

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

**2 Follett Rd – Shoreland Development Plan Review**

Action: Accept or deny application; Approve or deny plan. Owner/applicant Don and Merry Craig request consideration to expand a single-family dwelling within the 100-foot setback from a protected water body located at 2 Follett Road (Tax Map 18 Lot 36) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Deane Rykerson, Rykerson Architecture.

**PROJECT TRACKING**

REQ'D	DESCRIPTION	COMMENTS	STATUS
YES	Determination of Completeness	6/9/2016	HELD
No	Secondary Review	Scheduled for 7/14/2016	PENDING
No	Site Walk	At the Board's discretion	
No	Public Hearing	At the Board's discretion	
Yes	Final Plan Review and Decision	Feasible for 7/14/2016	

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

**Background**

Planning Board review of this project is required by 16.10.3.2 Other Development Review, because it is located in the Shoreland Overlay Zone. The parcel is a nonconforming single-family dwelling on a conforming lot. The dwelling is located within the 100-foot setback from a protected water body.

At the time of January 1, 1989, the parcel located at 2 Follett Lane included a vacant 3-story multi-unit apartment building. The Zoning Board of Appeals (ZBA) application dated April 26, 1994 depicts the building and attached garage totaling 6,044 square feet of floor area. On May 23, 1994, the ZBA approved the demolition of the multi-unit apartment building, garage and foundation and the reconstruction of a 3,850 square foot single-family dwelling and 676 square foot attached garage, in a new location, as permitted by zone standards. The applicant states both the volume and floor area of the reconstructed single-family dwelling are less than the multi-family unit.

The proposed development is a vertical expansion. This includes a change in the roof over the garage and attached “workspace” on the westerly side of the structure.

**UPDATE:** The Board initially reviewed this plan at the June 9, 2016 meeting where the applicant stated the proposed development is to support an in-law apartment above the garage, which was not clear on the initial application. The applicant subsequently met with Staff to discuss the proposed development. The Code Enforcement Officer visited the property and determined an in-law apartment could not be accommodated. The applicant has submitted revised plans to propose an expansion to provide space for a bedroom, bathroom and bar area, and omitted the plans for an extra kitchen.

In addition, the applicant has submitted updated floor area and volume calculations for the Board's consideration.

### **Staff review**

1. The proposed development does not alter the lot's devegetated area or building coverage percentages.
2. *The recorded floor area on January 1, 1989 was 6,044 square feet. The tax card lists the existing gross floor area of the existing structure is 5,924 square feet. No additional floor area is proposed. The development maintains an expansion off no more than 30% in floor area as of 1/1/1989* **Update:** The applicant has submitted an analysis of the 1989 floor area (Plan sheets A-2 & A-3), including a garage that was not listed on the previously referenced tax card. The 1989 floor area is 7,272 square feet. The existing floor area is 6,934 square feet. No additional floor area is proposed.
3. *The applicant did not provide any evidence supporting the pre 1989 structure's volume. Due to the age and vacancy of the former structure, staff was, as well, unable to locate evidence of total volume on January 1, 1989 through tax cards or the property's file. Staff spoke with MDEP who advised that the burden to show a proposed expansion complies within the 30% limit lies with the applicant. Without information that supports the 1989 volume, additional volume expansion is not permitted. The applicant plans to present the Board with additional evidence of the 1989 volume during the review at the 6/9/2016 Planning Board meeting.* **Update:** The 1989 volume is 60,816 cubic feet. The proposed volume is 53,216 cubic feet, a decrease of 12.5%.
4. *Evidence submitted by the applicant represents the existing floor area and volume as 4,820 square feet and 38,560 cubic feet, respectively. The floor area is determined from the total area of finished space depicted on the structure's 1994 building plans. For the volume, the applicant multiplied the floor area by 8 to account for 8-foot ceilings. However, the definition of floor area and volume, as stated in 16.2, is not limited to finished spaces within the dwelling. The applicant should resubmit floor area and volume calculations using the structure's gross area, including all finished and unfinished spaces.* **Update:** This comment has been addressed.
5. Other than the principal structure, the proposed development has no impact on the site.

6. The maximum building height in the Residential-Kittery Point Village Zone is 35-feet. The proposed development does not increase the height of the existing structure, and is in conformance with this standard.
  
7. *The area to be expanded above the garage includes a ½ bath and kitchenette. The applicant has stated the expansion above the “workspace” will allow for a stairway access between the second floor and the garage, hence no floor area expansion. Accessory and intra-family dwelling units are not permitted in the Shoreland Overlay Zone. In addition, the lot does not have the square footage to satisfy the minimum land area per dwelling unit for two dwelling units. The Board may consider a condition of approval that the area above the garage shall not be issued a certificate of occupancy as a second, accessory, or intra-family dwelling unit. **Update:** The applicant has revised plans to remove the kitchenette from what was previously proposed. This comment has been addressed*
  
8. The applicant has not submitted a final plan for recording. Prior to signing, a final plan must be submitted for review by staff, and include the following:
  - a. Final plan must include a compilation the following:
    - i. Architectural sketches of the proposed development that demonstrate the floor area and volume calculations
    - ii. Floor plan depicting new stair case accessing the second floor from the garage
    - iii. Locus Map to show property in relation to surrounding roads, within two thousand feet of any property line of the development
    - iv. Site plan, drawn to scale, depicting location on property of the proposed development. Include a plan note referencing the site plan used, if applicable.
    - v. Tables that include the existing and proposed floor area and volume, and the percent change, for all development that is proposed or has occurred since January 1, 1989
      1. A plan note indicating the floor area and volume on January 1, 1989 is reflective of a structure that is no longer present on site.
    - vi. Plan note expressly stating no other impacts to the site are approved with this application
    - vii. Title block in the lower right corner containing:
      1. Name(s) and address(es) of the applicant and downer
      2. Plan title (ex: “Shoreland Development Plan”)
      3. Date of the plan preparation/revision, and unique ID number for the plan and revisions
    - viii. Map and Lot number in ¼” high letters at the lower right boarder of plan sheet
    - ix. Signature block for Planning Board chair
  - b. Plan must be embossed, sealed or both, with the seal of an architect, professional engineer or registered land surveyor
  - c. Final plan must measure no less than 12” x 18” and no greater than 24” x 36” per MRSA Title 33 §652

**Recommendations**

With the recommended revisions, the application appears to meet the standards and requirements of Title 16. The Board should determine whether a site walk and/or public hearing is warranted. If the Board determines a site walk and/or public hearing is not warranted, Staff recommends the Board accept and approve the application, with conditions (suggested motion below).

***Move to accept the Shoreland Development Plan application dated May 19, 2016 from Don and Mary Craig for 2 Follett Lane (Tax Map 18 Lot 36) in the Residential-Kittery Point Village and Shoreland Overlay Zones***

***...and***

***Move to approve with conditions the Shoreland Development Plan application dated May 19, 2016 from Don and Mary Craig for 2 Follett Lane (Tax Map 18 Lot 36) in the Residential-Kittery Point Village and Shoreland Overlay Zones, upon the review and voting, in the affirmative, on the Findings of Fact.***

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

Kittery Planning Board

**UNAPPROVED**

**Findings of Fact  
For 2 Follett Lane  
Shoreland Development Plan Review**

**WHEREAS:** Don and Merry Craig request to expand a single-family dwelling located within the 100-foot setback from a protected water body. The site is located at 2 Follett Road (Tax Map 18 Lot 36) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (SH-OZ-250') Zones, hereinafter the “Development” and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted {in the plan review notes prepared for 7/14/2016}

Shoreland Development Plan Review	6/9/2016 & 7/14/2016
Approval	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 7/14/2016}

1. Shoreland Development Plan Application, received 5/19/2016; revised 6/23/2016
2. Square foot and volume calculations, Rykerson Architecture, received 6/23/2016
3. Existing conditions, Rykerson Architecture, received 6/23/2016
4. Craig Residence Architecture plan set, William Ross Design, dated 9/6/1994, received 5/19/2016

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

**FINDINGS OF FACT**

**Chapter 16.3 LAND USE ZONE REGULATIONS**

**16.3.2.17.D Shoreland Overlay Zone**

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

Findings: The proposed development does not include changes to the lot’s devegetated area.

Conclusion: The requirement is not applicable.

**Vote:**          in favor          against          abstaining

**Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS**  
**Article III Nonconformance**

**16.7.3.1 Prohibitions and Allowances**

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

Finding: The proposed development is a vertical expansion on the existing structure that is within the allowable expansion in volume, less than 30%. The proposed development is in conformance with zone standards and does not increase nonconformity of any structure or aspect of the lot.

Conclusion: The requirement appears to be met.

**Vote: in favor against abstaining**

**16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones**

**16.7.3.6.1 Nonconforming Structure Expansion**

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

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

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

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

Finding: The 1989 floor area and volume is 7,272 square feet and 60,816 cubic feet, respectively. The existing floor area is 6,934 square feet. No additional floor area is proposed. The proposed volume is 53,216 cubic feet, a decrease of 12.5%.

Conclusion: This requirement appears to be met.

**Vote: in favor against abstaining**

## Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW

### Article 10 Shoreland Development Review

#### 16.10.10.2 Procedure for Administering Permits

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

*1. Maintain safe and healthful conditions;*

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

Conclusion: This requirement appears to be met

**Vote:**      in favor      against      abstaining

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

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

Conclusion: This requirement appears to be met

**Vote:**      in favor      against      abstaining

*3. Adequately provide for the disposal of all wastewater;*

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

Conclusion: This requirement is not applicable.

**Vote:**      in favor      against      abstaining

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

Finding: The proposed development does not appear to have an adverse impact.

Conclusion: This standard appears to be met.

**Vote:**      in favor      against      abstaining

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

Finding: Shore cover is not adversely impacted

Conclusion: This requirement appears to be met.

**Vote:**      in favor      against      abstaining

<p><i>6. Protect archaeological and historic resources;</i></p> <p><u>Finding:</u> There does not appear to be any resources impacted.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;"><b>Vote: <u>    </u> in favor <u>    </u> against <u>    </u> abstaining</b></p>
<p><i>7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;</i></p> <p><u>Finding:</u> The property is not located in the Commercial Fisheries / Maritime Use Zone.</p> <p><u>Conclusion:</u> This requirement is not applicable.</p> <p style="text-align: right;"><b>Vote: <u>    </u> in favor <u>    </u> against <u>    </u> abstaining</b></p>
<p><i>8. Avoid problems associated with floodplain development and use;</i></p> <p><u>Finding:</u> The location of the proposed development is designated Zone C by FEMA Flood Zone standards and is defined as an area of minimal flood hazard. The proposed development does not appear to have an impact on a floodplain or flood-prone area.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;"><b>Vote: <u>    </u> in favor <u>    </u> against <u>    </u> abstaining</b></p>
<p><i>9. Is in conformance with the provisions of this code;</i></p> <p><u>Finding:</u> The proposed development complies with the applicable standards of Title 16, including Chapter 7, Article III Nonconformance.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;"><b>Vote: <u>    </u> in favor <u>    </u> against <u>    </u> abstaining</b></p>
<p><i>10. Be recorded with the York county Registry of Deeds.</i></p> <p><u>Finding:</u> With consideration of condition # 5, a plan suitable for recording has been prepared.</p> <p><u>Conclusion:</u> As stated in the Notices to Applicant contained herein, shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.</p> <p style="text-align: right;"><b>Vote: <u>    </u> in favor <u>    </u> against <u>    </u> abstaining</b></p>

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

**Waivers:** None

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

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

2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. No trees are to be removed without prior approval by the Code Enforcement Officer or the Shoreland Resource Officer. Efforts to protect existing trees must be in place prior to construction.
4. All Notices to Applicant contained herein (Findings of Fact dated 7/14/2016).

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

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

The Planning Board authorizes the Planning Board Chair, 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 KITTELY PLANNING BOARD ON July 14, 2016

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Ann Grinnell, Planning Board Chair

**Notices to Applicant:**

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

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

# SHORELAND DEVELOPMENT PLAN APPLICATION



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

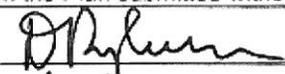
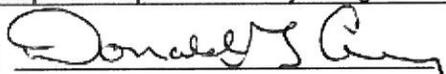
MAP ___ LOT ___
DATE: _____
FEE: \$ 200.00
ASA*: _____

<b>PROPERTY DESCRIPTION</b>	Physical Address	2 Follett Lane Kittery Point		
	Base Zone	SR	Overlay Zone (s)	Shoreland Zone
<b>OWNER INFORMATION</b>	Name	Don, Merry Craig		Mailing Address
	Phone	207 439 8703		
	Email			
<b>AGENT INFORMATION</b>	Name	Deane Rykerson		Company
	Phone	207 439 8755		Mailing Address
	Email	rykersonarchitecture@comcast.net		
	Fax			
<b>APPLICANT INFORMATION</b>	Name	Deane Rykerson		Mailing Address
	Phone	207 439 8755		
	Email	rykersonarchitecture@comcast.net		

PROJECT DESCRIPTION	<u>Existing Use:</u> Space over garage
	<u>Proposed Use</u> (describe in detail):  New Bedroom and bathroom. Reframe existing roof over garage to increase headroom.

<b>PROJECT DESCRIPTION</b>	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	Shoreland Zoning ,  INCREASE VOLUME WITH ROOF RECONFIGURE.

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

<b>Applicant's Signature:</b>		<b>Owner's Signature:</b>	
<b>Date:</b>	6/23/16	<b>Date:</b>	June 23, 2016

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

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

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

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

**Expansion/Construction Analysis within the Shoreland Overlay Zone<sup>1</sup>**  
(see Table 16.9)

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

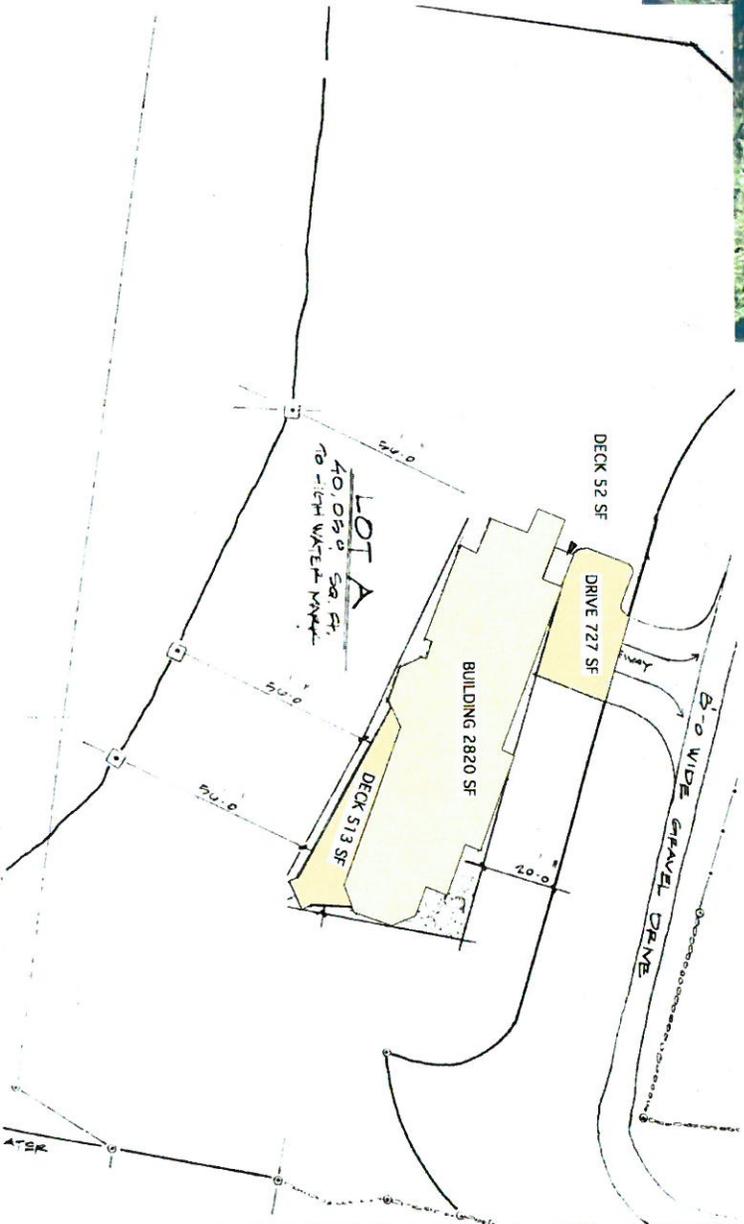
Structure distance from water body: <75 feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	7272 sf	6934 sf	-4.6 %	
CF (Volume)	60816 cf	62049 cf	5.3 %	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/> Maintenance/repair: <input type="checkbox"/>			Value: \$ 37,500
*Total increase in area and/or volume may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 40,059	20 %	0 sf	0 sf	na %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 40,059	15 %	2820 sf	2820 sf	na %
*See underlying zone standards for building coverage percent allowed.				

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



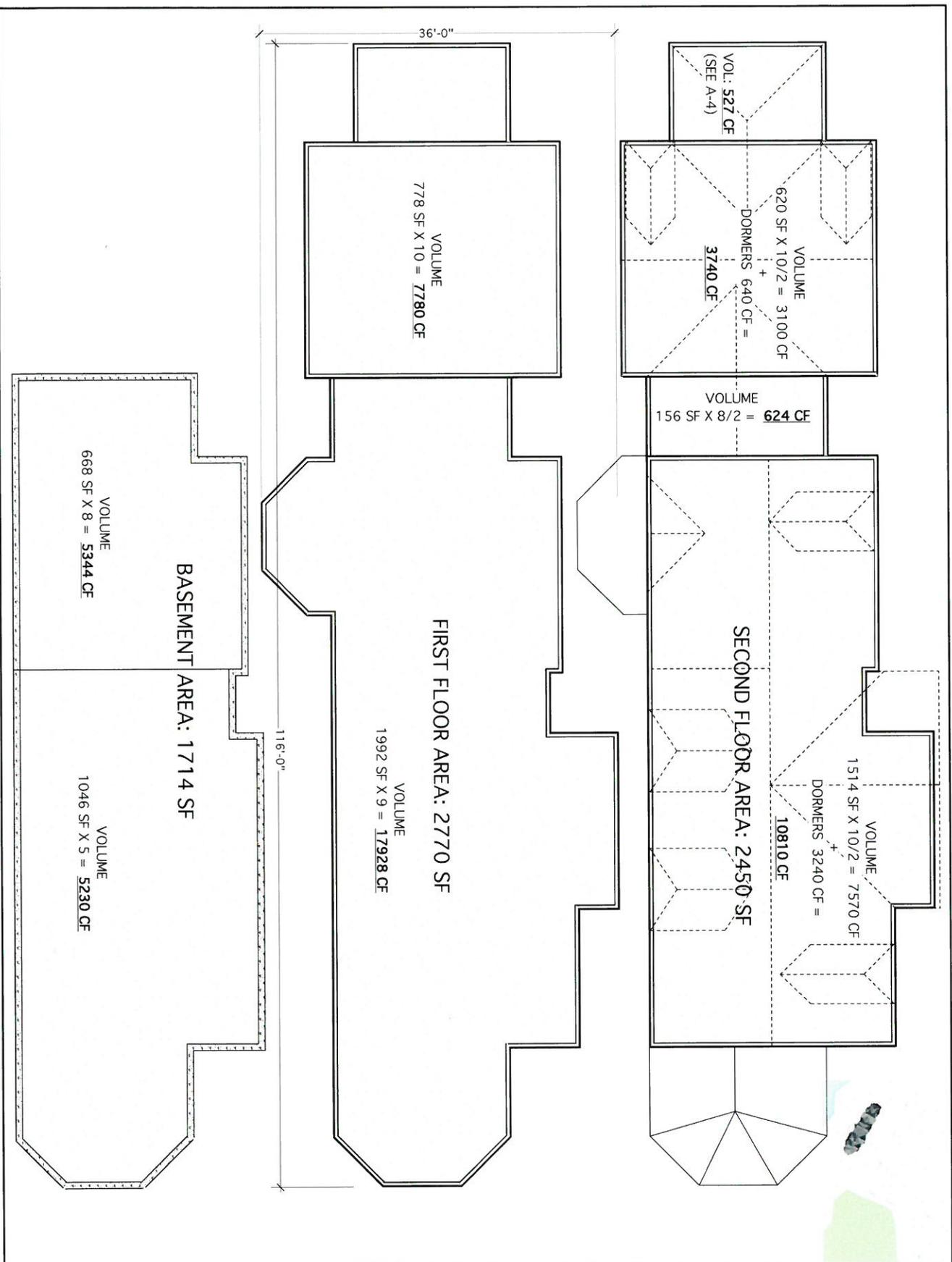
BUILDING COVERAGE  
(NO CHANGE)  
LOT SIZE 40,059 SF  
BUILDING 2820 SF  
% COVERAGE 7%

JUNE 23, 2016  
KITTEERY PLANNING  
BOARD APPROVAL  
JULY 7, 2016

SHORELAND  
DEVELOPMENT PLAN

1" = 30' - 0"  
DON & HERRICK/CSAG  
2 ROLLBET LANE  
KITTEERY POINT ME 03905  
BOOK 14562 / PAGE 882

**EXISTING**  
**SITE 2016**  
RYERSON  
E. RYAN RYERSON  
100 WASHINGTON ST.  
KITTEERY POINT, MAINE 03905  
TEL: 603.882.2072 FAX: 603.882.2073



TOTAL EXISTING VOLUME

B	10574 CF
1	25708 CF
2	15701 CF
<b>TOTAL</b>	<b>51983 CF</b>

TOTAL EXISTING AREA:

B	1714
1	2770
2	2450
<b>TOTAL</b>	<b>6934 SF</b>

**EXISTING  
A & V 2016**

JUNE 23, 2016  
 KITTERY PLANNING  
 BOARD APPROVAL  
 JULY 7, 2016

SHORELAND  
 DEVELOPMENT PLAN

DON & MERRY CRAIG  
 2 HOLLETT LANE  
 KITTERY POINT ME 03905  
 BOOK 14562/PAGE 882

**RYERSON**  
 ARCHITECTURE  
 RYANNE RYERSON  
 REGISTERED ARCHITECT  
 NO. 2904  
 STATE OF MAINE

**A-1**



TOTAL EXIST. 1989 VOLUME

- B 11298 CF
- 1 17442 CF
- 2 13296 CF

**TOTAL 42036 CF**

TOTAL EXISTING 1989 AREA:

- B 1614 SF
- 1 1937 SF
- 2 1662 SF

**TOTAL 5213 SF**

**EXISTING A + V  
1989 B, 1, 2**

JUNE 23, 2016

KITTERY PLANNING  
BOARD APPROVAL  
JULY 7, 2016

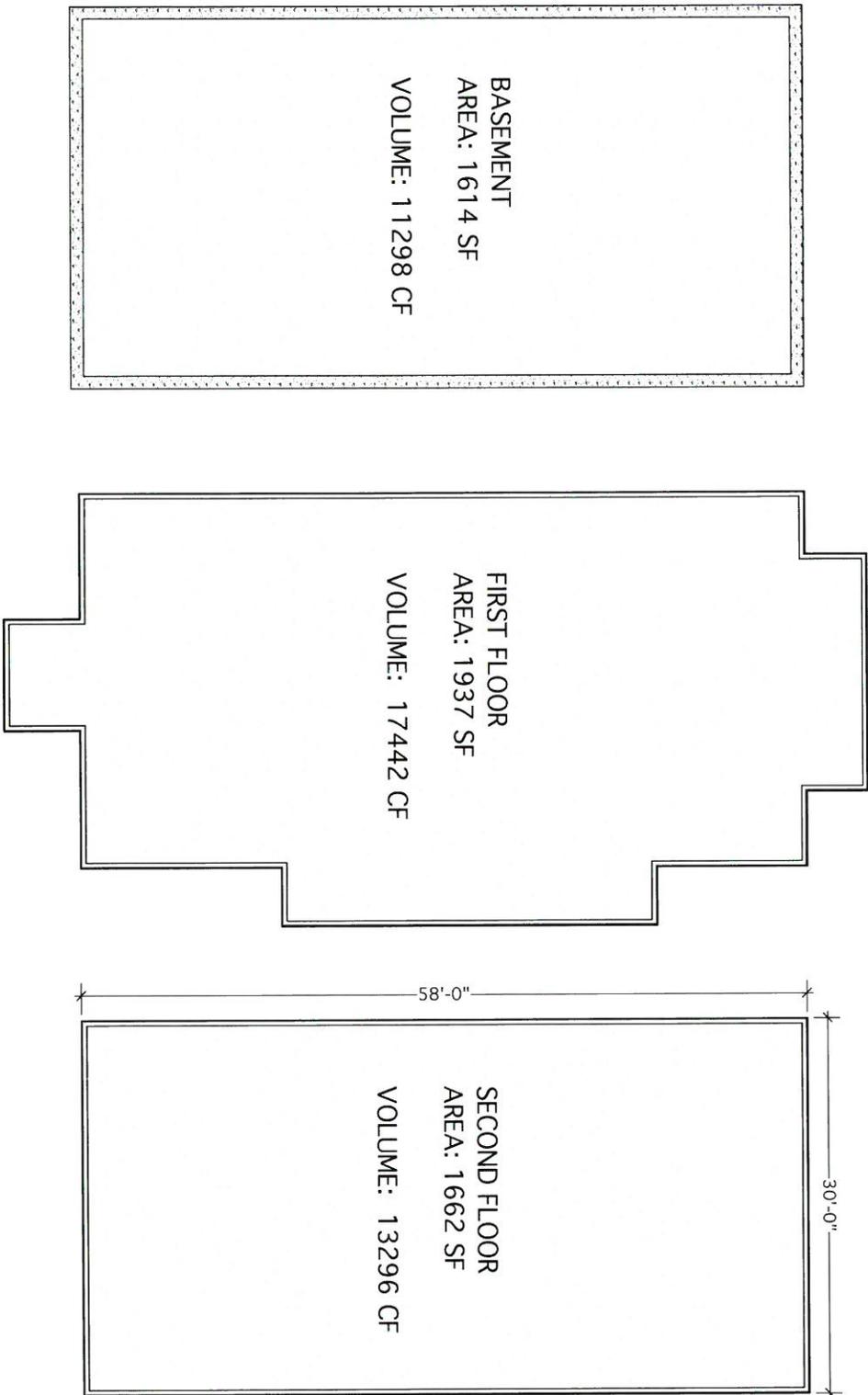
SHORELAND  
DEVELOPMENT PLAN

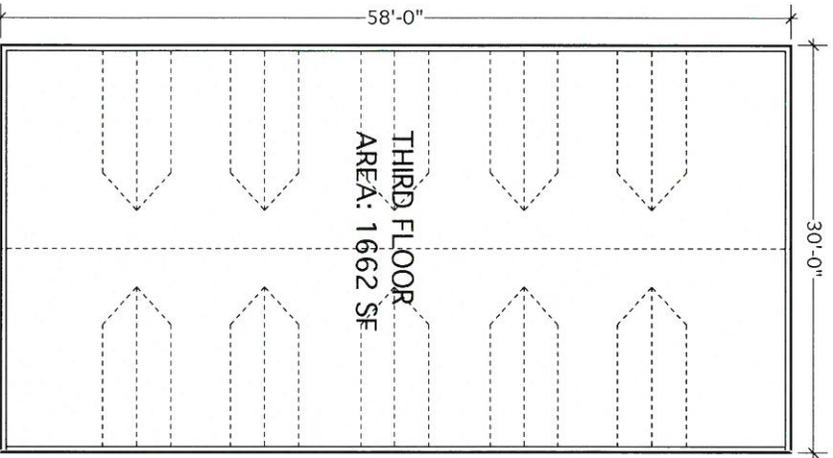
0' 1" 2" 3"

DON & MERRY CRAIG  
2 ROLLETT LANE  
KITTERY POINT ME 03905  
BOOK 14562/ PAGE 882

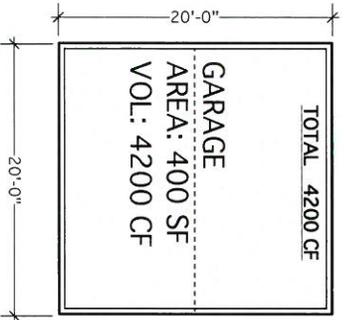
**Ryan R. Keane**  
REGISTERED ARCHITECT  
KITTERY POINT, MAINE 03905  
LICENSE NO. 2904

**A - 2**

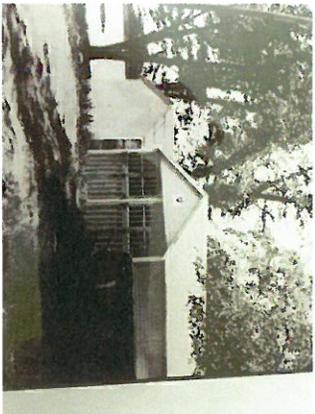




VOLUME: 1740 SF X 1 1/2 = 12180 CF  
 +  
 [10] DORMERS @ 240 CF = 2400 CF  
 TOTAL 14580 CF



VOLUME: 400 SF X 9 = 3600 CF  
 +  
 400 SF X 3/2 = 600 CF



TOTAL EXIST. 1989 VOLUME  
 B,1,2 42036 CF  
 3 14580 CF  
 GARAGE 4200 CF  
**TOTAL 60816 CF**

TOTAL EXISTING 1989 AREA

B	1614
1	1934
2	1662
3	1662
GARAGE	400
<b>TOTAL</b>	<b>7272 SF</b>

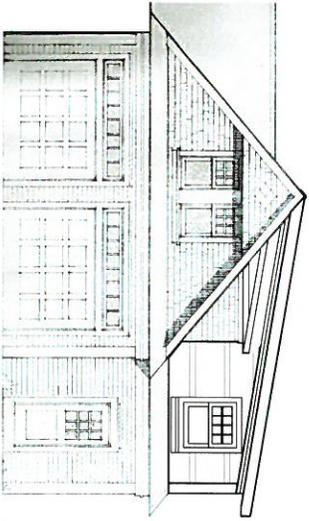
**EXISTING A & V  
 1989 3, GARAGE**

JUNE 23, 2016  
 KITTERY PLANNING  
 BOARD APPROVAL  
 JULY 7, 2016

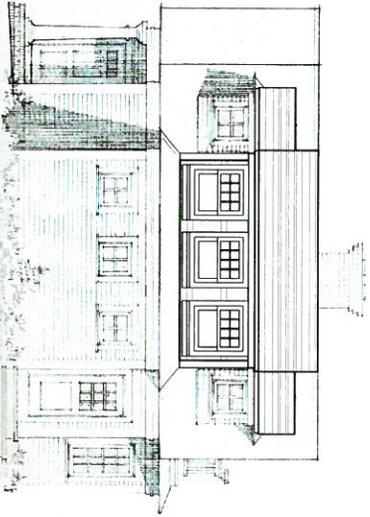
**SHORELAND  
 DEVELOPMENT PLAN**

DON & MERRY CRAIG  
 2 FOLLETT LANE  
 KITTERY POINT ME 03905  
 BOOK 145627 / PAGE 882

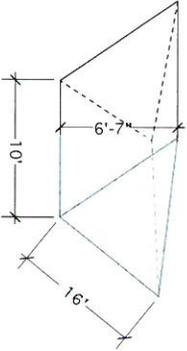
**Ryerson**  
 ARCHITECT  
 200 FOLLETT LANE  
 KITTERY POINT, MAINE 03905  
 603-883-2111  
 ryersonarchitect.com



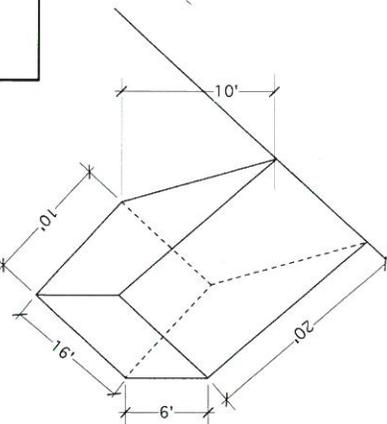
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



EXISTING VOLUME  
160 SF X 6.58FT/2 = 527 CU FT



PROPOSED VOLUME  
160 SF X 6 = 960 CUFT  
+  
10' x 10' x 16' = 800 CUFT  
TOTAL: 1760 CUFT

INCREASE IN AREA: 0  
INCREASE IN VOLUME: 1760CF - 527CF = 1233 CF  
% V INCREASE FROM 1989: 2.0 %  
% V INCREASE FROM 2016: 2.4 %



PROPOSED VOL. = 1760 CF  
EXIST. VOL. = 527 CF  
EXPANSION = 1233 CF

JUNE 23, 2016  
KITTEERY PLANNING  
BOARD APPROVAL  
JULY 7, 2016

SHORELAND  
DEVELOPMENT PLAN

0 3 8  
DAN & MERRY CHASE  
2 FOLLETT LANE  
KITTEERY POINT ME 03905  
BOOK 14562 / PAGE 882

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**A - 4**