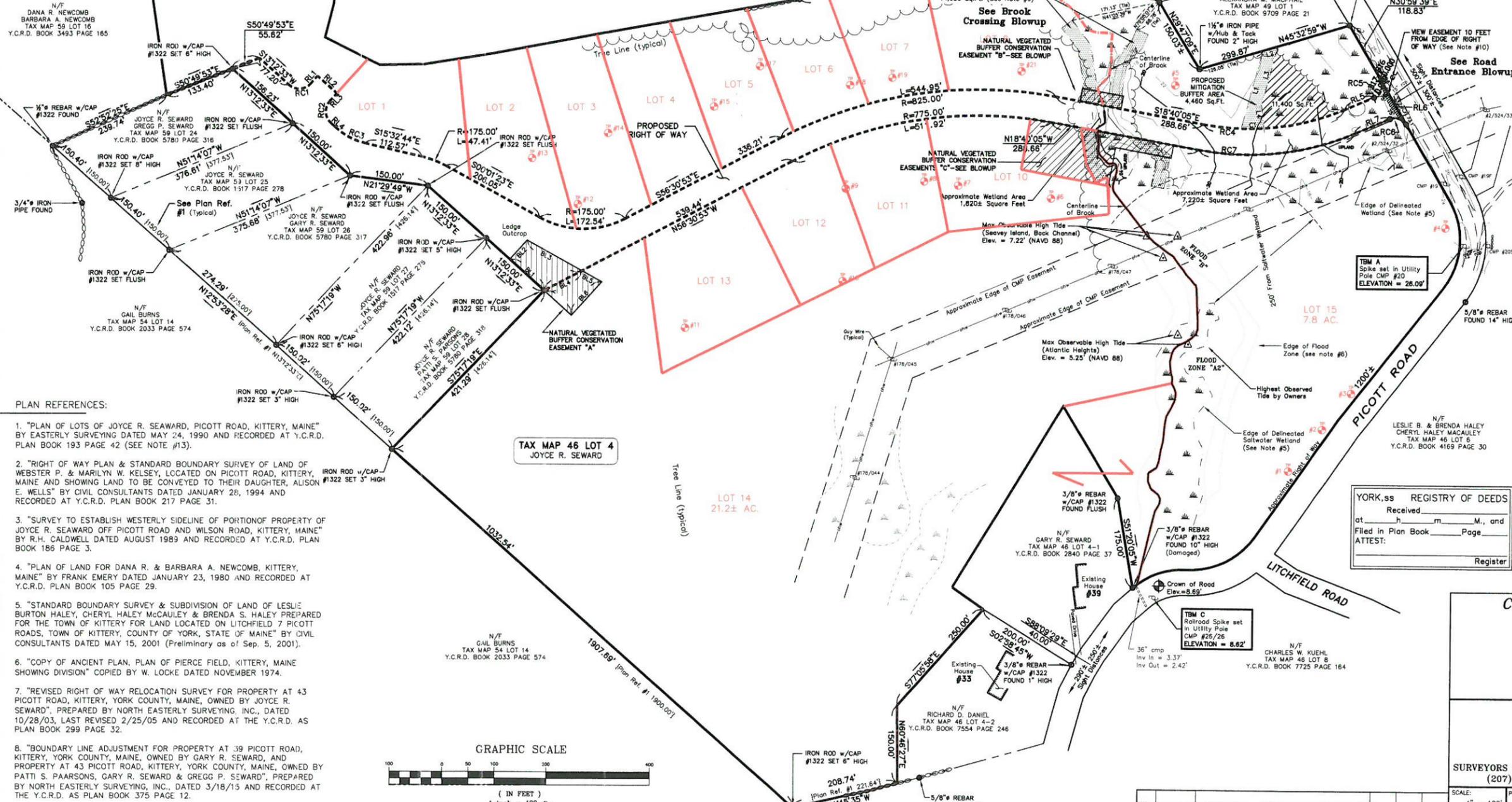
7. ZONE: RR
 8. VEHICULAR TRAFFIC: 3 LOTS ARE PROPOSED FOR BUILDING AT THIS TIME. 3 SINGLE FAMILY RESIDENCES @ 9.5 AVERAGE DAILY TRIPS = 28.5 AVERAGE DAILY TRIPS PROJECTED.

9. TOTAL WETLAND AREA DISTURBED IS 9,040± SQUARE FEET. TOTAL MITIGATION BUFFER AREAS AREA 19,140± SQUARE FEET PLUS 11,400 SQUARE FEET OF HAYFIELD WETLAND ALLOWED TO REESTABLISH ITS NATURAL VEGETATION. MITIGATION BUFFER AREAS TO BE LEFT IN NATURAL STATE.

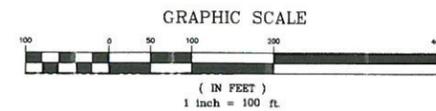
10. A VIEW EASEMENT WILL BE ESTABLISHED TO ALLOW MINIMAL VEGETATION REMOVAL TO MAINTAIN SIGHT DISTANCE.

11. ROADWAY WILL BE UPGRADED TO 16 FOOT PAVED WITH 1 FOOT SHOULDERS OR TO HIGHER STANDARDS EXCEPT FOR LENGTH, IF MORE THAN 3 DWELLING UNITS USE IT AS ACCESS.

12. ANY FURTHER DEVELOPMENT USING THIS RIGHT OF WAY FOR FRONTAGE OR ACCESS WOULD HAVE TO BE APPROVED BY THE PLANNING BOARD.
 13. THIS PLAN SUPERSEDES THE RECORDED PLAN REFERENCE #1. THE WESTERLY SIDELINE (1900±) WAS REVISED BASED UPON UNRECORDED PLAN REFERENCE #6 WHICH WAS PROVIDED TO THIS FIRM BY THE ABUTTER, GAIL BURNS.



- PLAN REFERENCES:**
- "PLAN OF LOTS OF JOYCE R. SEWARD, PICOTT ROAD, KITTERY, MAINE" BY EASTERLY SURVEYING DATED MAY 24, 1990 AND RECORDED AT Y.C.R.D. PLAN BOOK 193 PAGE 42 (SEE NOTE #13).
 - "RIGHT OF WAY PLAN & STANDARD BOUNDARY SURVEY OF LAND OF WEBSTER P. & MARILYN W. KELSEY, LOCATED ON PICOTT ROAD, KITTERY, MAINE AND SHOWING LAND TO BE CONVEYED TO THEIR DAUGHTER, ALISON E. WELLS" BY CIVIL CONSULTANTS DATED JANUARY 28, 1994 AND RECORDED AT Y.C.R.D. PLAN BOOK 217 PAGE 31.
 - "SURVEY TO ESTABLISH WESTERLY SIDELINE OF PORTION OF PROPERTY OF JOYCE R. SEWARD OFF PICOTT ROAD AND WILSON ROAD, KITTERY, MAINE" BY R.H. CALDWELL DATED AUGUST 1989 AND RECORDED AT Y.C.R.D. PLAN BOOK 186 PAGE 3.
 - "PLAN OF LAND FOR DANA R. & BARBARA A. NEWCOMB, KITTERY, MAINE" BY FRANK EMERY DATED JANUARY 23, 1980 AND RECORDED AT Y.C.R.D. PLAN BOOK 105 PAGE 29.
 - "STANDARD BOUNDARY SURVEY & SUBDIVISION OF LAND OF LESLIE BURTON HALEY, CHERYL HALEY MCCAULEY & BRENDA S. HALEY PREPARED FOR THE TOWN OF KITTERY FOR LAND LOCATED ON LITCHFIELD 7 PICOTT ROADS, TOWN OF KITTERY, COUNTY OF YORK, STATE OF MAINE" BY CIVIL CONSULTANTS DATED MAY 15, 2001 (Preliminary as of Sep. 5, 2001).
 - "COPY OF ANCIENT PLAN, PLAN OF PIERCE FIELD, KITTERY, MAINE SHOWING DIVISION" COPIED BY W. LOCKE DATED NOVEMBER 1974.
 - "REVISED RIGHT OF WAY RELOCATION SURVEY FOR PROPERTY AT 43 PICOTT ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY JOYCE R. SEWARD", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 10/28/03, LAST REVISED 2/25/05 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 299 PAGE 32.
 - "BOUNDARY LINE ADJUSTMENT FOR PROPERTY AT 39 PICOTT ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY GARY R. SEWARD, AND PROPERTY AT 43 PICOTT ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY PATTI S. PARSONS, GARY R. SEWARD & GREGG P. SEWARD", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 3/18/15 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 375 PAGE 12.



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

CONCEPTUAL SUBDIVISION
 FOR PROPERTY AT
39 Picott Road
 Kittery, York County, Maine
 OWNED BY
Gary R. Seward et. al.
 39 Picott Road
 Kittery, Maine 03904

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

SCALE: 1" = 100' PROJECT NO: 03618 DATE: 1/26/16 SHEET: 1 OF 1 DRAWN BY: A.M.P. CHECKED BY: K.D.M.
 DRAWING No: 03618 Conceptual Subdivision FIELD BOOK No: "Kittery #15" **Tax Map 46 Lot 4**

| REV. | DATE | STATUS | BY | CHKD | APPD. |
|------|------|--------|----|------|-------|
| | | | | | |