

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

43 Thaxter Lane – Shoreland Development Plan Review

Action: Hold a public hearing; approve or deny plan. Owner/Applicant William Kules requests consideration for plans to construct a single family dwelling on a vacant parcel located at 43 Thaxter Lane (Tax Map 64 Lot 11A) in the Residential – Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SH-250’) and Resource Protection (OZ-RP) Zones. Agent is Thomas Harmon, Civil Consultants.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
NO	Sketch Plan		NA
YES	Determination of Completeness	Scheduled 4/14/2016	GRANTED
NO	Site Walk	Scheduled 4/28/2016	HELD
NO	Public Hearing	Scheduled for 7/17/2016	
Yes	Final Plan Review and Decision	7/17/2016	TBD

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN ¼: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 – Grading/Construction Final Plan Required. – Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

Planning Board review of this project is required by 16.10.3.2 Other Development Review because it is located in the Shoreland Overlay and Resource Protection Zones. The parcel is a nonconforming vacant lot and does not meet minimum lot size for the Residential – Rural Conservation (R-RLC) zone.

The proposed development is a single-family dwelling located outside of the 100-foot buffer from the upland edge of a coastal wetland. The development previously received approval from the Zoning Board of Appeals on May 22, 2007, however construction did not commence within the allotted period and the approval expired 12/31/2008.

UPDATE: The Planning Board held a site visit on April 28 where the applicant agreed to have a boundary survey completed prior to scheduling the public hearing. No new information with the exception of the survey was submitted.

Staff Review

1. The property shares co-ownership with the applicant, William Kules and Julia Washburn, holding 10% interest, and Anne Marsh, holding 90% interest. Staff will seek guidance

from the Town attorney as to the need and scope of Anne Marsh in the application process.

2. Single-family dwelling units are special exemption uses in the SH-OZ and OZ-RP zones. The Board will need to consider granting a special exemption request for the use. The proposed dwelling unit does not encroach on any front or side yard setbacks, and is outside of the 100-foot required waterbody and wetland setback.
3. The parcel does not meet the minimum land area per dwelling unit standard for the R-RLC zone. However, the lot was recorded with the York County Registry of Deeds prior to July 13, 1977 and is therefore permitted to be built upon, consistent with the zone's permitted uses, provided all yard dimensions and other requirements are met per Title 16.7.3.5.9 *Nonconforming Lots of Record*.
4. *The proposed development requires 8,560 square feet of tree clearing, 26.9% of the total lot area. Title 16.9.2.2.D permits tree clearing in the Shoreland Overlay Zone, not to exceed 25% of the lot area or 10,000 square feet, whichever is greater, including land previously cleared. The existing parcel is entirely vegetated, with no previous clearing. The proposed clearing conforms to zone standards.* **UPDATE:** Staff discussed the proposed development with MDEP's Michael Morse and found that the Resource Protection zone is not subject to 16.9.2.2.D and is subject to the more restrictive requirement in 16.3.2.19.D.4 where "cutting ore removal of vegetation is limited to that which is necessary for uses expressly authorized in the Resource Protection Overlay Zone". From MDEP's perspective the proposed clearing area appears to still conform with the exception of the access to the well. Trees and vegetation in this area would need to be replaced.
5. The maximum building coverage for the R-RLC zone is 6%. The proposed development has a building coverage of 5.2%.
6. The maximum devegetated area for the Shoreland Overlay Zone is 20%. The proposed development results in a devegetated area of 9.95%.
7. Plan note 12 illustrates non-vegetated area (gravel driveway) but does not clearly state the lot's total proposed devegetated area. Staff estimated the above percentile by adding the proposed building coverage and non-vegetated area square footage. The applicant's agent should certify there is no additional proposed impervious surfaces, to ensure accuracy.
8. Included with the shoreland development application is a subsurface wastewater disposal system application dated 2/12/2008. This information should be recertified and resubmitted prior to approval.
9. *The flood hazard zone is located on the northern edge of the property. The proposed development is outside of this zone. The flood hazard zone should be indicated on the final plan.* **UPDATE:** Plan note #11 states the property is not in the floodplain, however,

the current FEMA FIRM appears to indicate the flood elevation is 9-feet NGVD29, which is located within the bounds of the property.

10. The wetland delineation was prepared in 2004. Applicant has not submitted any updates to verify no changes to the wetland boundaries have occurred. Wetland delineation should be recertified prior to approval.
11. Included in the 2007 approval was a request to avoid heavy work between April 1st and August 1st to protect the nesting habitat of birds. Staff is seeking input from Natural Resources Conservation Service as to whether this recommendation remains relevant and if there are any additional recommendations for this approval.
12. Plan note 8 states “Thaxter Lane is a gravel road approximately 10 feet in width and appears to be a private way”. Thaxter Lane is not a public street.

UPDATE:

13. A single family dwelling is a special exception use in the Resource Protection Overlay Zone. In addition to the requirements outlined in 16.6.4.4 Special Exception Use Request, the proposed development is also subject to the requirements in 16.8.28.1 Single and Duplex Family Dwellings in the RP and SL Overlay Zones. The Board will need to make a positive finding on all of these requirements (listed in the draft Findings of Fact). One in particular 16.8.28.1.C.1 requires buildings and associated improvements to be constructed on “natural ground slopes of less than 20%”. It appears that some of the 1-foot contours depicted on the plan within and around the building footprint are 20% or greater.

The applicant needs to identify those areas that are 20% or greater in slope to demonstrate that the development location conforms to the requirement. The site design may need to be revised to locate the building closer to the front yard setback, where, under 16.7.3.5.9 Nonconforming Lots of Record, the BOA may grant a miscellaneous variation to relax the yard setback.

14. It is not clear that the survey prepared and submitted is a “Standard Boundary Survey” as referenced in the Code.

Staff recommends the following revisions to the final plan:

1. Include Shoreland Overlay and Resource Protection Zone standards with plan note 4
2. Remove “appears” from plan note 8, indicate Thaxter Lane is not a public street.
3. Indicate total proposed devegetated area percentile to plan note 12
4. Depict the flood hazard zone on plan
5. Resubmit HHE-200 application with any applicable updates
6. **UPDATE** Provide area calculations on the plan that demonstrate the ground floor area for the entire site does not exceed 1,500 s.f.

Recommendations

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

Move to accept the Shoreland Development Plan application dated March 24, 2016 from William Kules for 43 Thaxter Lane (Tax Map 64 Lot 11A) in the Residential Rural Conservation, Shoreland Overlay and Resource Protection Zones...

The Board should determine whether a public hearing or site walk is warranted (suggested motion A provided below). Considering the proximity to the Rachel Carson public land and that the property is in the Resource Protection Zone, and requires a special exemption, a public hearing is probably warranted.

If the Board finds a public hearing or site walk is not warranted, the Board may move to approve with conditions (suggested motion B provided below) and proceed to reading and voting on the Findings of Fact.

A.) Move to schedule a site walk and public hearing for the Shoreland Development Plan application dated March 24, 2016 from William Kules for 43 Thaxter Lane (Tax Map 64 Lot 11A) in the Residential Rural Conservation, Shoreland Overlay and Resource Protection Zones.

B.) Move to approve with conditions the Shoreland Development Plan application dated March 24, 2016 from William Kules for 43 Thaxter Lane (Tax Map 64 Lot 11A) in the Residential Rural Conservation, Shoreland Overlay and Resource Protection Zones, upon the review and voting, in the affirmative, on the Findings of Fact.

<After an affirmative vote, proceed to reading and voting on Findings of Fact>

Kittery Planning Board

UNAPPROVED

**Findings of Fact
For 43 Thaxter Lane
Shoreland Development Plan Review**

WHEREAS: William Kules requests consideration for plans to construct a single family dwelling on a vacant parcel located at 43 Thaxter Lane (Tax Map 64 Lot 11A) in the Residential – Rural Conservation (R-RLC) Shoreland Overlay (OZ-SH-250’) and Resource Protections (OZ-RP) Zones, hereinafter the “Development” and

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

Shoreland Development Plan Review	4/14/2016,
Public Hearing	7/14/2016
Review and Approval	4/14/2016, 7/14/2016

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

1. Shoreland Development Plan Application, received 3/24/2016
2. Shoreland Development Plan, Civil Consultants dated 3/23/2016
3. Subsurface Wastewater Disposal System Application, dated 2/12/2008
4. Warranty Deed, received 3/24/2016
5. Zoning Board of Appeals Minutes, dated 5/22/2007
6. Roofline Drip Edge Filter Detail, Civil Consultants, dated 3/23/2016
7. Floor and Building plans, Anne Whitney Architect, dated 3/17/2016
8. Aerial Photo, Civil Consultants, dated 3/23/2016

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

FINDINGS OF FACT

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.17.D Shoreland Overlay Zone
<i>1.d The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones...</i>
Findings: The proposed development includes a devegetated area of 9.95% of the lot.
Conclusion: The requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining

Chapter 16.6 DECISION APPEAL, VARIANCE AND OTHER REQUESTS

16.6.6 Basis for Decision

16.6.6.1.B In hearing appeals/requests under this Section, the Board of Appeals [note: Planning Board is also subject to this section per 16.7.3.5.5 above and 16.6.5.6 Special Exception Referral] must use the following criteria as the basis of a decision:

1. Proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;
2. Use will not prevent the orderly and reasonable use of permitted or legally established uses in the zone wherein the proposed use is to be located, or of permitted or legally established uses in adjacent use zones;
3. Safety, the health, and the welfare of the Town will not be adversely affected by the proposed use or its location; and
4. Use will be in harmony with and promote the general purposes and intent of this Code.

The Board must also give consideration to the factors listed in 16.6.6.2. (attached)

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS

Article III Nonconformance

16.7.3.1 Prohibitions and Allowances

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

Finding: The lot does not meet the minimum lot size, or minimum land area per dwelling unit for the Residential – Rural Conservation zone. The lot is a legal nonconforming lot of record, and is therefore permits a dwelling unit provided all other space and dimensional standards are met for the property. The development does not create or increase any nonconformity on the lot.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

Chapter 16.8 DESIGN AND PERFORMANCE STANDARDS –BUILT ENV.

Article XXVIII Single and Duplex Family Dwellings

16.8.28.1 Single and Duplex Family Dwellings in the RP and SL Overlay Zones

In addition to the criteria specified in Section 16.6.6 and 16.10.8.3.4, applicable to the granting of a special exception use request, the Planning Board may approve an application for a single or duplex family dwelling special exception use request, where applicable, provided the applicant demonstrates all of the following conditions are met:

A. *There is no location on the property, other than a location within the Shoreland Overlay or Resource Protection Overlay Zones, where a single family dwelling can be built, or similarly for a duplex in the Shoreland Overlay zone.*

B. *The lot on which the structure is proposed is undeveloped and was established and recorded in the York County Registry of Deeds before inclusion in the Shoreland or Resource Protection Overlay Zones.*

C. *All proposed buildings, sewage disposal systems, other than municipal sewer, and other improvements are located:*

1. *on natural ground slopes of less than 20%,*
2. *outside the floodway of the 100-year flood-plain along rivers, and*
3. *outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps.*

D. *The lowest floor elevation or openings of all buildings and structures, including basements, must be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood-plain soils*

E. *If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be ½ the width of the 100-year flood-plain.*

F. *The total ground-floor area, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of fifteen hundred (1,500) square feet. This limitation may not be altered by variance.*

G. *All structures, except functionally water-dependent structures, are set back from the normal high water line of a water body, tributary stream or upland edge of a wetland to the greatest practical extent, but not less than seventy five (75) feet, horizontal distance. In determining the greatest practical extent, the Planning Board must consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the floodplain, and its proximity to the wetlands.*

Finding: The location of the floodplain is located at a considerable distance away from the proposed building site making items C-2, C-3, D and E not applicable. As to the other items: A, the entire lot is within the RP Overlay Zone; B, the property is a legally nonconforming lot of record from 1965; C-1, the current building area appears to lie within an area where the natural ground is 20% or greater in slope. The applicant needs to demonstrate that this is not the case prior to final approval; F, The ground floor area must include the roof eaves

("cantilevered or similar extensions") and the shed area. **It is not clear if the current design is conforming to the maximum 1,500 s.f. of ground floor area allowed;** G, The proposed building and associated development appears to be as far from the protected resource as possible while still observing the side, rear and front yard setbacks.

Conclusion: The requirement appears to be met **with conditions #9.**

Vote: ___ in favor ___ against ___ abstaining

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW

Article 10 Shoreland Development Review

16.10.10.2 Procedure for Administering Permits

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

1. Maintain safe and healthful conditions;

Finding: With the proposed development set back to the greatest practical extent from the protected resource as represented in the plans and application it does not appear to have an adverse impact.

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

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

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

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

3. Adequately provide for the disposal of all wastewater;

Finding: The development includes the 1,000 gallon low profile tank and leach field. A septic application has been submitted with the application.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

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

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

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

Vote: ___ in favor ___ against ___ abstaining

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

Finding: With the proposed development set back to the greatest practical extent from the protected resource as represented in the plans and application it does not appear to have an adverse impact on shore cover.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

6. Protect archaeological and historic resources;

Finding: There does not appear to be any resources impacted, **however this has not been addressed or confirmed by the applicant.**

Conclusion: This requirement appears to be met **with condition of approval #6.**

Vote: ___ in favor ___ against ___ abstaining

7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;

Finding: The property is not located in the Commercial Fisheries / Maritime Use Zone.

Conclusion: This requirement is not applicable.

Vote: ___ in favor ___ against ___ abstaining

8. Avoid problems associated with floodplain development and use;

Finding: A flood zone is located approximately more than 100 feet from the proposed development and the proposed building approximately 20 feet higher in elevation. No structures or other development is proposed in the flood zone.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

9. Is in conformance with the provisions of this code;

Finding: **The proposed development complies with the applicable standards of Title 16, with the exception of what has been highlighted in this draft findings of fact.**

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

10. Be recorded with the York county Registry of Deeds.

Finding: A plan suitable for recording has been prepared.

Conclusion: As stated in the Notices to Applicant contained herein, shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.

Vote: ___ in favor ___ against ___ abstaining

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

Waivers: None

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

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope and approved area of disturbance. 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.
4. No trees, other than what lies within the approved area of disturbance shown on the plan, are to be removed without prior approval by the Code Enforcement Officer or the Shoreland Resource Officer. Efforts to protect existing trees must be in place prior to construction.
5. Trees removed for the access to the proposed well must be replaced using the criteria outlined in 16.7.3.5.4.C.1
6. Prior to any earthwork and tree removal Applicant must confirm with the Maine Historic Preservation Commission that there are no archeological or historic resources that may be impacted by the development.
7. All Notices to Applicant contained herein (Findings of Fact dated 7/14/2016).

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

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

9. Prior to final plan mylar is signed the Applicant must demonstrate the proposed ground floor area includes the roof eaves (“cantilevered or similar extensions”) and the shed area and the total area does not exceed the allowed 1,500 s.f. of ground floor area in the Resource Protection Overlay Zone. Information to be depicted on the plan.

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

Vote of ___ in favor ___ against ___ abstaining

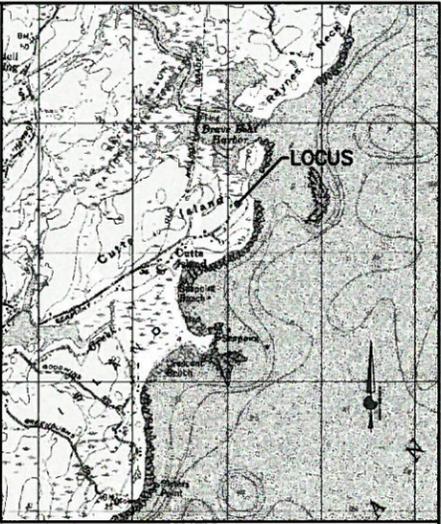
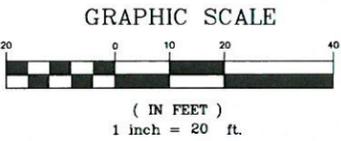
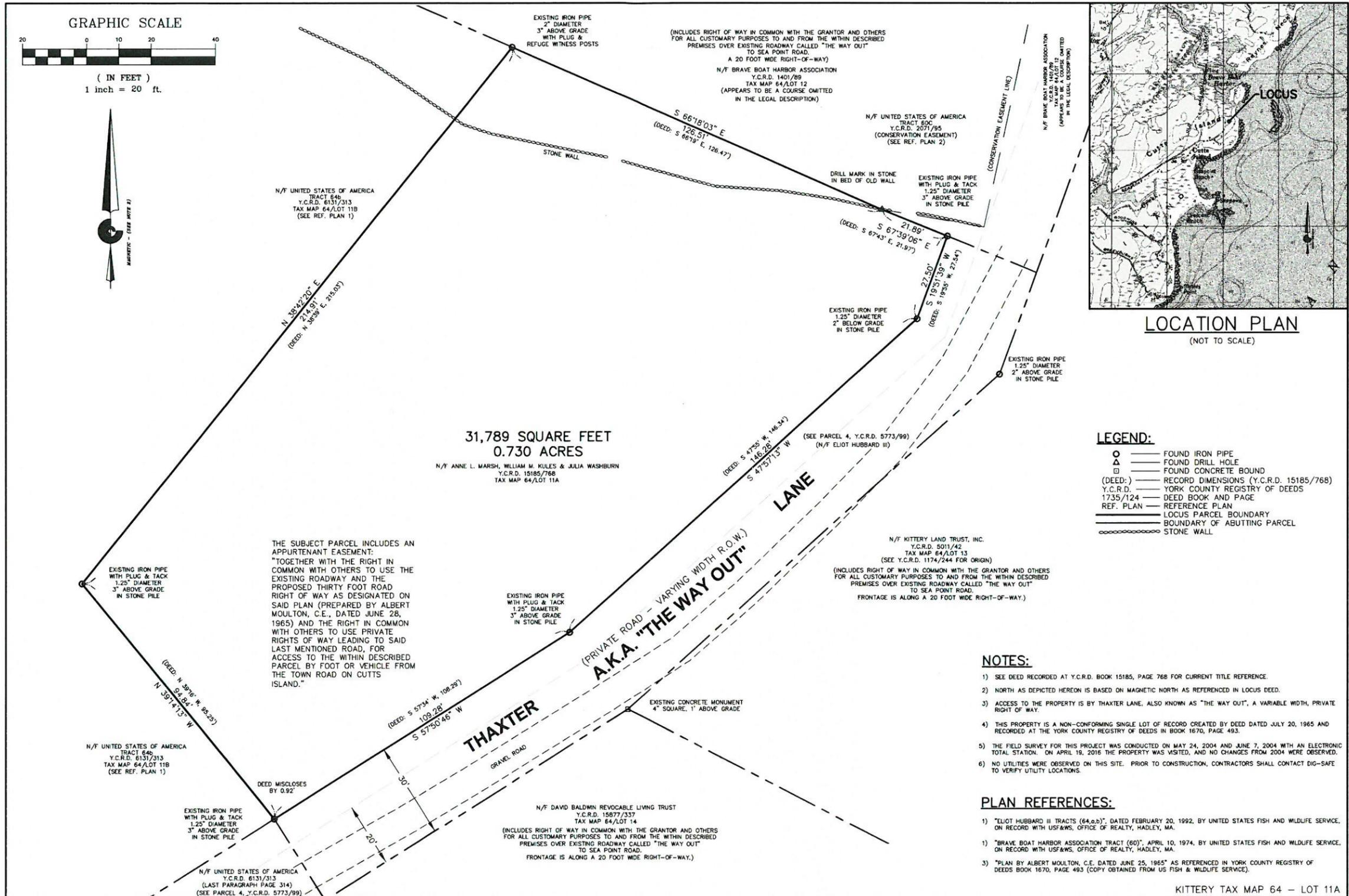
APPROVED BY THE KITTERY PLANNING BOARD ON July 14, 2016

Ann Grinnell, Planning Board Chair

Notices to Applicant:

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

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



- LEGEND:**
- FOUND IRON PIPE
 - △ FOUND DRILL HOLE
 - FOUND CONCRETE BOUND
 - (DEED-) RECORD DIMENSIONS (Y.C.R.D. 15185/768)
 - Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
 - 1735/124 DEED BOOK AND PAGE
 - REF. PLAN REFERENCE PLAN
 - LOCUS PARCEL BOUNDARY
 - BOUNDARY OF ABUTTING PARCEL
 - STONE WALL

- NOTES:**
- 1) SEE DEED RECORDED AT Y.C.R.D. BOOK 15185, PAGE 768 FOR CURRENT TITLE REFERENCE.
 - 2) NORTH AS DEPICTED HEREON IS BASED ON MAGNETIC NORTH AS REFERENCED IN LOCUS DEED.
 - 3) ACCESS TO THE PROPERTY IS BY THAXTER LANE, ALSO KNOWN AS "THE WAY OUT", A VARIABLE WIDTH, PRIVATE RIGHT OF WAY.
 - 4) THIS PROPERTY IS A NON-CONFORMING SINGLE LOT OF RECORD CREATED BY DEED DATED JULY 20, 1965 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1670, PAGE 493.
 - 5) THE FIELD SURVEY FOR THIS PROJECT WAS CONDUCTED ON MAY 24, 2004 AND JUNE 7, 2004 WITH AN ELECTRONIC TOTAL STATION. ON APRIL 19, 2016 THE PROPERTY WAS VISITED, AND NO CHANGES FROM 2004 WERE OBSERVED.
 - 6) NO UTILITIES WERE OBSERVED ON THIS SITE. PRIOR TO CONSTRUCTION, CONTRACTORS SHALL CONTACT DIG-SAFE TO VERIFY UTILITY LOCATIONS.

- PLAN REFERENCES:**
- 1) "LOT HUBBARD II TRACTS (64.a.b)", DATED FEBRUARY 20, 1992, BY UNITED STATES FISH AND WILDLIFE SERVICE, ON RECORD WITH USF&WS, OFFICE OF REALTY, HADLEY, MA.
 - 2) "BRAVE BOAT HARBOR ASSOCIATION TRACT (60)", APRIL 10, 1974, BY UNITED STATES FISH AND WILDLIFE SERVICE, ON RECORD WITH USF&WS, OFFICE OF REALTY, HADLEY, MA.
 - 3) "PLAN BY ALBERT MOULTON, C.E. DATED JUNE 25, 1965" AS REFERENCED IN YORK COUNTY REGISTRY OF DEEDS BOOK 1670, PAGE 493 (COPY OBTAINED FROM US FISH & WILDLIFE SERVICE).

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____h____m____M, AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

CERTIFICATION
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL
STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS
OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR
PROFESSIONAL LAND SURVEYORS.
Christopher H. Mende
CHRISTOPHER H. MENDE, MAINE P.L.S. 1302 DATE JUNE 22, 2016



DATE: JUNE 22, 2016
PROJECT NO. 0448102
DRAWN BY: CDM/CHM
CHECKED BY: MPP
SCALE: 1" = 20'
NOTEBOOK: DATA COLLECTOR

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Planners
Surveyors
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**PLAN OF LAND OF ANNE L. MARSH,
WILLIAM M. KULES & JULIA WASHBURN**
(MAILING ADDRESS: 20 HICKORY AVENUE, TAKOMA PARK, MD 20912)
PREPARED FOR
WILLIAM KULES
(MAILING ADDRESS: 20 HICKORY AVENUE, TAKOMA PARK, MD 20912)
FOR LAND LOCATED ON CUTTS ISLAND AT
43 THAXTER LANE
TOWN OF KITTERY - YORK COUNTY - MAINE PROJECT #: 0448102