

**Town of Kittery Maine
 Town Planning Board Meeting
 May 12, 2016**

23 Whippoorwill Lane – Shoreland Development Plan Review

Action: Hold a public hearing; Approve or deny plan. Owner/Applicant Christopher Baudo requests consideration for plans to demolish and reconstruct an existing two-story duplex in a modified footprint, and install a pool on his property located at 23 Whippoorwill Lane (Tax Map 33 Lot 2) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Albert Frick, Albert Frick Associates, Inc.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
NO	Sketch Plan		NA
YES	Determination of Completeness/Acceptance	4/14/2016	GRANTED
NO	Site Walk	4/28/2016	HELD
NO	Public Hearing	Scheduled for 5/12/2016	PENDING
Yes	Final Plan Review and Decision	Feasible for 5/12/2016	PENDING

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 existing residential use includes two conforming structures on a conforming lot.

The proposed development includes the demolition of an existing duplex and reconstruction in an expanded footprint. In addition, a pool is to be constructed to the rear of the new building and adjacent to another existing dwelling, the principal home on the site. Both are within 250' of the waterbody Spruce Creek, but outside of the 100' required setback. The application was received October 1, 2015, however the proposal did not conform to tree clearing or setback standards for the Shoreland Overlay Zone. The applicant resubmitted to the Town revised plans on March 15, 2016.

A site walk was held on Thursday 4/28/2016 (unapproved minutes attached). Applicant has revised plans with consideration of Staff and Planning Board comments. Staff review is from the 4/14/2016 meeting with updates highlighted in yellow.

Staff Review

1. The minimum land area per dwelling unit in the Residential-Rural Zone is 40,000. The proposed development would result in three dwelling units, requiring a total of 120,000

square feet. The total lot size of the property is 177,772 square feet, including a 10,008 square foot wetland. Therefore, the buildable area on the property is 167,764 square feet and meets this standard.

2. The proposed development does not encroach on any front or side yard, wetland or waterbody setbacks.
3. The plan shows the lot as Map 16 Lot 78, however the correct Map and Lot are 33 and 2, respectively. **Update:** Revised plans include corrected Map and Lot ID on the plan.
4. The proposed development includes a duplex and a pool. Although the applicant states the existing use of one of the two existing structures is a duplex, staff is unable to find evidence to support this use through tax records or permits. Dwellings of a duplex configuration is a special exception use in the Residential-Rural and Shoreland Overlay Zones. The parcel appears to have enough square footage to support this use, however because the development is in the Shoreland Overlay Zone the Board will need to consider a request for special exception use. **Update:** Approval of the special exception is still needed prior to final approval and is included in draft Findings of Fact.
5. “Accessory uses”, i.e. swimming pools, are a permitted use in the Residential-Rural and Shoreland Overlay Zones.
6. The applicant uses “Impervious Area” to refer to devegetated area on the plan. The plan shows existing and proposed devegetated areas related specifically to the proposed development, but does not include other existing devegetated areas on the lot. While exact devegetated area calculations are missing from the plan, staff estimates the portion of the 4 acre lot that is within the Shoreland Overlay Zone to be approximately 107,300 square feet, of which there is an approximate proposed devegetated area of 15,280, 14.2%. The proposed development appears to conform to zone standards. However, the applicant’s agent needs to certify the actual total devegetated area. **Update:** Applicant has updated the terminology on the plan and included existing and proposed devegetated area calculations. In addition, the plan now clearly depicts total lot area, and total within the Shoreland Overlay Zone.
7. The plan states “Vegetative Cover Area” to refer to the area that will be revegetated once the existing duplex is removed. A separate table indicating revegetated areas is not required as those percentages will be included with proposed devegetated area in the devegetated area table. **Update:** The applicant has removed all references and calculations related to revegetated area from the plan.
8. The footprint of the proposed duplex is unclear, as currently depicted on the plan. It appears to overlap the entirety of the existing footprint, however that is inconsistent with the colored area indicated as area to be re-vegetated post construction. **Update:** The final plan clearly indications existing and proposed conditions of the duplex.

9. The plan shows a “new garage” on the northern edge of the property. However, staff confirmed with applicant that this structure does not exist and is not included in the proposed development. **Update:** The revised plan addresses this comment.

10. The plan appears to depict a proposed septic tank to connect to an existing leach field to service the proposed duplex, and an existing septic tank to connect to a proposed disposal area to service the primary dwelling. Staff spoke with the applicant, who clarified both septic systems exist, and the existing disposal system for the duplex will need to be modified to have two tanks to accommodate an increase caused by the proposed development. Applicant submitted a revised sketch of proposed septic system for review. **Update:** Updates to the expanded septic system design for the proposed duplex are now depicted on the final plan. However, the plan continues to show a “7’ x 40’ proposed disposal area” and “15’x40’ proposed disposal area” on the northern edge of the property connecting to the existing main house. Staff spoke with the applicant who confirmed the “7x40 proposed disposal area” is existing, and the “15x40 proposed disposal area” is neither existing nor proposed in this application.
 - o The application includes a subsurface wastewater disposal system application for a single-family 3-bedroom dwelling dated 4/10/2015. A revised septic application indicating the actual proposed use as a duplex is required, and the Board may want to review. **Update:** Mr. Frick has submitted a letter describing the size and location of the proposed expanded septic system for the site. A successful preliminary soil test pit evaluation was completed on 4/21/2016. Due to the proposed location of the leachfield, an HHE-200 form will be submitted to the town following the demolition of the existing duplex.

11. The final plan is missing several elements required in Title 16.10.5.2. including total lot area, existing and proposed building coverage, existing and proposed devegetated area, Shoreland Overlay Zone standards, Locus Map, and the seal of an architect, professional engineer or registered land surveyor. **Update:** All specified elements have been added to the plan with the exception of a seal of an architect, professional engineer or registered land surveyor. However, the existing square footage for the main dwelling appears to be incorrect in the building coverage table.

12. The current plan title is “Existing, Proposed New and Reclaimed Shoreland Development Plan” and should be revised to removed “Existing, Proposed New and Reclaimed”.

13. It appears the applicant is using a previous land survey as the basis for the proposed plan. Applicant should include a plan note indicating the date and originator of the existing conditions, boundary and wetland information.

Staff recommends the acceptance of this application with the following modifications

1. Make the following revisions to the plan **Update:** All have been addressed with the exception of 1.i, 1.k and 3.
 - a. Depict Shoreland Overlay Zone standards
 - b. Signature block should include one line for the Planning Board Chair signature and be placed at the bottom right corner of the plan above the title block
 - c. Include total lot size of the parcel

- d. Remove “Vegetative Cover Area” table
 - e. Replace “Impervious Area” with “Devegetated Area” and show existing and proposed conditions for the portion of the lot located within the Shoreland Overlay Zone.
 - f. Remove “New Garage” depiction and reference
 - g. Removed highlighted “proposed vegetation area for stormwater” language and coloring
 - h. Clearly show the footprint of the proposed duplex
 - i. Indicate correct map and lot and place in ¼ ” high letters at the lower right border of all plan sheets **Update: Please locate at bottom of plan scale in the title block**
 - j. Final plan must depict existing and proposed building coverage percentages for the lot.
 - k. Final Plan must include the seal of an architect, professional engineer or registered land surveyor **Update: Considering the information that needs to be certified, a professional surveyor will be required to stamp the final plan**
2. Submit a Locus Map. This may be depicted on the final plan, if desired.
 3. Submit an existing conditions boundary survey, or include a reference to one as a plan note on the final plan

Updated Staff Recommendations

1. Make the following revisions to the plan:
 - a. Update existing main dwelling square footage in the Building Coverage table
 - b. Remove “15’ x 40’ proposed disposal area” depiction and reference
 - c. Removed “proposed” from the 7’ x 40’ disposal area connecting to the main house
 - d. Remove “Existing, Proposed New and Reclaimed” from plan title
 - e. Include a plan note referencing the date and originator of existing survey information
 - f. Make the following revisions to the Shoreland Overlay Standards table
 - i. Update “16.3.D” to “16.3.2.17.D”
 - ii. Remove “(per assistant planner revision request)”
 - g. Final Plan must include the seal of a registered land surveyor

Recommendations

With the recommended modifications, the application appears to be complete and meets the standards of Title 16. After completing a public hearing, the Board may move to approve with conditions (suggestions provided below) and proceed to reading and voting on the Findings of Fact.

Move to grant approval with conditions for the Shoreland Development Plan for owner/applicant Christopher Baudo located at 23 Whippoorwill Lane (Tax Map 33 Lot 2) in the Residential-Rural 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 23 Whippoorwill Lane
 Shoreland Development Plan Review**

WHEREAS: Christopher Baudo requests approval for plans to demolish and reconstruct an existing two-story duplex in a new location, and install a pool on his property located at 23 Whippoorwill Lane (Tax Map 33 Lot 2) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SH-250') Zones, hereinafter the "Development" and

Pursuant to the Plan Review meetings conducted by the Planning Board as noted {in the plan review notes prepared for 5/12/2016}

Shoreland Development Plan Review	Application accepted 4/14/2016
Site Walk	Held 4/28/2016
Public Hearing	Held 5/12/2016
Final Plan Review and Approval	Granted 5/12/2016

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 5/12/2016}

1. Shoreland Development Plan Application, received 10/1/2015
2. Shoreland Development Plan, Albert Frick Associates, Inc dated 1/5/2016, revised 5/2/2016
3. Preliminary Septic Report, Albert Frick Associates, Inc dated 4/22/2016

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

<p>16.3.2.17.D Shoreland Overlay Zone</p> <p><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></p> <p>Findings: Maximum devegetated area in the Shoreland Overlay and Residential - Rural zone is 20%. The development creates a devegetated area of 13.26% and does not exceed this limit.</p> <p>Conclusion: The requirement appears to be met.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
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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 (see conditions #2 and #3) to avoid impact on adjacent surface waters.

Conclusion: This requirement appears to be met

Vote: in favor against abstaining

3. Adequately provide for the disposal of all wastewater;

Finding: The proposed development includes two septic systems to service the primary residence and duplex separately. *A preliminary septic report was submitted on 4/22/2016. Due to the location of the expanded leachfield, a revised HHE 200 application will be submitted following demolition and regrading of the lot and prior to the issuance of a building permit.*

Conclusion: This requirement appears to be met.

Vote: in favor against abstaining

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

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

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

Vote: in favor against abstaining

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

Finding: 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>Vote: <u> </u> in favor <u> </u> against <u> </u> abstaining</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 proposed development is not in the Commercial Fishing / Maritime Use Zone.</p> <p><u>Conclusion:</u> This requirement is not applicable.</p>
<p>Vote: <u> </u> in favor <u> </u> against <u> </u> abstaining</p>
<p><i>8. Avoid problems associated with floodplain development and use;</i></p> <p><u>Finding:</u> The development is not located within a flood zone.</p> <p><u>Conclusion:</u> This requirement is not applicable.</p>
<p>Vote: <u> </u> in favor <u> </u> against <u> </u> abstaining</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 zoning and design/performance standards of Title 16.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p>
<p>Vote: <u> </u> in favor <u> </u> against <u> </u> abstaining</p>
<p><i>10. Be recorded with the York county Registry of Deeds.</i></p> <p><u>Finding:</u> With consideration of condition of approval #6, a plan suitable for recording is required.</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>Vote: <u> </u> in favor <u> </u> against <u> </u> abstaining</p>

NOW THEREFORE THE Kittery Planning Board adopts each of the foregoing Findings of Fact and based on these Findings determines the Development will have no significant detrimental impact, and the Kittery Planning Board hereby grants final approval for the Development at the above referenced property, including any waivers granted or conditions as noted

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. 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 5/12/2016).

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 KITTELY PLANNING BOARD ON May 12, 2016

Ann Grinnell, Planning Board Chair

Notices to Applicant:

1. Incorporate any plan revisions on the final plan as required 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.



Albert Frick Associates, Inc

Environmental Consultants

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Albert Frick, SS, SE
James Logan, SS, SE
Matthew Logan, SE
Brady Frick, SE
Bryan Jordan, SE
William O'Connor, SE
Noel Dunn, Office Manager

April 22, 2016

Rebecca Spitko
Assistant Town Planner
200 Rogers Rd Ext.
Kittery, Maine 03904

Re:Chris Baudo, 23 Whippoorwill Lane, Kittery, Preliminary Septic Report

Dear Rebecca

I meet with you to discuss Mr. Baudo's application on April 21, 2016. I am proposing a replacement septic system for the project since there is a minor expansion involved with modifying the existing Duplex which had a total of 3 bedrooms to a replacement Duplex building that has a total of to 4 bedrooms. Since the leachfield has to be expanded to comply with the Codes it will be more efficient and a better work product to upgrade the entire disposal system than to add on to the existing older leachfield. Also by doing a complete replacement versus an expansion, it will allow the leachfield to be moved back from the spring high tide line for full compliance (100') as you recommended.

:
I did a **preliminary** soil test pit evaluation on the above-referenced property on April 21, 2016 for the purpose of determining the suitability of the site for on-site subsurface wastewater disposal.

The revised Site plan shows the location of the test pits excavated, and the soil profile descriptions are enclosed (attached)..

The soil is suitable, as defined by the State of Maine Subsurface Wastewater Disposal Rules.

The septic system will require two 1,000 gallon septic tanks (one for each duplex unit) and a Medium- Large sized leachfield. The septic design flow required for the proposed project is 360 gallons per day which will be treated by 24 Eljen leaching units (3 rows of 8) in the area shown on the Site Plan (15' by 32')

A complete subsurface wastewater disposal system design (HHE-200 form) is needed for a permit to install the system once the existing building has been raised and area graded to allow for final stake out and establishment of final grades etc.

Please contact me if you have any questions or additional matters for discussion.

Respectfully,

A handwritten signature in black ink that reads "Albert Frick". The signature is written in a cursive style.

Albert Frick

Enc Site Plan
Preliminary Letter and Soil Profiles for Septic

Town, City, Plantation
KITTERY

Street, Road Subdivision
23 WHIPPOORWILL LANE

Owner's Name
CHRISTOPHER BAUDO

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1A Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	FINE SANDY LOAM (FILL)	FRIABLE	BROWN	
20				FEW, FAINT
30	SILTY CLAY	FIRM	OLIVE GRAY	COMMON, DISTINCT
40				
50				

Soil Classification: 12 C
Profile Condition
(FILL OVER 9 D)

Slope: _____ %

Limiting Factor: 20"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

Observation Hole TP 2B Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	SANDY LOAM (FILL)	FRIABLE	BROWN	
20	SILT LOAM		DARK BROWN	
30	SILTY CLAY	FRIABLE	LIGHT OLIVE BROWN	COMMON, DISTINCT
40				
50				

Soil Classification: 12 C
Profile Condition
(FILL OVER 9 D)

Slope: _____ %

Limiting Factor: 28"

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole _____ Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: _____
Profile Condition

Slope: _____ %

Limiting Factor: _____ "

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

Observation Hole _____ Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: _____
Profile Condition

Slope: _____ %

Limiting Factor: _____ "

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

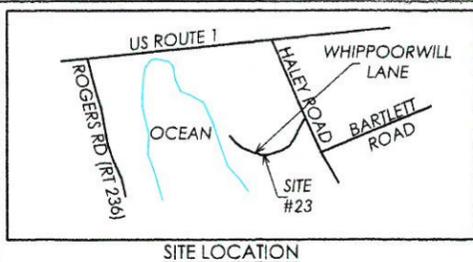
Soil Series Name: _____ Drainage Class: _____ Hydrologic Group: _____

Site Evaluator /Soil Scientist Signature

163/ 66
SE/CSS #

4/21/16
Date

FOR WASTEWATER DISPOSAL →
FOR SOILS MAPPING →



SITE LOCATION

DEVEGETATED AREA IN SHORELAND ZONE TABLE				
	EXISTING		PROPOSED	
	AREA (SQ.FT)	% OF LOT WITHIN SHORELAND ZONE	AREA (SQ.FT)	% OF LOT WITHIN SHORELAND ZONE
MAIN DWELLING #23:	5,098+/- SQ.FT. (*MINUS OUTSIDE)	4.46%	5,098+/- SQ.FT. (*MINUS OUTSIDE)	4.46%
DUPLEX:	2,776+/- SQ. FT.	2.43%	2,595+/- SQ. FT.	2.27%
DRIVEWAY:	5,989+/- SQ. FT.	5.24%	6,971+/- SQ. FT.	6.10%
EXISTING POOL:	0+/- SQ.FT	0.00%	493+/- SQ.FT	0.43%
TOTAL	13,863+/- SQ. FT.	12.13%	15,158+/- SQ. FT.	13.26%

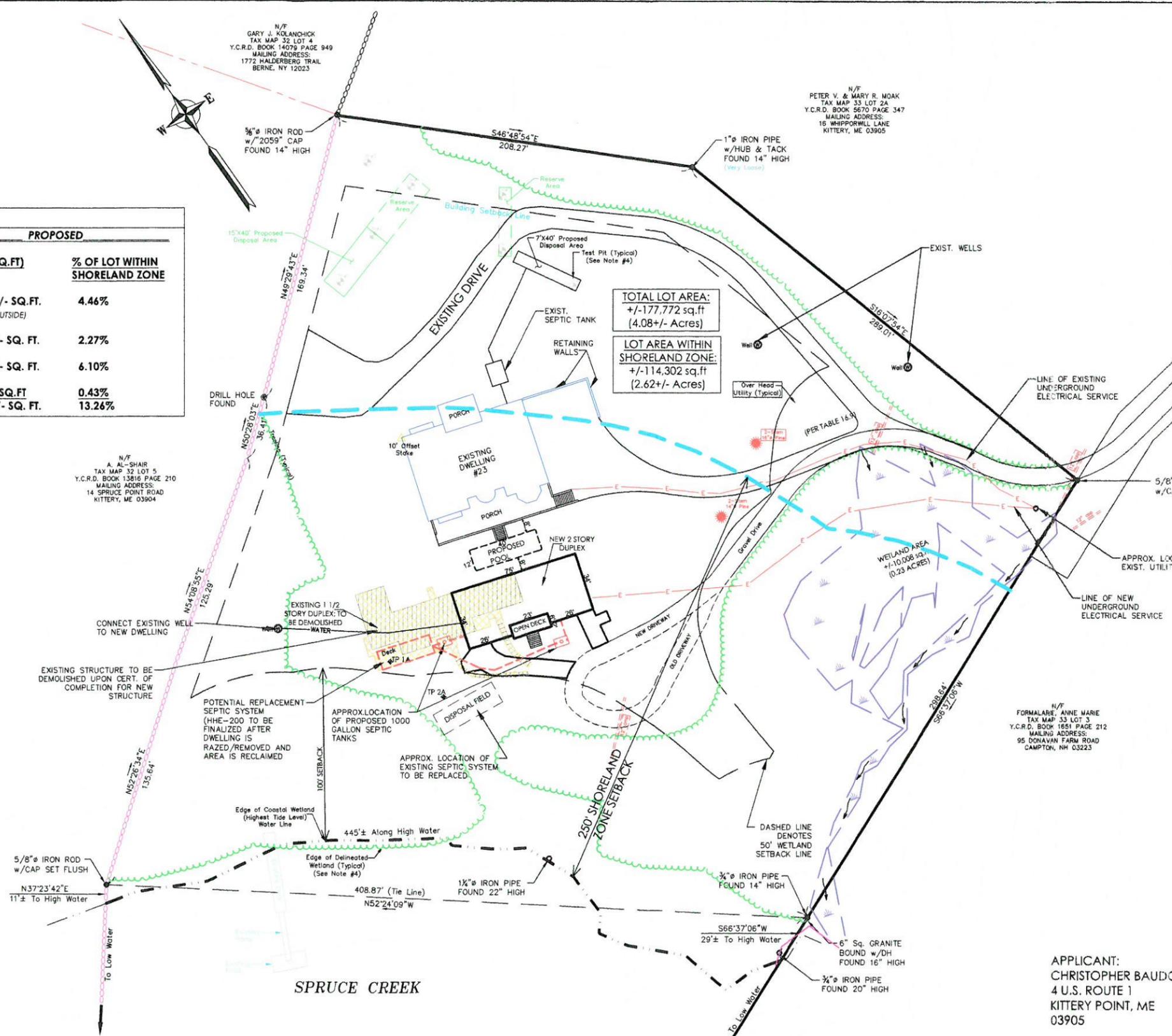
BUILDING % COVERAGE ON PROPERTY TABLE				
	EXISTING		PROPOSED	
	SQ.FT	%	SQ.FT	%
MAIN DWELLING:	3,648+/- SQ. FT.	2.05 %	5,306+/- SQ. FT.	2.98 %
DUPLEX:	2,175+/- SQ. FT.	1.22%	2,412+/- SQ. FT.	1.36%
TOTAL:	5,823+/- SQ.FT	3.27%	7,718+/-SQ.FT	4.34%

RESIDENTIAL - RURAL DISTRICT STANDARDS

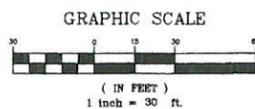
MINIMUM LOT AREA:	40,000sq.ft
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT YARD:	40 FEET
MAXIMUM BUILDING COVERAGE:	15%
MINIMUM REAR AND SIDE YARDS:	20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

SHORELAND OVERLAY STANDARDS (16.3.D)

1a. MINIMUM LOT AREA:	40,000sq.ft
1b. MINIMUM LAND AREA PER DWELLING UNIT:	40,000sq.ft (per assistant planner revision request)
1c. SHORE FRONTAGE PER LOT:	150'
1c. SHORE FRONTAGE PER DWELLING UNIT:	100'
MAX. DEVEGETATED AREA :	20%



APPLICANT:
CHRISTOPHER BAUDO
4 U.S. ROUTE 1
KITTERY POINT, ME
03905



PLANNING BOARD CHAIR DATE

DATE:	REVISIONS:	EXISTING, PROPOSED NEW AND RECLAIMED SHORELAND DEVELOPMENT PLAN
2/22/16	UPDATED IMPERVIOUS CALCULATIONS	PREPARED FOR CHRISTOPHER BAUDO 23 WHIPPOORWILL LANE (MAP 33, LOT 2) KITTERY, MAINE
3/10/16	UPDATED PROPOSED DWELLING FOOTPRINT AND IMPERVIOUS CALCULATIONS	
4/5/16	UPDATED CALCULATIONS	
4/22/16	REVISED PER COMMENTS BY REBECCA SPITKO, ASSISTANT TOWN PLANNER	
5/2/16	REVISED PER COMMENTS BY REBECCA SPITKO, ASSISTANT TOWN PLANNER	

Albert Frick Associates, Inc.
Environmental Consultants
Gorham, Maine

Drawn By: B.J. Checked By: A.J.
Date: 1/5/16 Scale: 1" = 30'