

**Town of Kittery Maine  
 Town Planning Board Meeting  
 June 9, 2016**

**2 Hutchins Cove Drive – Shoreland Development Plan Review**

Action: Review plan application; Approve or deny plan. Owner/applicant Kim Killeen requests consideration of plans to construct a single-family dwelling on an existing vacant lot located at 2 Hutchins Cove Drive (Tax Map 39 Lot 3-9) in the Residential-Rural (R-RL) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Ken Markley, North Easterly Surveying.

**PROJECT TRACKING**

REQ'D	DESCRIPTION	COMMENTS	STATUS
NO	Sketch Plan		NA
YES	Determination of Completeness	6/9/2016	Accepted
NO	Secondary Planning Board review	Scheduled for 6/23/2016	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 6/23/2016	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 and 16.8.28 Single and Duplex family Dwellings, because it is located in the Shoreland Overlay Zone. The parcel is a conforming, vacant lot in the Residential-Rural (R-RL) and Shoreland Overlay (SH-OZ-250') Zones.

The proposed development is a single-family dwelling located outside of the 100-foot required setback from the protected water resource, Spruce Creek.

The applicant submitted a plan for review at the June 9, 2016 Planning Board meeting, however the plan included clearing beyond what is permitted in the Shoreland Overlay Zone. The applicant has submitted revised plans for review by the Planning Board. The following is a review of review the revised plans.

### **Staff Review - Revised**

The proposed development is a single family dwelling. Single family dwellings are a special exception use in the Residential Rural and Shoreland Overlay Zones. The Board will need to consider a request for special exception use prior to final approval (see attached Title 16.6.6.2 *Factors of Consideration*).

A Single-family dwelling is permitted in the Shoreland Overlay Zone provided there is no location on the property other than a location within the Shoreland Overlay Zone where a single-family dwelling can be built and the structure is set back from the normal high water line to the greatest practical extent, as determined by the Planning Board. The entirety of the lot is located within the Shoreland Overlay Zone. The revised location of the proposed structure appears to be set back as much as possible without encroaching on the front yard setback.

The proposed dwelling unit does not encroach on any front, side or rear setbacks, or the 100-foot required setback from Spruce creek or the upland edge of the wetland located on the easterly abutting property.

The minimum land area per dwelling unit for the Residential-Rural (R-RL) zone is 40,000 square feet. The lot has 49,675 square feet and can support a single-family dwelling unit.

The maximum building coverage in the R-RL zone is 15%. The proposed building coverage is 5.4%

Maximum devegetated area in the Shoreland Overlay Zone is 20%. The proposed devegetated area, as depicted on the revised plan, is 12.8%.

The shoreland overlay zone limits tree clearing to 25% of the lot. Existing conditions include a cleared area of greater than 25% of the total lot. The proposed development as depicted on the revised plans do not include any additional tree clearing. The Board may consider a condition of approval to state no additional clearing may be permitted.

Title 16.8.28.1.F states “the total ground-floor area, including cantilevered or similar overhanging extensions, of all principle and accessory structures (within the Shoreland Overlay Zone) is limited to a maximum of fifteen hundred (1,500) square feet. This limitation may not be altered by variance”. The proposed development has a total building footprint of 2,700 square feet. The applicant will need to revise the plans to accommodate a 1,500 square foot maximum.

The septic system requires a 20-foot minimum setback from the principle dwelling. The plan depicts a 20.5-foot setback. The applicant has submitted a copy of the HHE-200 application dated 12/31/2015 to the Board for review.

The proposed development is not located within the flood zone.

Staff recommends the approval of plan with the following revisions

1. Update the proposed devegetated area square footage and percentage on the Shoreland Development Plan application to match the revised Shoreland Development Plan.
2. Depict proposed building coverage percentage on final plan
3. Revise plan to depict a principle structure with a building footprint of no greater than 1,500 square feet

### **Recommendation**

A public hearing and/or site visit is not required. However, given that this application is for new development on a vacant lot, a site walk, abutter notice and public hearing may be warranted. If the Board determines a site visit and or public hearing is warranted the Board may proceed with scheduling a public hearing (suggested motion A below). If the Board is satisfied with the information provided by the applicant and finds a site visit and/or public hearing is not warranted, the Board may grant conditional approval and proceed with the reading and reviewing of the Findings of Fact (suggested motion B below).

Motion A

***Move to schedule a public hearing for the Shoreland Development Plan application dated 5/18/2016 for owner/applicant Kim Killeen, located at 2 Hutchins Cove Drive (Tax Map 39 Lot 3-9) in the Rural-Residential and Shoreland Overlay Zones for July 14, 2016.***

Motion B

***Move to grant approval with conditions the Shoreland Development Plan application dated 5/18/2016 for owner/applicant Kim Killeen, located at 2 Hutchins Cove Drive (Tax Map 39 Lot 3-9) in the Rural-Residential 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 Hutchins Cove Drive  
Shoreland Development Plan Review**

**WHEREAS:** Owner/applicant Kim Killeen requests consideration of plans to construct a single-family dwelling on an existing vacant lot located at 2 Hutchins Cove Drive (Tax Map 39 Lot 3-9) in the Residential-Rural (R-RL) 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 6/23/2016}

Shoreland Development Plan Review	6/9/2016
Secondary Shoreland Development Plan Review	6/23/2016
Approval	6/23/2016

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 6/23/2016}

1. Shoreland Development Plan application, dated 5/18/2016
2. Shoreland Development Plan, North Easterly Surveying, Inc., dated 5/19/2016; revised 6/14/2016
3. Architectural drawing, Excel Homes, dated 4/22/2016
4. Quitclaim Deed with Covenant, dated 9/8/2015, received 6/7/2016
5. Subsurface Wastewater Disposal system Application, dated 12/31/2015

**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**

<b>16.3.2.17.D Shoreland Overlay Zone</b>
<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>
<b>Findings:</b> The proposed development includes a devegetated area of 12.8% of the lot.
<b>Conclusion:</b> The requirement appears to be met.
<b>Vote:</b> <u>    </u> in favor <u>    </u> against <u>    </u> abstaining

**Chapter 6 DECISION APPEAL, VARIANCE and OTHER REQUESTS**  
**Article 6 Basis for Decision**

**16.6.6.1 Conditions**

*B. In hearing appeals/requests under this section, the Board of Appeals (or Planning Board per Title 16.6.4.4.B) must use the following criteria as the basis of a decision. The:*

- 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.*

Finding: All abutting properties include the same use as the proposed development. Factors for consideration, 16.6.6.2 and additional conditions, 16.6.6.3, have been considered and the development does not result in any adverse impact to the safety, health or welfare of adjacent properties, zones or the Town.

Conclusions: 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 applicant has submitted a septic application for a two compartment, 1500-gallon treatment tank to serve a 3-bedroom single-family dwelling.

**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 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:** Shore cover is not adversely impacted

**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.

**Conclusion:** This requirement appears to be met.

**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 to the rear of the property along Spruce Creek. 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 existing clearing of approximately 21,670 square feet, 43.8% of the total lot area, is not being enlarged as required by Title 16.9.2.2.D.

*The proposed development is not in compliance with Title 16.8.28.1.F as the ground-floor area exceeds the 1,500 square feet limit.*

Conclusion: This requirement **does not** appear 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 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, including existing vegetation line as depicted 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.
4. 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.
5. All Notices to Applicant contained herein (Findings of Fact dated 6/23/2016).

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

6. 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 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 June 23, 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

## RECODIFICATION - ORDAINMENT – 07/26/2010

(With amendments Ordained 9/26/11; 1/23/12; 5/30/12; 9/24/12; 3/25/13; 6/10/13; 1/27/14; 1/28/15; 9/28/15;10/14/15;10/26/15)

### **16.6.6 Basis for Decision.**

#### **16.6.6.1 Conditions.**

- A. In hearing appeals/requests under this Section, the Board of Appeals must first establish that it has a basis in law to conduct the hearing and decide the question.
- B. In hearing appeals/requests under this Section, the Board of Appeals must use the following criteria as the basis of a decision, the:
  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.

#### **16.6.6.2 Factors for Consideration.**

In making such determination, the Board of Appeals must also give consideration, among other things, to:

- A. The character of the existing and probable development of uses in the zone and the peculiar suitability of such zone for the location of any of such uses;
- B. The conservation of property values and the encouragement of the most appropriate uses of land;
- C. The effect that the location of the proposed use may have upon the congestion or undue increase of vehicular traffic congestion on public streets or highways;
- D. The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent (whether liquid, solid, gaseous or otherwise) that may be caused or created by or as a result of the use);
- E. Whether the use, or materials incidental thereto, or produced thereby, may give off obnoxious gases, odors, smoke or soot;
- F. Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise;
- G. Whether the operations in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing, or if proposed by the Town or by other competent governmental agency;
- H. The necessity for paved off-street parking;

## RECODIFICATION - ORDAINMENT – 07/26/2010

(With amendments Ordained 9/26/11; 1/23/12; 5/30/12; 9/24/12; 3/25/13; 6/10/13; 1/27/14; 1/28/15; 9/28/15;10/14/15;10/26/15)

- I. Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use, or by the structures to be used, or by the inaccessibility of the property or structures thereon for the convenient entry and operation of fire and other emergency apparatus, or by the undue concentration or assemblage of person upon such plot;
- J. Whether the use, or the structures to be used, will cause an overcrowding of land or undue concentration of population; or, unsightly storage of equipment, vehicles, or other materials;
- K. Whether the plot area is sufficient, appropriate and adequate for the use and the reasonably anticipated operation and expansion thereof;
- L. Whether the proposed use will be adequately screened and buffered from contiguous properties;
- M. The assurance of adequate landscaping, grading, and provision for natural drainage;
- N. Whether the proposed use will provide for adequate pedestrian circulation;
- O. Whether the proposed use anticipates and eliminates potential nuisances created by its location;
- P. The satisfactory compliance with all applicable performance standard criteria contained in Chapter 16.8 and 16.9.

### **16.6.6.3 Additional Special Exception Conditions.**

Special exception approvals may be subject to additional conditions as determined by the BOA, including the following:

- A. Front, side or rear yards in excess of minimum requirements;
- B. Modifications of the exterior features of buildings or other structures;
- C. Limitations on the size of buildings and other structures more stringent than the minimum or maximum requirements;
- D. Regulation of design of access drives, sidewalks and other traffic features;
- E. Off-street parking and loading spaces in excess of the minimum requirements; or
- F. Restrictions on hours of operation.

### **16.6.6.4 Findings of Fact.**

After reaching a decision on an appeal/request under this Section, the Board of Appeals must verify on the record its findings of fact supporting the basis of its decision.

### **16.6.6.5 Outstanding Violations.**

No variance, special exception, or miscellaneous variation request may be granted for premises on which outstanding violations of this Code exist, unless the effect of such variance, special exception, or miscellaneous variation would remedy all such violations.

# SHORELAND DEVELOPMENT PLAN APPLICATION



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

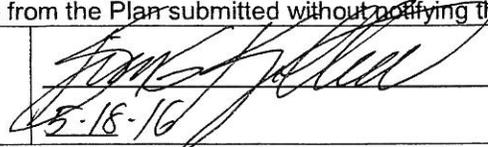
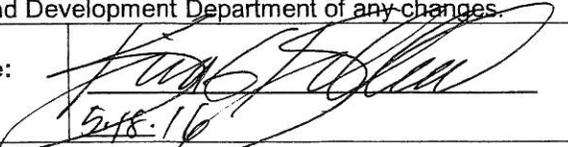
MAP ___ LOT ___
DATE: _____
FEE: \$ 200.00
ASA*: _____

<b>PROPERTY DESCRIPTION</b>	Physical Address	2 Hutchins Cove Road, Kittery		
	Base Zone	<b>R-RL</b>	Overlay Zone (s)	<b>OZ-SL-250</b>
<b>OWNER INFORMATION</b>	Name	<b>KIM S. KILLEEN</b>		Mailing Address <b>373 BROCKELMAN ROAD LANCASTER, MA 01523</b>
	Phone	<b>978-870-4341</b>		
	Email	<b>KSKILLEEN@GMAIL.COM</b>		
<b>AGENT INFORMATION</b>	Name	<b>KEN MARKLEY</b>		Company <b>NORTH EASTERLY SURVEYING, INC.</b>
	Phone	<b>207-439-6333</b>		Mailing Address <b>191 STATE ROAD KITTERY, ME 03904</b>
	Email	<b>KEN@EASTERLYSURVEYING.COM</b>		
	Fax			
<b>APPLICANT INFORMATION</b>	Name	<b>KIM S. KILLEEN</b>		Mailing Address <b>373 BROCKELMAN ROAD LANCASTER, MA 01523</b>
	Phone	<b>978-870-4341</b>		
	Email	<b>KSKILLEEN@GMAIL.COM</b>		

<b>PROJECT DESCRIPTION</b>	<u>Existing Use:</u> VACANT RESIDENTIAL LOT IN AN APPROVED SUBDIVISION.
	<u>Proposed Use</u> (describe in detail): PROPOSED SINGLE FAMILY HOME AND DRIVEWAY OFF HUTCHINS COVE ROAD.

<b>PROJECT DESCRIPTION</b>	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	LOT HAS FRONTAGE ON SPRUCE CREEK AND A FRESHWATER WETLAND. LOT IS IN THE OZ-SL-250 RESIDENTIAL SHORELAND ZONE.

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>	5-18-16	<b>Date:</b>	5-18-16

\*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**

- 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")**

**Shoreland Development Plan format and content:**

- A) Paper Size; no less than 11" X 17" or greater than 24" X 36"
- B) Plan Scale  
 Under 10 acres: no greater than 1" = 30'  
 10 + acres: 1" = 50'
- C) Title Block  
 Title: Shoreland Development Plan  
 Applicant's name and address  
 Name of preparer of plan with professional information  
 Parcel's Kittery tax map identification (map – lot) in bottom right corner  
 **Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.**
- D) Signature Block  
 Area for signature by Planning Board Chair and Date of Planning Board Approval

Development Plan must include the following existing and proposed information:

<p><b>Existing:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Land Use Zones and boundaries</li> <li><input type="checkbox"/> Topographic map (optional)</li> <li><input checked="" type="checkbox"/> Wetlands and flood plains</li> <li><input checked="" type="checkbox"/> Water bodies and water courses</li> <li><input checked="" type="checkbox"/> Parcel area</li> <li><input checked="" type="checkbox"/> Lot dimensions</li> <li><input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone)</li> <li><input checked="" type="checkbox"/> Streets, driveways and rights-of-way</li> <li><input checked="" type="checkbox"/> Structures</li> <li><input checked="" type="checkbox"/> Distance from structure to water body and property lines</li> <li><input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage</li> </ul>	<p><b>Proposed:</b> (Plan must show the lightened existing topography under the proposed project plan for comparison.)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Recreation areas and open space</li> <li><input checked="" type="checkbox"/> Setback lines and building envelopes</li> <li><input checked="" type="checkbox"/> Lot dimensions</li> <li><input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone)</li> <li><input checked="" type="checkbox"/> Streets, driveways and rights-of-way</li> <li><input checked="" type="checkbox"/> Structures</li> <li><input type="checkbox"/> Floor area, volume, devegetated area, and building coverage</li> </ul> <p>Distance to:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Nearest driveways and intersections</li> <li><input checked="" type="checkbox"/> Nearest fire hydrant</li> <li><input checked="" type="checkbox"/> Nearest significant water body; ocean, wetland, stream</li> </ul>
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**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: 100'+ feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	sf	sf	%	
CF (Volume)	cf	cf	%	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input type="checkbox"/>			Value:
	Maintenance/repair: <input type="checkbox"/>			\$
*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) 49,675 S.F.	20 %	0 sf	6,120 sf	12.3 %
*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) 49,675 S.F.	15 %	0 sf	2,700 sf	5.4 %
*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.





BK 17094 PGS 435-436 09/10/2015 10:02:42 AM  
 INSTR # 2015038468 DEBRA ANDERSON  
 RECEIVED YORK SS REGISTER OF DEEDS

Return to:  
**Whitney, Mundy & Mundy**  
 P.O. Box 187  
 South Berwick, ME 03908

E  
 JP →

## QUITCLAIM DEED WITH COVENANT Maine Statutory Short Form

We, **Allen J. Killeen and Judith C. Killeen**, as Trustees of the **Allen J. Killeen Revocable Trust** u/d/t dated September 24, 2010, as amended, with a mailing address of PO Box 645 Kittery ME 03904 for consideration paid, grant to **Kim S. Killeen** of 373 Brockelman Road, Lancaster, MA 01523, York County, Maine with **Quitclaim Covenant**, the real estate located in the Town of Kittery, County of York, and State of Maine, described as follows:

NO R.E. TRANSFER TAX PAID

A certain tract or parcel of land, together with the buildings and improvements thereon, if any, located on the westerly side of, but not adjacent to Haley Road, so-called, in Kittery, in the County of York and State of Maine, and being Lot No. 9 as shown on a plan titled "Revised Plan of Hutchins Cove Development prepared for James Austin, Kittery, Maine," by Thomas F. Moran, Inc. dated May 10, 1990, and recorded in the York County Registry of Deeds at Plan Book 201, Page 21, to which Plan reference is made for a more particular description.

The above-described premises are conveyed subject to the easements, conditions and restrictions as shown on said Plan.

The above-described premises are also conveyed together with an easement and right of way in common with others, for the purposes of passage, utility installation and maintenance, and road and drainage construction and maintenance over Hutchins Cove Drive, including "Lot 1'B" as shown on the above-referenced plan and also as shown on a plan titled "Plan of Hutchins Cove Development prepared for James Austin, Kittery, Maine," by Thomas F. Moran, Inc. dated May 10, 1990 and recorded in the York County Registry of Deeds at Plan Book 1999, Page 49.

The above-described premises are conveyed together with the benefits of and subject to the Hutchins Cove Declaration of Protective Covenants and Common Easements dated May 8, 1991, and recorded in the York County Registry of Deeds at Book 5715, page 186, all of which are incorporated herein by reference to said Protective Covenants and Easements with the same force and effect as if fully set forth herein. The Grantee hereby assumes and agrees to observe and perform the obligations imposed thereby and does accept the benefits thereof.

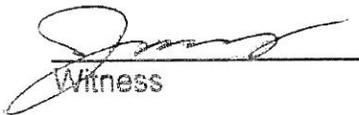
Meaning to describe and conveying the same premises described in deed dated September 24, 2010 from Allen J. Killeen and Judith C. Killeen to these grantors and recorded in the York County Registry of Deeds at Book 16005, Page 344.

Witness my hand and seal this 8<sup>th</sup> day of September, 2015

**Allen J. Killeen Revocable Trust**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Allen J. Killeen, Trustee

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Judith S. Killeen, Trustee

**STATE OF MAINE**  
**COUNTY OF YORK, ss.**

September 8, 2015

Then personally appeared the above-named Allen J. Killeen and Judith C. Killeen and in their stated capacities and acknowledged the foregoing instrument to be their free act and deed, before me.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:

JAMES S. MUNDY  
NOTARY PUBLIC  
STATE OF MAINE  
My Commission Expires Dec. 10, 2017

**SEAL**

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services  
Div of Environmental Health, 11 SHS  
(207) 267-5672 Fax: (207) 287-4172

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>	
City, Town, or Plantation	KITTERY	Town/City	Permit # _____
Street or Road	HUTCHINS COVE	Date Permit Issued	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #	LOT 9	Local Plumbing Inspector Signature	L.P.I. # _____
<b>OWNER/APPLICANT INFORMATION</b>		<b>CAUTION: INSPECTION REQUIRED</b>	
Name (last, first, MI)	KILLEN, ALLEN	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Mailing Address of Owner/Applicant	P.O. Box 645 KITTERY 03904		
Daytime Tel. #	438 9086		
<b>OWNER OR APPLICANT STATEMENT</b>		<b>CAUTION: INSPECTION REQUIRED</b>	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (Date approved) _____	

PERMIT INFORMATION	
<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit
<b>SIZE OF PROPERTY</b> 1.16 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped
<b>SHORELAND ZONING</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>DISPOSAL SYSTEM COMPONENTS</b> <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & all toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
	<b>TYPE OF WATER SUPPLY</b> <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other CAPACITY: <u>1500</u> GAL.	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: <u>21 FLSQ GSP</u> SIZE: <u>1008</u> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input checked="" type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input checked="" type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities: <input type="checkbox"/> 3. Section 4G (inlet readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE: <u>3 / C / ATC</u> CONDITION: _____ at Observation Hole # <u>1</u> Depth <u>19</u> " of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required <u>TO RAISE HOUSE</u> Specify only for engineered systems DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>43</u> d <u>6</u> m <u>21.8</u> s Lon. <u>70</u> d <u>43</u> m <u>24.9</u> s if g.p.s. state margin of error.

SITE EVALUATOR STATEMENT		
I certify that on <u>28 DEC 15</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
_____ Site Evaluator Signature	211 SE #	<u>31 DEC 15</u> Date
Michael Cuomo Site Evaluator Name Printed	(207) 363-4532 Telephone Number	mcuomosoil@gmail.com E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
 Division of Health Engineering  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

KITTERY

Street, Road, Subdivision

HUTCHINS COVE LOT 9

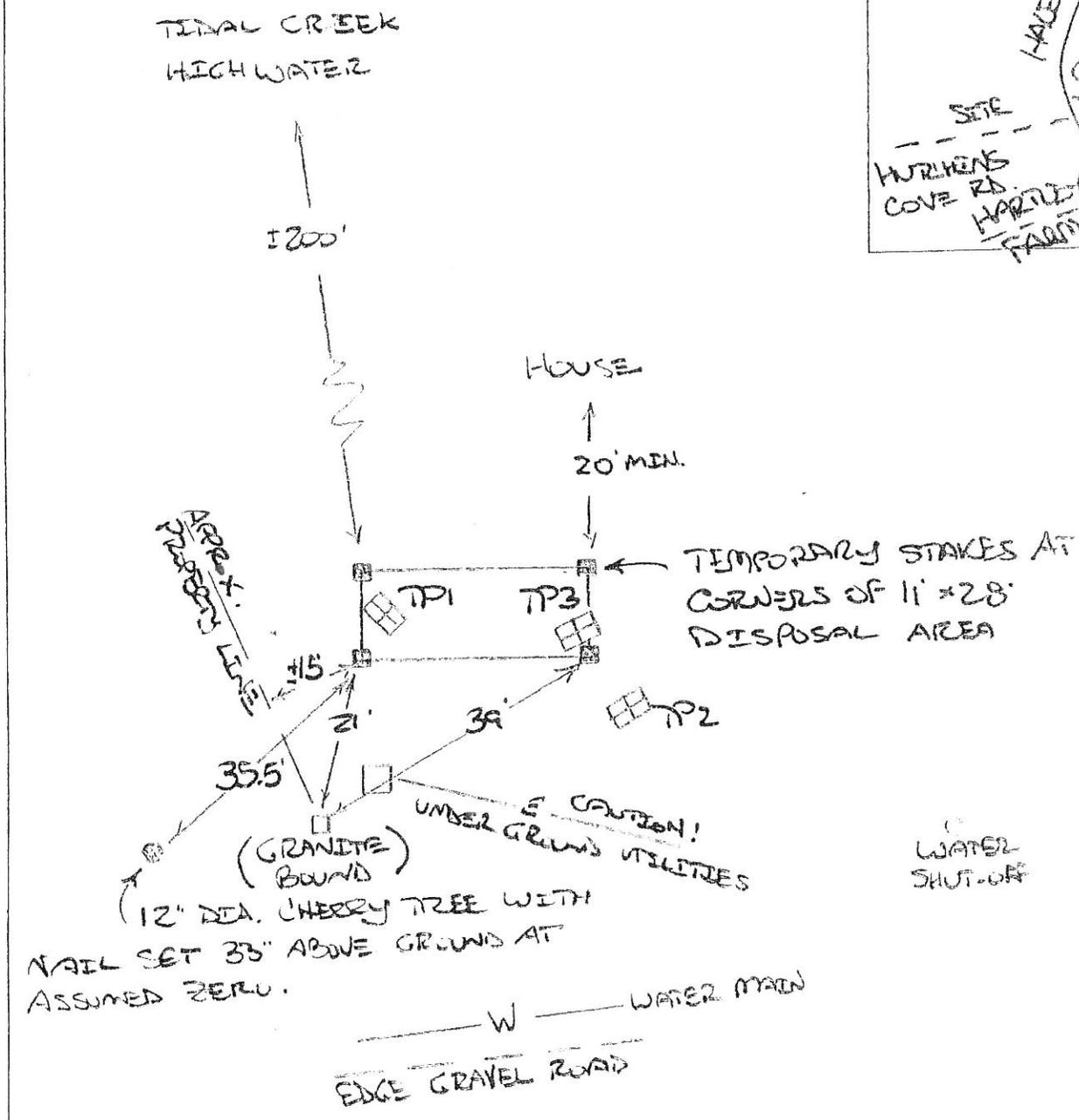
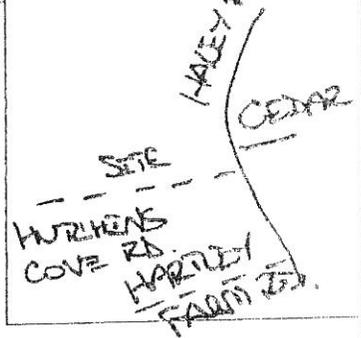
Owner's Name

KILLEEN

SITE PLAN

Scale 1" = 20 ft.

SITE LOCATION PLAN



*[Signature]*

211  
SE #

31 DEC 15  
Date

Town, City, Plantation <b>KITTERY HUTCHINS GVE LOT 9</b>	Street, Road, Subdivision	Owner's Name <b>KILLEN</b>
---	---------------------------	-------------------------------

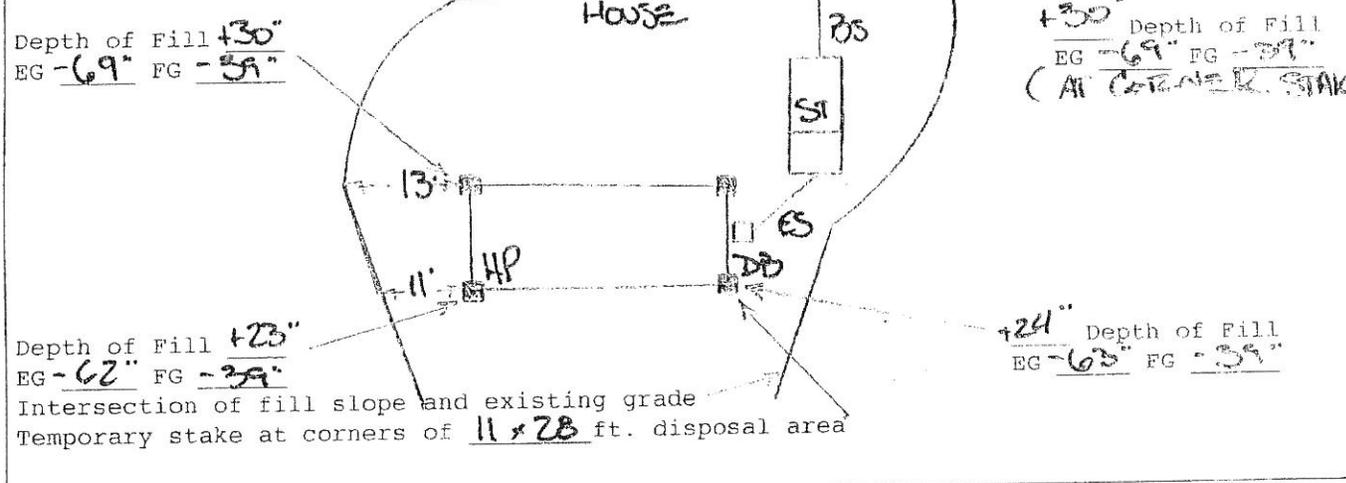
**SUBSURFACE WASTEWATER DISPOSAL PLAN**

SCALE: 1" = 20 FT.

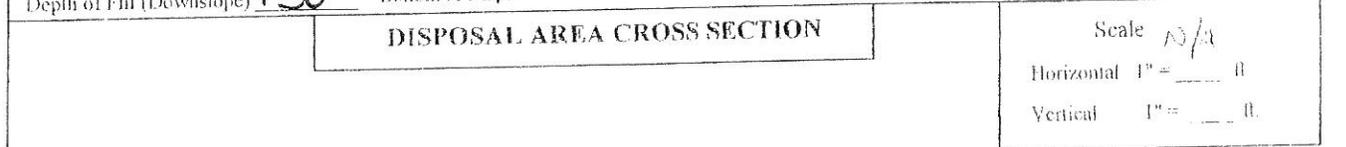
**DISPOSAL AREA MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THIS PLAN**

3 ROWS OF ELJEN GSF x 7 UNITS PER ROW = 21 GSF UNITS  
(SEE ATTACHED SPECIFICATIONS)

ABBREVIATIONS: Building Sewer (BS) Septic Tank (ST) Effluent Sewer (ES)  
Distribution Box (DB) High Point (HP)  
Existing Grade (EG) and Finish Grade (FG) referenced to nail at zero.



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) <u>+23"</u>	Finished Grade Elevation <u>-39"</u>	Location & Description: <u>SEE PAGE 2</u>
Depth of Fill (Downslope) <u>+30"</u>	Top of Distribution Pipe <u>-51"</u>	Reference Elevation: <u>NAIL = ZERO</u>
	Bottom of Disposal Area <u>-62"</u>	



- \* If the septic tank (ST) outlet is no more than 25 ft from the distribution box, the invert of the outlet must be no lower than 50 inches below the nail to achieve gravity flow.
- \* Location of ST may vary; change will require recalculation of outlet elevation. ST must be at least 8ft off foundation, 10 ft off property line, 10ft off water line, and 50ft off well.
- \* Where septic tank access cover is more than 6" below grade, a watertight riser at least 18" dia. must be provided to within 6" of finish grade.
- \* DBox must be frost protected with 2" HD expanded rigid polystyrene insulation. The DBox may be placed at either end of the disposal area.
- \* **Do not work soil when wet.**

Town: KINSLEY

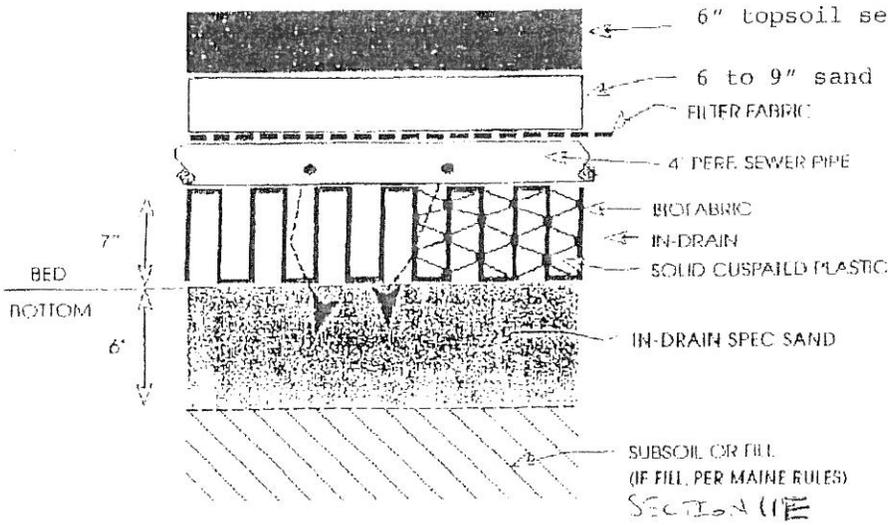
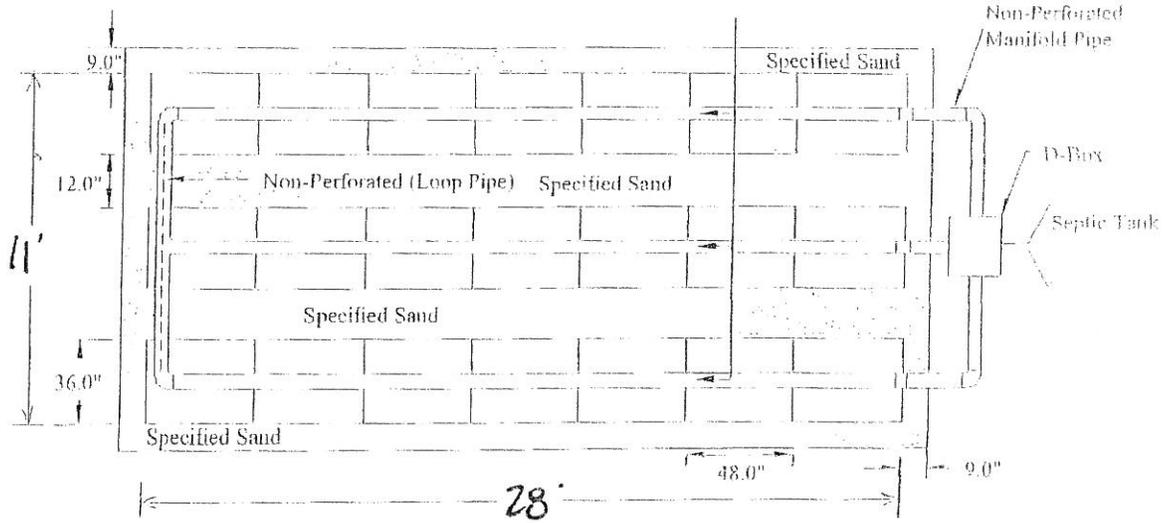
Street: ARTICUS COVE

Owner: KILSEN

TYPICAL PLAN VIEW

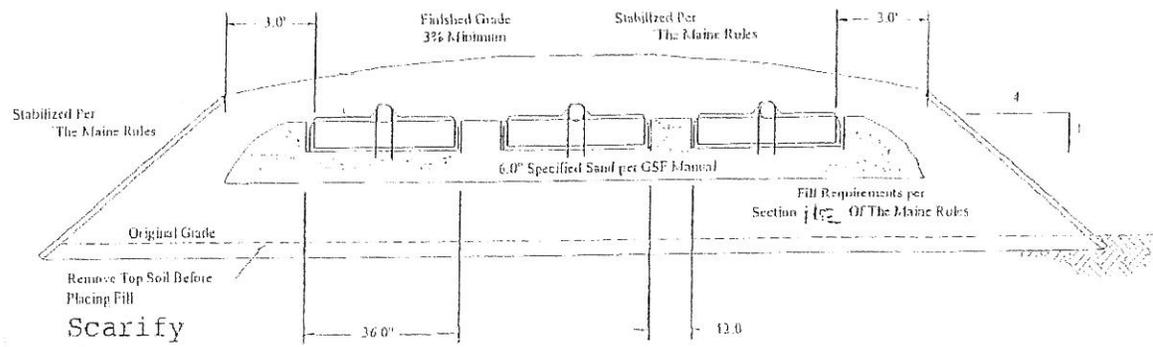
This system has 3 rows  
Each row has 7 units

Perforated Distribution Pipe  
Over GSF Modules Only



MAINE'S ELJEN DISTRIBUTOR  
 Construction Consultants, Inc.  
 483 Roosevelt Trail Windham, ME 04069  
 www.indrain.com  
 (207) 894-7141 Fax (207) 894-7143

TYPICAL CROSS SECTION  
 This system has 3 rows  
 Each row has 7 units



SE# 211 Date: 31 DEC 15

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services  
 Division of Environmental Health, STS 11  
 (207) 287-5689 FAX (207) 287-3165

Town, City, Plantation

KITTERY

Street, Road, Subdivision

HUTCHINS COVE LOT 9

Owner or Applicant Name

KILLEEN

TP#2 ZAI BEDROCK AT 14"

## SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # ONE  Test Pit  Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			VERY DARK	
6	FINE		BROWN	NO
12	SANDY	FRAGILE	YELLOW BROWN	
18			LIGHT YELLOW BROWN	
24	LOAM		BROWN	YES
30			LIGHT OLIVE BROWN	
36		FIRM	BROWN	
42	X	X	X	X
48			BEDROCK	

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
3	C/AIII	5	15"	

Observation Hole # THREE  Test Pit  Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			VERY DARK	
6	FINE		BROWN DARK	
12			YELLOW	NO
18	SANDY	FRAGILE	BROWN	
24	LOAM		LIGHT YELLOW BROWN	
30			LIGHT OLIVE BROWN	YES
36	STONY LOAMY SAND	FIRM	BROWN	
42	X	X	X	X
48			BEDROCK	

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
3	C/AIII	5	22"	

Site Evaluator Signature

SE #

Date

Page 6 of 6  
 HIE-200 Rev. 08/09

North  
W  EASTERLY  
SURVEYING, Inc.

---

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

June 15, 2016

Kittery Planning Board  
c/o Chris DeMatteo - Town Planner  
200 Rogers Road  
Kittery, ME 03904

Planning Board Review – Shoreland Development – Kim Killeen – 2 Hutchins Cove Drive,  
Kittery, ME  
Job# 16654

Dear Planner and Planning Board Members,

The Shoreland Development Plan for this property has been changed so that the proposed building location does not require any additional clearing. This configuration also allows the proposed onsite waste water disposal area to be utilized without being moved. I hope you will find this arrangement satisfactory.

Attached you will find the following:

- 1) A Revised Shoreland Development Plan

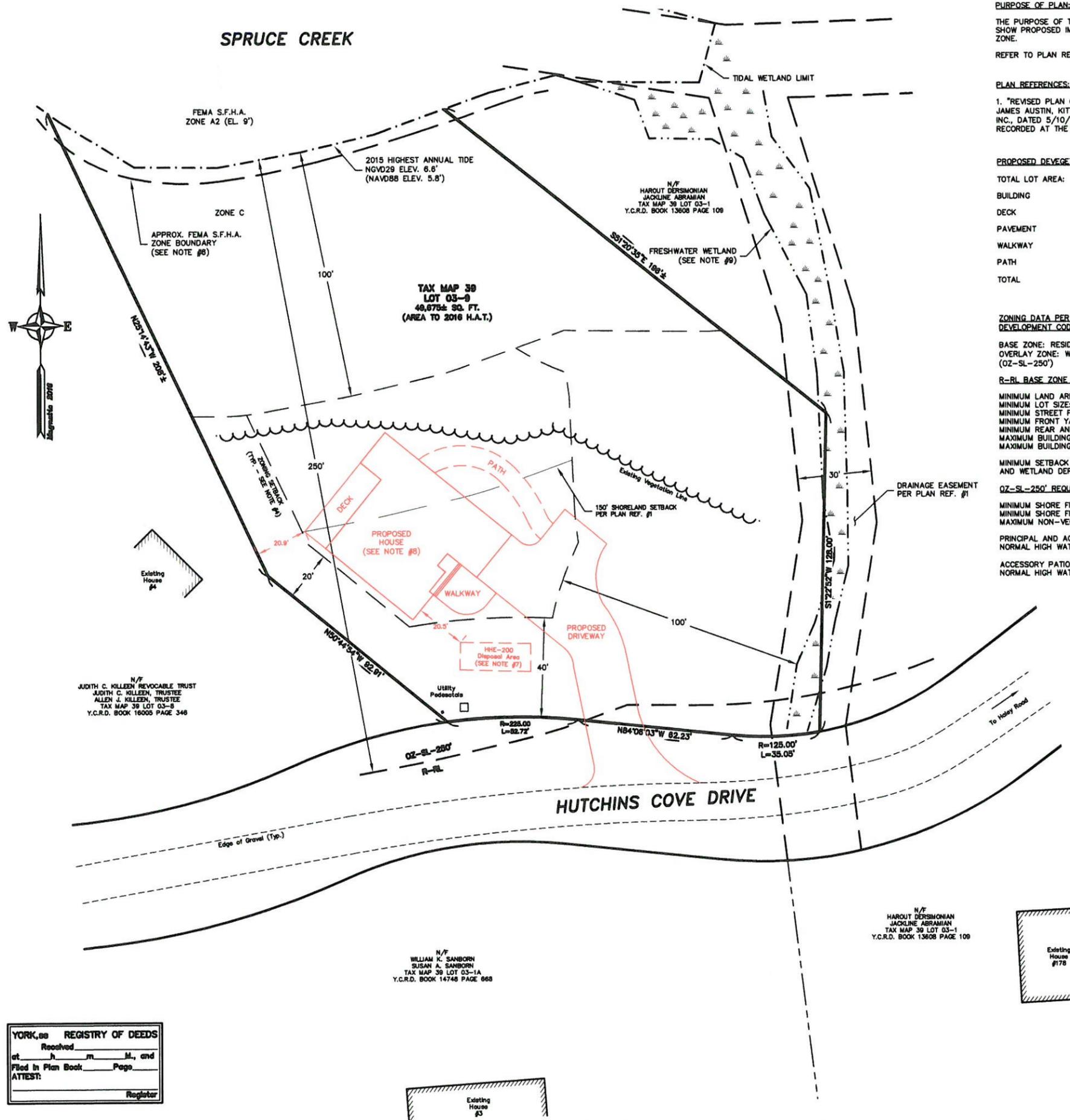
As you can see the objectives of the code are being met by the owner and would like the planning board to approve this plan within the Shoreland Zone.

Please feel free to contact me should you have any questions.

Sincerely:

  
Kenneth D. Markley R.L.S.  
President – North Easterly Surveying, Inc.

**SPRUCE CREEK**



**PURPOSE OF PLAN:**

THE PURPOSE OF THIS SHORELAND DEVELOPMENT PLAN IS TO SHOW PROPOSED IMPROVEMENTS IN THE SHORELAND OVERLAY ZONE.

REFER TO PLAN REFERENCE #1 FOR STANDARD BOUNDARY DETAIL.

**PLAN REFERENCES:**

1. "REVISED PLAN OF HUTCHINS COVE DEVELOPMENT, PREPARED FOR JAMES AUSTIN, KITTERY, MAINE", PREPARED BY THOMAS F. MORAN, INC., DATED 5/10/1990, PLANNING BOARD APPROVED 6/24/91 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 201 PAGE 21.

**PROPOSED DEVEGETATED COVERAGE CALCULATION:**

TOTAL LOT AREA:	49,675± SQ. FT. (TO H.A.T.)
BUILDING	2,700± SQ. FT.
DECK	380± SQ. FT.
PAVEMENT	2,500± SQ. FT.
WALKWAY	270± SQ. FT.
PATH	505± SQ. FT.
TOTAL	6,355± SQ. FT. (6,355 SQ. FT. / 49,675 SQ. FT. = 12.8%)

**ZONING DATA PER KITTERY TOWN CODE "TITLE 16 LAND USE AND DEVELOPMENT CODE" (LAST AMENDMENT 10/26/15) (SEE NOTE #4):**

BASE ZONE: RESIDENTIAL - RURAL (R-RL)  
 OVERLAY ZONE: WATER BODY/WETLAND PROTECTION AREA - 250' (OZ-SL-250')

**R-RL BASE ZONE REQUIREMENTS:**

MINIMUM LAND AREA PER DWELLING UNIT: 40,000 SQ. FT.  
 MINIMUM LOT SIZE: 40,000 SQ. FT.  
 MINIMUM STREET FRONTAGE: 150 FT.  
 MINIMUM FRONT YARD: 40 FT.  
 MINIMUM REAR AND SIDE YARDS: 20 FT.  
 MAXIMUM BUILDING COVERAGE: 15%  
 MAXIMUM BUILDING HEIGHT: 35 FT.

MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.

**OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):**

MINIMUM SHORE FRONTAGE: 150 FT.  
 MINIMUM SHORE FRONTAGE PER DWELLING UNIT: 100 FT.  
 MAXIMUM NON-VEGETATED COVERAGE: 20%

PRINCIPAL AND ACCESSORY STRUCTURES SETBACK: 100 FT. FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND  
 ACCESSORY PATIO/DECK < 500 SQ. FT. SETBACK: 75 FT. FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND

**NOTES:**

1. OWNERS OF RECORD:  
 KIM S. KILLEEN  
 TAX MAP 39 LOT 03-9  
 Y.C.R.D. BOOK 17094 PAGE 435  
 DATED SEPTEMBER 8, 2015
2. TOTAL EXISTING PARCEL AREA:  
 TAX MAP 39 LOT 03-9  
 49,675± SQ. FT.  
 (TO 2015 H.A.T.)
3. BASIS OF BEARING IS MAGNETIC 2016.
4. ZONE REQUIREMENTS AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. CONFIRM APPLICABLE SETBACK REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR DEVELOPMENT.
5. EXTERIOR BOUNDARY BASED ON PLAN REFERENCE #1.
6. THE SPECIAL FLOOD HAZARD AREA (SFHA) BOUNDARY SHOWN HEREON IS APPROXIMATE PER FEMA FIRM 230171 0005 D, DATED 7/3/1986.
7. REFERENCE IS MADE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION (HHE-200), DATED DECEMBER 31, 2015, PREPARED BY MIKE CUOMO, ME SE #211.
8. REFERENCE IS MADE TO ARCHITECTURAL DRAWINGS PREPARED BY EXCEL HOMES. SEE PLANS FOR BUILDING DIMENSIONS AND SPECIFICATIONS.
9. WETLAND DELINEATION WAS PERFORMED BY JOSEPH NOEL, ON MAY 3, 2016.

**CONDITIONS OF APPROVAL (TBD):**

1. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PAN. (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. 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. ALL NOTICES TO APPLICANT CONTAINED HEREIN (FINDINGS OF FACT, DATED \_\_\_\_\_).

**Kittery, Maine - Planning Board Approval**

Date of Approval \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_

**FOR REVIEW**

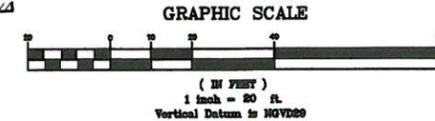


**YORK, ME REGISTRY OF DEEDS**

Received \_\_\_\_\_ at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ A.M., and Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

ATTEST: \_\_\_\_\_

Registrar

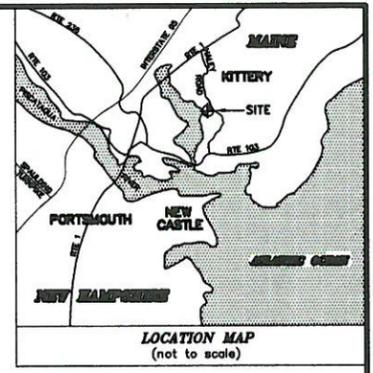


SCALE:	PROJECT NO.:	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	16654	5/16/16	1 OF 1	A.M.P.	P.L.A.
REV. DATE	STATUS	BY	CHKD	APPD.	

**SHORELAND DEVELOPMENT PLAN**  
 FOR PROPERTY AT  
**2 Hutchins Cove Drive**  
 Kittery, York County, Maine  
 OWNED BY  
**Kim S. Killeen**  
 373 Brockelman Road, Lancaster, MA 01523

**EASTERLY SURVEYING, Inc.**  
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-6335 KITTERY, MAINE 03904

FIELD BOOK No: "Kittery #32" **Tax Map 39 Lot 03-9**



N/F  
 WILLIAM K. SANBORN  
 SUSAN A. SANBORN  
 TAX MAP 39 LOT 03-1A  
 Y.C.R.D. BOOK 14748 PAGE 668

N/F  
 HAROUT DERSIMONIAN  
 JACKLINE ABRAMIAN  
 TAX MAP 39 LOT 03-1  
 Y.C.R.D. BOOK 13608 PAGE 108

N/F  
 JUDITH C. KILLEEN REVOCABLE TRUST  
 JUDITH C. KILLEEN, TRUSTEE  
 ALLEN J. KILLEEN, TRUSTEE  
 TAX MAP 39 LOT 03-9  
 Y.C.R.D. BOOK 15005 PAGE 346

2015 HIGHEST ANNUAL TIDE  
 NGVD29 ELEV. 6.6'  
 (NAVD88 ELEV. 5.8')

TAX MAP 39  
 LOT 03-9  
 49,675± SQ. FT.  
 (AREA TO 2016 H.A.T.)

N/F  
 HAROUT DERSIMONIAN  
 JACKLINE ABRAMIAN  
 TAX MAP 39 LOT 03-1  
 Y.C.R.D. BOOK 13608 PAGE 108

FRESHWATER WETLAND  
 (SEE NOTE #9)

PROPOSED HOUSE  
 (SEE NOTE #8)

HHE-200  
 Disposal Area  
 (SEE NOTE #7)

Existing House #3

Existing House #178

Existing House #4

R=228.00  
 L=82.72

R=125.00  
 L=35.05

HUTCHINS COVE DRIVE

NB4°08'03"W 82.23'

OZ-SL-250'

R-RL

100'

250'

20'

20.9'

20.5'

40'

100'

30'

100'

100'

100'

100'

100'

100'

S51°20'35"E 108±'

30'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

DRAINAGE EASEMENT  
 PER PLAN REF. #1

150' SHORELAND SETBACK  
 PER PLAN REF. #1

Existing Vegetation Line

Utility Pedestals

To Holly Road

Edge of Gravel (Typ.)

TIDAL WETLAND LIMIT

FEMA S.F.H.A. ZONE A2 (EL. 9')

APPROX. FEMA S.F.H.A. ZONE BOUNDARY (SEE NOTE #6)

APPROX. FEMA S.F.H.A. ZONE C BOUNDARY (SEE NOTE #6)

APPROX. FEMA S.F.H.A. ZONE D BOUNDARY (SEE NOTE #6)

APPROX. FEMA S.F.H.A. ZONE E BOUNDARY (SEE NOTE #6)

APPROX. FEMA S.F.H.A. ZONE F BOUNDARY (SEE NOTE #6)

APPROX. FEMA S.F.H.A. ZONE G BOUNDARY (SEE NOTE #6)

APPROX. FEMA S.F.H.A. ZONE H BOUNDARY (SEE NOTE #6)