

**Town of Kittery
 Planning Board Meeting
 March 10, 2016**

Spruce Creek Ventures II - Cluster Subdivision Sketch Plan Review

Action: approve or deny sketch plan. Owner/applicant Spruce Creek Ventures II requests consideration of a multi-family cluster subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential – Urban (R-U) Zone. Agent is Chris Wilber, Chris Wilber Consulting.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan	7/9 review, continued to 9/10/15. Resubmitted cluster design for 3/10/16	TBD
NO	Site Visit	8/6/2015	HELD
YES	Preliminary Plan Review Completeness/Acceptance		
YES	Public Hearing		
YES	Final Plan Review and Decision		

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval** related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. **PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

At the 7/9/2015 planning board meeting the Board considered the applicant’s conventional subdivision concept which was followed by a site visit on 8/6/15, minutes to both meetings are attached. At the 9/10/2015 meeting the Board considered the applicant’s revised sketch plan that clustered six single family units and directed the applicant to review the proposed roadway design standards and consider reducing the overall development footprint by perhaps developing a concept with multi-family buildings. The application was continued not to exceed 90 days. The applicant has re-submitted a new sketch plan application with a cluster subdivision concept that considers past comments from the planning board and staff.

Staff Review

The concept before the Board includes three duplexes that share a common drive accessed via Old Post Road in a condominium form of development. The applicant provides information that supports the cluster design per 16.8.11, including a net residential acreage calculations per 16.7.8 and plans that depict existing conditions such as ledge and slopes, both being land area types that are considered in the calculations. The open space depicted appears to meet the 50% requirement (and 30% of which is from nra). The open space includes preserving the area to the west where the property’s tree canopy is prominently viewed coming into town via the Sarah Long Bridge. In addition, the concept allows for an adequate buffer between the development and the abutting neighbors.

Pedestrian and vehicular access is proposed via the property’s access to Bridge Street (the Board determined at the site visit that vehicular access here was not appropriate) while a slightly longer than 400-foot drive, 18 feet in width is proposed from Old Post Road for vehicular access and utilities to the site. The proposed drive is steep, however, appears not to exceed a 10% slope, where previous concepts proposed a gradient exceeding 12% slope. This is the maximum of the smallest of the private street standards in Table 1 of 16.8.4. The design, however, does accommodate gaps in the 10% slope where the

grade is lessen at some intervals including at the approach at Old Post Road, in effect varying the 10% slope from top to bottom.

The development is located well within 1,000 feet of an existing sewer line and therefore must connect to it town sewer per 16.8.7.3 which is the intention of the applicant. The proposed development appears to conform to dimensional standards, well outside the required yard setbacks for the Residential-Urban zone, 30-foot front yard and 15-foot side/rear yard. These dimensional standards denoted on the plan are incorrect.

Recommendation

The sketch plan review is an opportunity to consider a concept and make specific suggestions to the applicant. *The Planning Board must determine whether the sketch plan proposal complies with the standards contained herein, and must, where it deems necessary, make specific suggestions in writing to be incorporated by the applicant in subsequent submissions.* (16.10.4.2.1.A)

Staff finds the application complete and the Board will need to accept the application before considering plan approval. The applicant appears to have considered the past comments made by the Board and Staff (decreasing the development footprint and limiting the slope of the entrance drive, among others) and assuming another site walk is not warranted, the board members should provide their input on the concept presented and encourage the applicant to proceed with a preliminary plan application.

Action

If the Planning Board finds the application is complete and the concept is in general conformance to the Town Code, the following motions can considered.

Move to accept the sketch plan application dated February 18, 2016 from owner/applicant Spruce Creek Ventures II for a six-unit cluster subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77A) in the Residential – Urban (R-U) Zone.

Also

Move to approve the sketch plan dated February 1, 2016 from owner/applicant Spruce Creek Ventures II for a six-unit cluster subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77A) in the Residential – Urban (R-U) Zone.



TOWN OF KITTERY MAINE
TOWN PLANNING AND DEVELOPMENT DEPARTMENT

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

CLUSTER DEVELOPMENT - SKETCH PLAN REVIEW

Application Fee:		<input type="checkbox"/> \$300.00		Amount Paid: \$ _____		Date: _____	
PROPERTY DESCRIPTION	Parcel ID	Map	3	Zone(s)-Base:	UR	Total Land Area	3.02 Acres
		Lot	77A	Overlay:		MS4	___ YES <input checked="" type="checkbox"/> NO
	Physical Address						
PROPERTY OWNER'S INFORMATION	Name	Spruce Creek Ventures II			Mailing Address	2456 Lafayette Road Portsmouth NH 03801	
	Phone	Bill Bischoff 603-231-1038					
	Fax						
	Email	billbisch@aol.com					
APPLICANT'S AGENT INFORMATION	Name	Chris Wilber			Mailing Address	38 Creek Crossing Eliot, ME 03903	
	Phone	207-451-3940					
	Fax						
	Email	chriswilberpls@gmail.com					

CLUSTER DEVELOPMENT CHECKLIST	Article XI, Chapter 8 – Cluster Residential and Cluster Mixed-Use Development (The following information is required at sketch plan submittal)	
	<p>See Title 16.8.11.5:</p> <p>Calculations and maps to illustrate:</p> <p><input type="checkbox"/> Dimensional Modifications/Standards Required</p> <p><input checked="" type="checkbox"/> Non-buildable Areas</p> <p><input checked="" type="checkbox"/> Net Residential Acreage/Net Residential Density</p> <p><input checked="" type="checkbox"/> Open Space Calculations (see Title 16.8.11.6)</p>	<p><input checked="" type="checkbox"/> Development Constraints Map</p> <p><input checked="" type="checkbox"/> Written Statement</p> <p><input checked="" type="checkbox"/> Building Envelopes Located</p>

<input type="checkbox"/> Property ownership (Title 16.8.11.4)
Existing use(s) of land (describe): Raw land

MINIMUM PLAN SUBMITTAL REQUIREMENTS – SKETCH PLAN

- 15 Copies of this Application and Required Information , Vicinity Map, and the Sketch Plan
(12 copies at half size, 11x17; 3 copies at 24"X 36" sheets; PDF file of submission)

Sketch 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
 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 – map or aerial photo showing 1,000 feet around the site.

In addition to the Cluster Development Checklist requirements, the Sketch Plan must include the following existing and proposed information (16.10.4.2.2):

Existing:

- Land Use Zone and boundary
- Topographic map (optional)
- Wetlands and flood plains
- Water bodies and water courses
- Parcel area
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures
- Covenants
- High Intensity Class A Soil Survey
- Community Facilities

Proposed: (Plan must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space
- Number of lots and lot areas
- Setback lines and building envelopes
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Distance to:

- Nearest driveways and intersections
- Nearest fire hydrant
- Nearest significant water body

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

**NOTE TO APPLICANT:
 PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST
 BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO
 READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.**

I certify, to the best of my knowledge, the information provided in this Application is true and correct, abutters to the project have been notified, and I will not deviate from the approved plan without following code requirements. Permission is granted to Town Staff and representatives to access the property that is associated with this Application to aid in the regulatory review.

**Applicant's
Signature:**

**Owner's
Signature:**

Date:

Date:

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 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 -- map or aerial photo showing 1,000 feet around the site.

In addition to the Cluster Development Checklist requirements, the Sketch Plan must include the following existing and proposed information (16.10.4.2.2):

<p>Existing:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Land Use Zone and boundary <input checked="" type="checkbox"/> Topographic map (optional) <input checked="" type="checkbox"/> Wetlands and flood plains <input checked="" type="checkbox"/> Water bodies and water courses <input checked="" type="checkbox"/> Parcel area <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input type="checkbox"/> Covenants <input type="checkbox"/> High Intensity Class A Soil Survey <input type="checkbox"/> Community Facilities 	<p>Proposed: (Plan must show the lightened existing topography under the proposed plan for comparison.)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Recreation areas and open space <input type="checkbox"/> Number of lots and lot areas <input checked="" type="checkbox"/> Setback lines and building envelopes <input checked="" type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <p>Distance to:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Nearest driveways and intersections <input checked="" type="checkbox"/> Nearest fire hydrant <input type="checkbox"/> Nearest significant water body
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I certify, to the best of my knowledge, the information provided in this Application is true and correct, abutters to the project have been notified, and I will not deviate from the approved plan without following code requirements. Permission is granted to Town Staff and representatives to access the property that is associated with this Application to aid in the regulatory review.

<p>Applicant's Signature: </p> <p>Date: <u>2/18/15</u></p>	<p>Owner's Signature: </p> <p>Date: <u>2/18/16</u></p>
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8. 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 16.6.3 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.

Item 4 – Hampton Inn and Suites – Preliminary Site Plan Completeness Review

Action: accept or deny plan application; schedule a public hearing. Owner Kittery Trading Post Shops, LLC and applicant 275 US Route 1, LLC request consideration of a site plan for redevelopment of 4.12 acres, consisting of an 83-room hotel, located at 275 US Route 1 (Tax Map 30, Lot 41) in the Commercial – 1 (C-1) and Resource Protection Overlay (OZ-RP) Zones. Agent is Ryan Plummer, Two International Group.

Ms. Kalmar and Mr. Di Matteo reminded the Board that the purpose of completeness review is to determine that the application contains all required information, not to deliberate on whether the proposal meets standards.

Rolf Biggers, BMA Architectural Group, property owner Bob Adams of Kittery Trading Post, and Jacques Gagnon, PE of Oak Point Associates answered questions about the proposal and materials submitted, clarifying:

- The site is the former Dansk building at the former Old Wilson Road
- A traffic engineer determined that the hotel use is less intensive than the existing use and that is addressed in the narrative; the engineer's memo will be included in the final plan application
- The proposed building height complies with the maximum in the zone; if the building is proposed with a sloped roof, even at three stories rather than four, it will not comply
- The applicant proposes standard Hampton Inn signage that will comply with the Town Code; they also propose signage facing Interstate 95 and will ensure it conforms to any MaineDOT standards

Mr. Di Matteo suggested that the applicant review signage-related standards to ensure there is nothing the Planning Board needs to approve prior to the sign permit application.

Mr. Alesse moved to accept the preliminary site plan application dated June 18, 2015 from owner Kittery Trading Post Shops, LLC and applicant Two International Group for redevelopment of 4.12 acres consisting of an 83-room hotel located at 275 US Route 1, Tax Map 30, Lot 41, in the Commercial 1 (C-1) and Resource Protection Overlay (OZ-RP) Zones and schedule a public hearing for August 20, 2015.

Mr. Harris seconded.

Motion carried: 5-0-0

Item 5 – Spruce Creek Ventures, II – Minor Subdivision Sketch Plan Review

Action: approve or deny sketch plan. Owner/applicant Spruce Creek Ventures II requests consideration of a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential – Urban (R-U) Zone. Agent is Chris Wilber, Chris Wilber Consulting.

Chris Wilber, PLS represented the applicant and provided an overview of the proposal, including:

- A 15-unit condominium project was proposed several years ago but the plan was shelved



- The lot has “quite a bit of constraints” to development: steep slopes and a 25-foot-wide access used by two other lots
- Public water and sewer are available nearby
- All of the proposed lots are larger than the minimum lot size
- The plan is to develop two single-family homes and save the third lot, potentially for a duplex

Mr. Di Matteo noted that density is the goal for the Urban Zone, and the Board should discuss whether a conventional or cluster subdivision is preferable on this lot, as only cluster developments are expressly permitted. Discussion ensued regarding factors affecting the feasibility and desirability of either a cluster subdivision or conventional subdivision.

Mr. Alesse moved to approve the sketch plan application dated June 18, 2015 from owner/applicant Spruce Creek Ventures II for a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77A) in the Residential – Urban (R-U) Zone.

Mr. Harris seconded.

Further discussion ensued regarding open space requirements and access constraints on Bridge Street. The Board came to a conclusion that they should see a sketch plan for a cluster subdivision as well as a conventional one and discussed holding a site walk.

Mr. Alesse withdrew the motion on the table.

Mr. Alesse moved to continue the sketch plan application dated June 18, 2015 from owner/applicant Spruce Creek Ventures II for a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77A) in the Residential – Urban (R-U) and schedule a site walk for August 6 at 9:00 a.m.

Mr. Harris seconded.

Motion carried: 4-0-1 (Lincoln abstaining)

Item 6 – 42 Pepperrell Road – Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owners/applicants Brian and Jan Rodonets request consideration of a shoreland development plan for replacing a porch and walkway with a mudroom, adding 80 square feet to the existing office and garage at 42 Pepperrell Road (Tax Map 18, Lot 27) in the Residential – Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250) Zone. Agent is Brian Rodonets, Coastal Architects.

Brian Rodonets represented himself and described the project:

- The existing office/garage was built in 1989, within the 40 foot front setback with approval from the Board of Appeals
- They propose adding a mudroom totaling 80 square feet in area
- The addition is not in the flood zone and is outside of the 100-foot setback from the ocean
- The existing building coverage is 6.8% and proposed is 7.0%, while 20% is allowed
- The addition is no more nonconforming to the front yard setback than the existing building
- He will add devegetated area calculations to the plan

Mr. Alesse moved to accept the Shoreland Development Plan application dated June 19, 2015 from Brian and Jan Rodonets for 42 Pepperrell Road (Tax Map 18, Lot 27) in the Kittery Point Village and Shoreland Overlay Zones.

**TOWN OF KITTERY, MAINE
PLANNING BOARD MEETING – SITE WALKS**

**APPROVED
AUGUST 6, 2015**

9:00 a.m. Spruce Creek Ventures, II – Minor Subdivision Sketch Plan Review

Owner/applicant Spruce Creek Ventures II requests consideration of a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential – Urban (R-U) Zone. Agent is Chris Wilber, Chris Wilber Consulting.

Board members present: Chair Ann Grinnell, Vice Chair Karen Kalmar, Secretary Deborah Driscoll Davis, Mark Alesse and Robert Harris. Deborah Lynch and David Lincoln were absent.

Staff present: Chris Di Matteo, Town Planner.

Other committee members present: None

Agents and Owner present: Chris Wilber, Chris Wilber Consulting and William Bischoff. Spruce Creek Ventures II

Abutters and members of the public: Steve Workman, 10 Bridge Street; Vick Cortella, 12 Bridge Street; Ed Goodman, 115 Whipple; and Thomas Berger, 30 US Rt.1 Bypass

At 9:05 am Ms. Grinnell opened the meeting and read a statement regarding site walk procedure.

Beginning along Old Post Road agent Chris Wilber oriented the group to the existing conditions and the sketch plan proposal. The group was shown the location of the proposed access to the site off Old Post Road that is designed to cut into the side of the existing slope. The center line of the proposed access was flagged.

The group negotiated up the steep slope to the location of proposed lot 1 and from here continued towards the parcel's access to Bridge Street. The group discussed the viability of using this location to provide access to the site. The board members were inclined to agree with the applicant that logistically it was not ideal for access to the site.

Ms. Kalmar moved to adjourn. Ms. Davis seconded and the motion passed unanimously.

Adjournment: 9:33 a.m.

project starts. Ms. Grinnell responded that the applicant is going to do their due diligence to get the answers.

Motion carried: 6-1-0 with Mr. Harris in opposition.

ITEM 5 – Spruce Creek Ventures, II – Minor Subdivision Sketch Plan Review

Action: approve or deny sketch plan. Owner/applicant Spruce Creek Ventures II requests consideration of a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential – Urban (R-U) Zone. Agent is Chris Wilber, Chris Wilber Consulting.

Chris Wilber of Chris Wilber Consulting approached the podium to provide the following points:

- Mr. Wilber noted that, subsequent to the sitewalk last month, they had taken comments received into consideration and changed the sketch plan to show a cluster of six units as opposed to the original three-lot subdivision.
- The six units are in close proximity in order to leave open space in the center with a foot path going in between the right of way. Mr. Wilber commented that they are going to try and save as many trees as possible. He added that the road is virtually unchanged.

Ms. Grinnell asked about the roadway and Mr. DiMatteo responded that it is a private road. Ms. Kalmar asked the applicant to get together with Mr. DiMatteo to discuss the gradient on the roadway because it is currently too high. Mr. Wilber noted that they are trying to minimize blasting and impact on the site and it is difficult to balance grade and length of road to minimize impacts. Ms. Grinnell responded that they would prefer that the Mr. Wilbur meet with Mr. DiMatteo to get the plan within the limits of the code. Ms. Kalmar asked Mr. Wilbur if he had read Mr. DiMatteo's notes about the footprint of the current plan. Mr. Wilber commented that he did not receive Mr. DiMatteo's notes prior to this meeting but after reading it quickly, noted that Mr. DiMatteo had mentioned the idea of multi units but that he spoke to Mr. Bischoff who recommended a single family scenario which would best fit the current market.

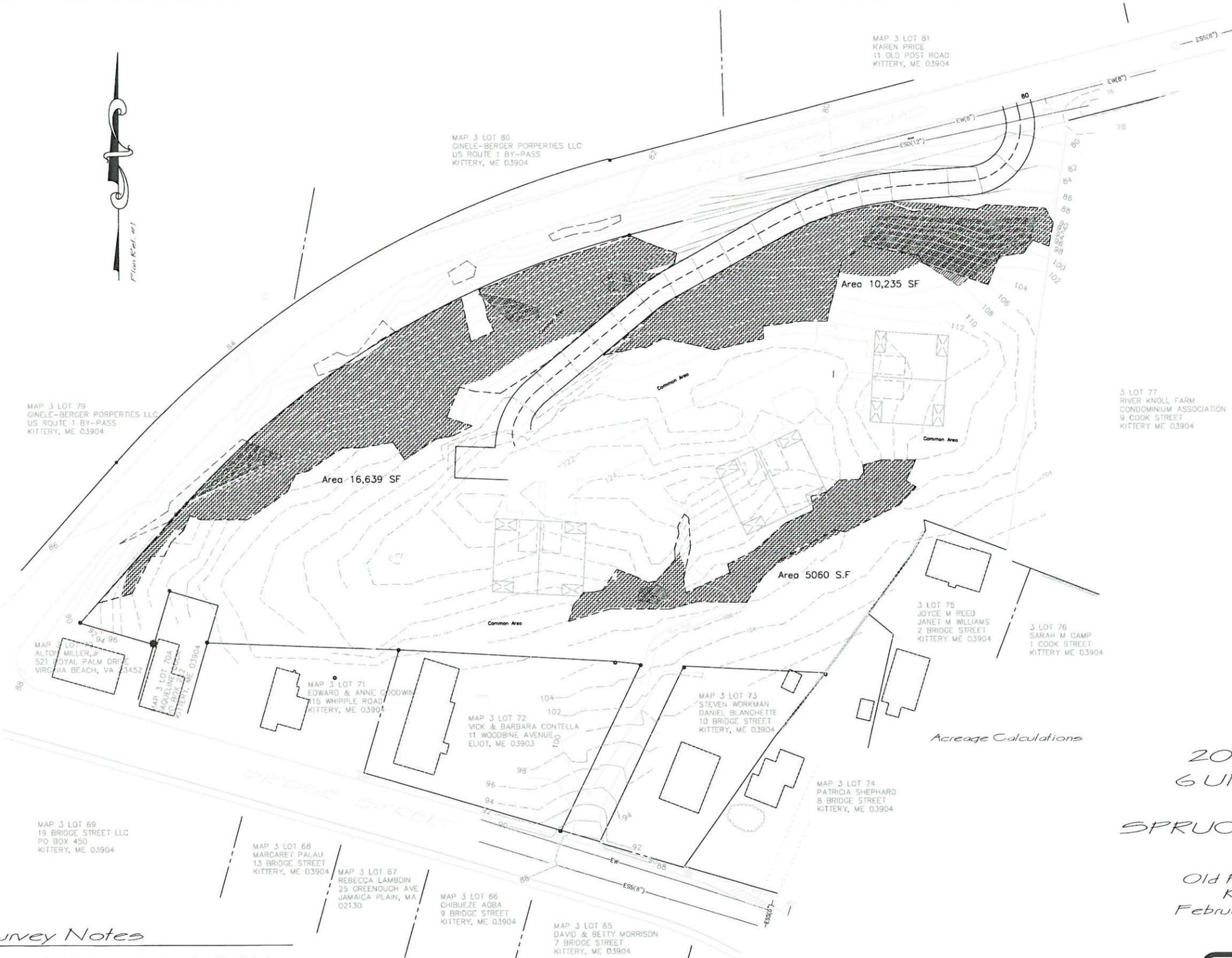
Ms. Kalmar moved to continue the sketch plan application dated June 18, 2015 from owner/applicant Spruce Creek Ventures II for a three-lot subdivision of 3.02 acres located at 9 Cook Street and Old Post Road (Tax Map 3, Lot 77-A) in the Residential-Urban (R-U) Zone not to exceed 90 days.

Ms. Driscoll-Davis seconded.

Motion carried: 7-0-0



Location Map
Not to Scale



Legend

- Iron Pipe Found ○
- Rebar Found ●
- Drill Hole Set ●
- Stone Bound Found ●
- Utility Pole ⚡
- Rebar Set ●
- Stone Wall ———
- Steep Slope (>20%) [hatched pattern]

20% Slope Determination
6 UNIT DEVELOPMENT
Land Of
SPRUCE CREEK VENTURES, II

Located on
Old Post Road and Bridge Street
Kittery, York County, Maine
February 1, 2016 Scale: 1"=30'



Survey Notes

The boundary information shown on this plan is from Plan Ref #1. It is not the result of a Standard Boundary Survey by this office. Plan by GPW

Plan References

1" STANDARD BOUNDARY SURVEY & LOT CONSOLIDATION PLAN" Dated October 6, 2005 by Easterly Surveying, Inc.

Zoning Designation

Zone: U-R Min Lot Size: 20,000 sq/ft
Min. Road Frontage: 100'
Set Backs: Front: 40'
Side: 30'
Rear: 20'

Acreage Calculation

Total Area: 131,266 SF 3.02 Acres
Steep Slopes: 21,924 SF 0.75 Acres

Owners of Record

Tax Map 3 Lot 77A
Spruce Creek Ventures, II
2456 Lafayette Street
Portsmouth, NH 03801

Revisions

Steep Slopes 02/12/16



CHRIS WILDER CONSULTING
207-461-3340
28 Crack Crossing
Eliot, Maine
03903
Professional Land Surveying & Consulting Services

To: Planning Board,
Town of Kittery, County of York, State of Maine

Date: February 16, 2016

RE: Land of Spruce Creek Ventures, II
Map 3 Lot 77A
Proposed 6 Unit Development, Under Cluster Residential Development Rules

The intent of the proposed development of the 3.02 Acre parcel is to take advantage of the Cluster Development Rules, as recently amended under Article XI, effective 10/26/15. The configuration seeks to address the intent of the rules as follows:

1-6 Units are grouped in 3 duplex style buildings. As such, footprint is minimized while still maintaining a desirable living space, where each unit shall benefit from 3 windowed walls and only 1 common wall. Utilities and driveways are confined in a small network.

2-Open Space is preserved, particularly at the southwesterly corner of the property which is in the immediate view shed of vehicles entering Kittery from the Sarah Long Bridge. Open space is continuous, adding buffering to the neighbors along Bridge and Cook Street

3-Cluster buildings take advantage of portions of the site most appropriate for development while still affording some view opportunities of the surrounding area for the units themselves. A recreation, walking path will allow easy access to the sidewalk along Bridge Street, where the Kittery Foreside area may be easily accessed.

The site is located within the U-R Zone and is served by Town Water and Sewer.

Previous Board Discussions:

A plan showing a simple 3 lot subdivision was previously submitted for sketch phase review, with a meeting in July 2016. Several issues were discussed, including grade of a common driveway to the height of the land as well as an entry point from frontage of Bridge Street. Finally, it was suggested that the site be developed under the cluster rules. A site walk was conducted in August. A new plan was then submitted in September, showing a 6 single family cluster. While the cluster design concept was approved, subject to further discussion with the town planner to further reduce the footprint of the units as multi unit buildings.

Lot Area Calculations

<u>Description</u>	<u>Square Footage</u>	<u>Acreage</u>
Total Lot Size	131,366	3.02
16.7.8.2 A Land below HAT	0	0
16.7.8.2 B Land within Floodplain	0	0
16.7.8.2 C Wetlands	0	0
16.7.8.2 D Filled Tidal Lands	0	0
16.7.8.2 E Land w/in Exist ROW	1,195	0.03
16.7.8.2 F Land w/in proposed ROW,	8,000	0.18
16.7.8.2 G Isolated land	0	0
16.7.8.2 H Commercial land	0	0
16.7.8.2 I >1 acre contiguous 20% slopes	0	0
16.7.8.2 J Exposed Bedrock	2,167	0.05
16.7.8.2 K Poorly Drained Soil(sewer)	0	0
16.7.8.2 L Cemetery	0	0
16.7.8.2 M Overlay Zones	0	0
Total Deduction	11,362	0.26
Net Residential Area	120,004	2.75
Net Residential Area /unit	20,000	0.46
Open Space	74,107	1.70 56% of total
Common Area	57,259	1.32 44% of total

_NOTE: Areas subject to change based on final design

Chris Wilber, PLS

38 Creek Crossing

Eliot, ME 03903