Town of Kittery Maine
Town Planning Board Meeting
November 17, 2016

24 Goodwin Road – Shoreland Development Plan Review

Action: Hold a public hearing. Approve or deny plan. Owner/applicant Greg and Laurie Smith request consideration to demolish and reconstruct a nonconforming structure in an expanded footprint within the 100-foot setback located at 24 Goodwin Road (Tax Map 58 Lot 19) in the Shoreland Overlay (SH-OZ-250') and Residential – Rural Conservation (R-RLC) Zones. Agent is Tom Emerson, Studio B-E.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
YES	Determination of Completeness	10/13/2016	GRANTED
NO	Public Hearing	Scheduled for 11/17/2016	PENDING
NO	Site Walk	11/9/2016	HELD
Yes	Final Plan Review and Decision		TBD

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

Background

Planning Board review of this project is required by 16.10.3.2 Other Development Review, because it is a located in the Shoreland Overlay Zone and 16.6.4.4 Special Exception Use Request. The parcel is a nonconforming lot with a nonconforming, single-family dwelling. The parcel does not meet the minimum lot size and the entire lot, including the single-family dwelling, is located entirely within the 100-foot setback of Chauncey Creek.

The applicant plans to demolish the existing dwelling and reconstruct within an expanded footprint. In addition, the applicant proposes to construct a carport, small shed and driveway, also within the 100-foot required setback.

The Planning Board conducted a preliminary review of the proposed development on 10/13/2016 and determined the plan did not conform to Title 16 due to the location and configuration of the proposed carport, shed and house. The applicant has submitted a revised plan for the Board's consideration.

The following staff review was from the 10/13/2016 with updated comments highlighted in **yellow**.

Staff Review

1. *The expansion of a nonconforming structure located less than the required setback in the Shoreland Overlay Zone is limited to a lifetime limit of no more than 30%, as measured in floor area and volume, as of January 1, 1989. Staff has found no evidence of any previous expansions*

for the structure. The plan states the proposed developments is a 26.81% expansion in floor area and 29.97% in volume, although floor area and volume calculations have not been submitted. In addition, the design drawings submitted with the application do not include floor area and volume of the existing structure or exact dimensions of the proposed development. Staff was unable to confirm the proposed floor area as depicted on the plan. **UPDATE:** The applicant has submitted architectural sketches to illustrate floor area and volume calculations, however, they do not match what is depicted on the revised plan. The existing volume is 12,400 c.f. on the architectural drawing, but 12,408 c.f. on the plan, the difference creating a volume expansion of 30.06%, rather than 29.97%. In addition, the proposed floor area is 883 s.f. ((33'x27')-8 s.f. corner notch), rather than 833, although this appears to just be witten incorrectly as the equation totaling 942 s.f. of total proposed floor area of the first floor correctly uses 883 s.f. as opposed to the written 833.

2. *A nonconforming structure that is "removed, damaged or destroyed" by more than 50% of the market value may be reconstructed, so long as the reconstruction is in compliance with the waterbody setback to the greatest practical extent, as determined by the Planning Board. The entirety of the parcel is located within the 100-foot setback; therefore, there is not a relocation site for the principal dwelling unit that meets all setback requirements. The Board should determine whether the proposed site meets the dimensional requirements to the greatest practical extent, with consideration of the factors outlined in 16.7.3.5.4.B, Nonconforming Structure Relocation.* **UPDATE:** The Board held a site walk on November 9th, 2016 to address this comment.

3. *The existing nonconforming building fronts the coastal wetland (Chauncey Creek) on two sides. Therefore, the structure cannot be expanded beyond the location of the existing building façade on either side. By doing so would locate a principal structure closer to the protected resource, which is not permitted. The current design does not conform to this provision and, in addition, includes a new structure, the proposed carport, within the required 100-foot setback and closer to the protected resource than the existing principal structure.* **UPDATE:** The applicant has revised the plan to address this comment, however, the southeasterly corner of the proposed structure and the stairs accessing the rear deck continue to be depicted past the existing building façade. The applicant should revise the plan so the proposed structure does not expand beyond the location of the existing building façade.

4. *The proposed development includes an 11'x18' carport. All new accessory structures must be set back at least 100-feet from the protected water resource. Staff has interpreted the carport as a new structure, which would not be permitted within the waterbody setback. However, the applicant has stated they believe the carport is not a new structure, because it is attached to (and therefore, part of) the house, which is subject to the 30% floor area and volume limitation. Because the carport, by nature, does not have either floor area or volume, it does not cause the principal dwelling to exceed the 30% expansion limitation. Staff will seek clarification from MDEP.* **UPDATE:** The applicant has relocated the proposed carport to the westerly side of the principal structure, further from the protected resource. Staff spoke with MDEP who clarified, per the definition found in 16.2.2, floor area means "the sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, *plus* the horizontal area of any unenclosed portions of a structure such as porches or decks.". Therefore, if the carport part of the principal structure, it must remain within the allowable 30% limit in expanded floor area. If the carport is not part of the principal structure, then it is a new accessory structure and therefore not permitted within the required 100-foot setback.

In addition, construction of the carport/driveway requires the removal of at least one, and possibly two, trees. Selective cutting within the required 100-foot setback is allowed, provided a well-distributed stand of trees is maintained, as defined in 16.9.2.2.B.2. It does not appear the proposed tree clearing complies with the provision of maintaining a "well distributed stand of trees" and therefore would not be permitted.

5. *Per Title 16.3.2.17.D.2.e, when it is not possible to place an accessory structure that meets the required setbacks on a nonconforming lot of record on which only a residential structure exists, a single accessory structure with no utilities may be permitted, provided that structure does not exceed eighty square feet or eight feet in height. In addition, the accessory structure must meet all other devegetated and dimensional standards for the base and overlay zone and be located as far from the shoreline as practical. Therefore, the proposed 2'x5' shed is permitted; however the Board should determine whether it is located as far from the shoreline as practical.* **UPDATE:** The revised plans includes a somewhat larger shed, as compared with the previous plan. However, the proposed shed is 60 s.f. and therefore permitted per 16.3.2.17.D.2.e, provided the shed does not exceed eight feet in height. The Board should discuss whether the proposed location is as far from the shoreline as practical.

6. *The existing nonvegetated coverage calculation table lists "decks/wood", however there does not appear to be an existing deck on the plan. If there is an existing deck and patio, the proposed deck and patio would be permitted, provided the deck and patio do not cause the principal structure to exceed the 30% floor area or volume expansion limitation.* **UPDATE:** The applicant has revised the plan to clearly label all decks and porches. This comment has been addressed. As stated in staff comment #4, the proposed deck and porch are permitted, provided they do not exceed the permitted expansion in floor area and provided they do not expand beyond the location of the existing building façade.

7. *Parking areas must meet the waterbody setbacks for structures for the zone they are located within. Therefore, the proposed driveway would also be subject to the above mentioned restrictions, unless no other practical alternative exists. A gravel driveway currently exists on the property, providing a practical alternative to the proposed, paved driveway.* **UPDATE:**. It appears the applicant does not intend to revegetate the existing gravel driveway. As the driveways overlap one another, the applicant is effectively expanding the existing, rather than creating a second, driveway. The enlarged driveway does not exceed the maximum 20% devegetated area limit.

8. *The plan does not include individual devegetated area and building coverage tables. The building coverage percentiles are shown parenthetically following "building" in the existing/proposed devegetated area calculations. The maximum building coverage for the Residential-Rural Conservation zone is 6%. The proposed building coverage is 5.99%. However, per the definition of Coverage (lot, building) in 16.2.2, the connector between the house and the carport should be included with building coverage calculations. It is unclear whether that is included with the 5.99% as the "deck/porch/connector" and "buildings" are listed separately within the table.* **UPDATE:** This comment has not been addressed. The applicant should revise the final plan to include a table with existing and proposed building coverages, itemized for each structure to clearly depict conformance with the building coverage standard.

9. Staff recommends the following additions to the application and plan revisions:
    a. Remove the carport from the final plan

b. Revise existing volume calculations so the architectural sketches and final plan are consistent with one another. If necessary, revise development so the proposed structure's expanded volume is less than 30%.
c. Revise proposed floor area calculations with the first floor square footage depicting 883 rather than 833.
d. Revise the final plan to include a table with existing and proposed building coverages

Recommendations

It appears the revised plan does not conform to the standards of Title 16. After holding a public hearing, the Board should determine whether review by the Board of a further revised plan is warranted to ensure conformance prior to approval of the plan (suggested motion A below). If the Board is satisfied with the information presented by the applicant, the Board may want to consider adding conditions of approval to address the inconsistencies between the plan and Title 16. The Board may then move to approve with conditions (suggested motion B below) and proceed to reading and voting on the Findings of Fact.

Move to continue the Shoreland Development Plan application dated September 22, 2016 from owner/applicant Gregory and Laurie Smith for 24 Goodwin Road (Tax Map 58 Lot 19) in the Residential – Rural Conservation and Shoreland Overlay Zones, not to exceed 90 days.

Or

Move to approve with conditions the shoreland Development Plan for owner/applicant Gregory and Laurie Smith for 24 Goodwin Road (Tax Map 58 Lot 19) in the Residential Rural Conservation 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 the Findings of Fact>

Kittery Planning Board

UNAPPROVED

Findings of Fact
For 24 Goodwin Road
Shoreland Development Plan Review

WHEREAS: Greg and Laurie Smith request consideration to demolish and reconstruct a nonconforming structure in an expanded footprint within the 100-foot setback located at 24 Goodwin Road (Tax Map 58 Lot 19) in the Shoreland Overlay and Residential – Rural Conservation 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 11/17/2016}

Shoreland Development Plan Review	10/13/2016	HELD
Site Walk	11/9/2016	HELD
Public Hearing	11/17/2016	HELD
Shoreland Development Plan Approval	11/17/2016	GRANTED

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 11/17/2016}

1. Shoreland Development Plan Application, dated 9/20/2016
2. Shoreland Development Plan, North Easterly Surveying, dated 9/22/2016, revised 11/3/2016
3. Existing and proposed floor area and volume calculations, Studio B-E, received 11/3/2016
4. Proposed floor plan, Studio B-E, received 11/3/2016

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

FINDINGS OF FACT

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.17.D Shoreland Overlay Zone
1.d The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones… Findings: The existing devegetated area is 5.9%. The proposed devegetated area is no greater than 8.9% Conclusion: The requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
Article III Nonconformance

16.7.3.1 Prohibitions and Allowances

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

Finding: The existing nonconforming building fronts the coastal wetland (Chauncey Creek) on two sides. Therefore, the structure cannot be expanded beyond the location of the existing building façade on either side of the structure. The southeasterly corner of the proposed structure and the stairs accessing the rear deck continue past the existing building façade. The applicant should revise the plan so the proposed structure does not expand beyond the location of the existing building façade opposite the protected resource.

Additionally, the proposed development includes a new accessory structure (carport) within the required 100-foot setback that does not exist.

Conclusion: The requirement does not appear to be met.

Vote: ___ in favor ___ against ___ abstaining

16.7.3.5.6 Nonconforming structure reconstruction

A. In the Shoreland or Resource Protection Overlay Zone(s), any nonconforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed, damaged or destroyed, by any cause, by more than 50% of the market value of the structure before such damage destruction or removal, may be reconstructed or replaced provided that a permit is obtained with in 18 months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as determined by the Planning Board.

Finding: The proposed reconstruction does not comply with mandatory waterbody setback requirements, however, there is not a location on the property that would encroach less on the required 100-foot or front/side yard setbacks.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

16.7.3.6 Nonconforming Structures in Shoreland and Resource Protection Zones

16.7.3.6.1 Nonconforming Structure Expansion

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

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

B. If a replacement structure conforms to the requirements of Section 16.7.3.6.1.A and is less than the required setback from a water body, tributary stream or wetland, the replacement structure will not be permitted to expand if the original structure existing on January 1, 1989, has been expanded by 30% in floor area and volume since that date.
C. Whenever a new, enlarged or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 16.7.3.5.2 – Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 16.7.3.5.3, above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it will not be considered to be an expansion of the structure.

Finding: The proposed development is the first expansion for this structure, therefore, the existing dimensions are the recorded dimensions for January 1, 1989.

a. *The existing floor area is 1,130 s.f. square feet. The proposed floor area is 1,426 s.f. square feet. This is an increase of 26.2% and conforms to this standard. However when including the floor area of the proposed walkway and carport, the proposed floor area exceeds the 30% expansion limit.*
b. *The existing volume is depicted as both 12,408 and 12,400 cubic feet. The proposed volume is 16,128 cubic feet. This is an increase of either 29.97% or 30.06%. If it is the latter, the proposed development* ***does not*** *conform to this standard.*

Conclusion: *This requirement does not appear to be met.*

Vote: ___ in favor ___ against ___ abstaining

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW
Article 10 Shoreland Development Review

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

1. Maintain safe and healthful conditions;

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

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

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

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

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

3. Adequately provide for the disposal of all wastewater;

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

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

Conclusion: This requirement 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 proposed development is not located in the CFMA Zone.

Conclusion: This requirement is not applicable.

Vote: ___ in favor ___ against ___ abstaining

8. Avoid problems associated with floodplain development and use;

Finding: The proposed development is not located within a flood zone.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

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

Finding: The proposed development complies with the applicable standards of Title 16, with the exception of the following:

16.7.3.6.1.A. Nonconforming structure expansion (in the Shoreland and Resource Protection Overlay Zones)
16.3.2.17.D.2 Shoreland Overlay Zone - Principal and Accessory Structures – Setbacks and Development
16.9.2.2 Clearing or Removal of Vegetation for uses other than timber harvesting in the Resource Protection or Shoreland Overlay Zone

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: With consideration of condition # 5, a plan suitable for recording has been prepared.

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

Vote: ___ in favor ___ against ___ abstaining

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

Waivers: None

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

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. No trees are to be removed without prior approval by the Code Enforcement Officer or the Shoreland Resource Officer. Efforts to protect existing trees must be in place prior to construction.
4. All Notices to Applicant contained herein (Findings of Fact dated 11/17/2016).

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

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

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

Vote of ___ in favor___ against ___ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON November 17, 2016

Ann Grinnell, Planning Board Chair

Notices to Applicant:

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

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

EXISTING STRUCTURE NONCONFORMANCE WITHIN 100' SETBACK:

FLOOR AREA	1,138.5± SQ. FT.
STRUCTURE VOLUME	12,408.17± CU. FT.

PROPOSED STRUCTURE EXPANSION CALCULATION:

FLOOR AREA	1,443.75± SQ. FT. = 26.81% EXPANSION
STRUCTURE VOLUME	16,128± CU. FT. = 29.97% EXPANSION

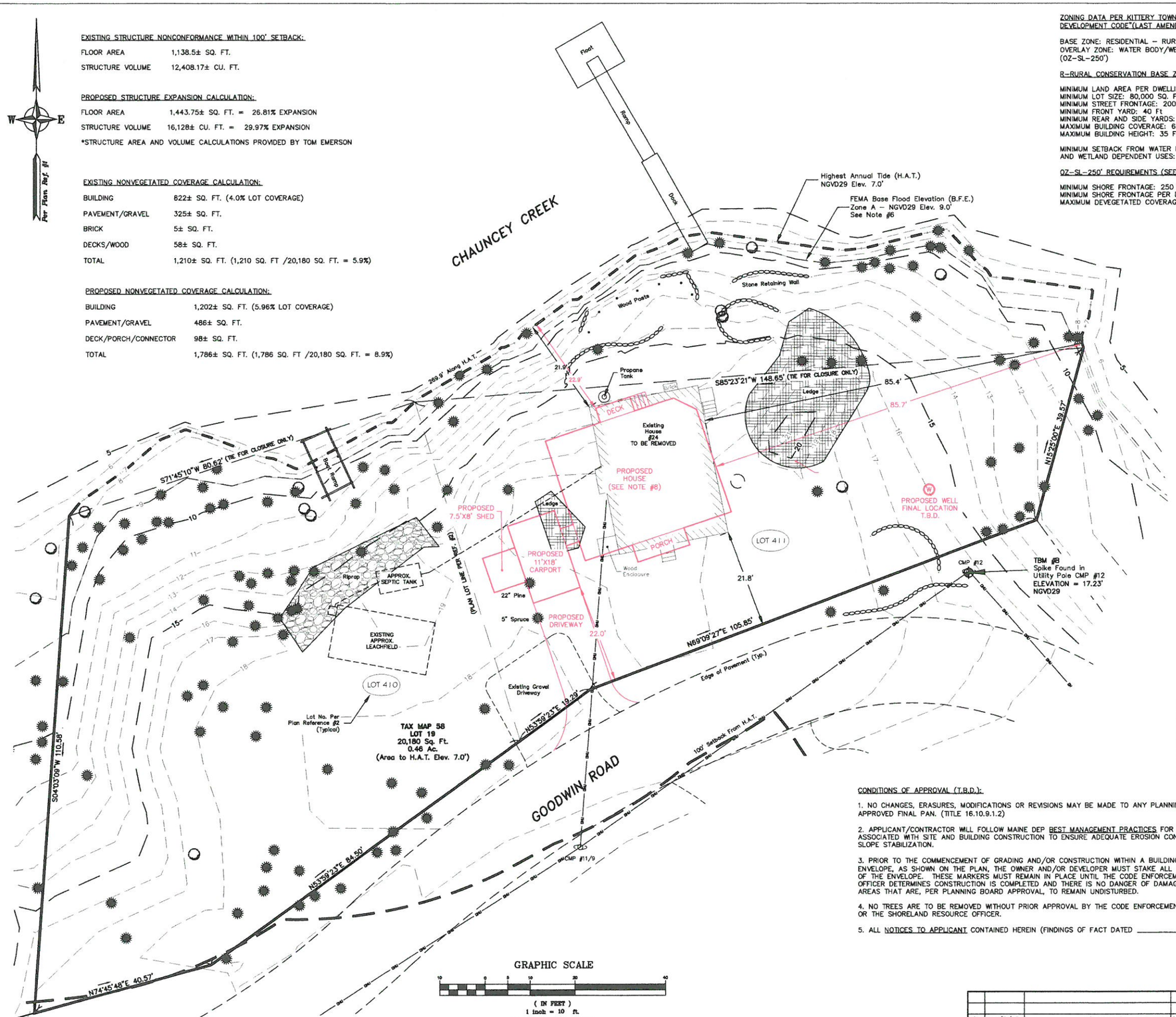
*STRUCTURE AREA AND VOLUME CALCULATIONS PROVIDED BY TOM EMERSON

EXISTING NONVEGETATED COVERAGE CALCULATION:

BUILDING	822± SQ. FT. (4.0% LOT COVERAGE)
PAVEMENT/GRAVEL	325± SQ. FT.
BRICK	5± SQ. FT.
DECKS/WOOD	58± SQ. FT.
TOTAL	1,210± SQ. FT. (1,210 SQ. FT /20,180 SQ. FT. = 5.9%)

PROPOSED NONVEGETATED COVERAGE CALCULATION:

BUILDING	1,202± SQ. FT. (5.96% LOT COVERAGE)
PAVEMENT/GRAVEL	486± SQ. FT.
DECK/PORCH/CONNECTOR	98± SQ. FT.
TOTAL	1,786± SQ. FT. (1,786 SQ. FT /20,180 SQ. FT. = 8.9%)



ZONING DATA PER KITTERY TOWN CODE "TITLE 16 LAND USE AND DEVELOPMENT CODE"(LAST AMENDMENT 10/26/15) (SEE NOTE #5):

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

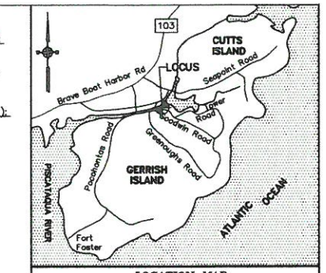
R-RURAL CONSERVATION BASE ZONE REQUIREMENTS (SEE 16.3.2.6):

MINIMUM LAND AREA PER DWELLING UNIT: 80,000 SQ. FT.
MINIMUM LOT SIZE: 80,000 SQ. FT.
MINIMUM STREET FRONTAGE: 200 FT.
MINIMUM FRONT YARD: 40 Ft
MINIMUM REAR AND SIDE YARDS: 20 FT.
MAXIMUM BUILDING COVERAGE: 6%
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: 250 FT.
MINIMUM SHORE FRONTAGE PER DWELLING UNIT: 250 FT.
MAXIMUM DEVEGETATED COVERAGE: 20%



LOCATION MAP
(not to scale)

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 12 GOODWIN ROAD, YORK COUNTY, KITTERY POINT, MAINE OWNED BY THOMAS WOODARD" BY NORTH EASTERLY SURVEYING, Inc. DATED AUGUST 9, 2004.

2. "PLAN 'A' OF CREEK SHORE AREA OF ISLAND ACRES, INC, GERRISH ISLAND, KITTERY, MAINE" BY JOHN W. DURGIN DATED JUNE 1950 AND RECORDED AT THE Y.C.R.D. PLAN BOOK 17 PAGE 54.

3. "BOUNDARY SURVEY OF ISLAND REALTY TRUST, GERRISH ISLAND, KITTERY POINT, MAINE" PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED MARCH 17, 2006, LAST REVISED OCTOBER 2007 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 331 PAGE 33.

4. "PLAN OF PARCEL OF LOTS, GERRISH ISLAND CLUB IN KITTERY POINT, YORK COUNTY, MAINE" BY C.S. GERRISH DATED SEPTEMBER 1937 AND RECORDED AT THE Y.C.R.D. PLAN BOOK 12 PAGE 35.

NOTES:

1. OWNERS OF RECORD:
THE GREGORY L. SMITH REVOCABLE TRUST
GREGORY L. SMITH, TRUSTEE
LAURIE A. SMITH, TRUSTEE
Y.C.R.D. BOOK 18631 PAGE 326
DATED MAY 20, 2013

2. TOTAL PARCEL AREA:
20,180 Sq. Ft.
(AREA TO H.A.T. ELEV. 7.0')

3. BASIS OF BEARING IS PER PLAN REFERENCE #1.

4. ELEVATIONS ARE BASED UPON M.D.O.T. DISK STAMPED "11057-11 2003", LOCATED ON LEDGE AT THE NORTHWEST CORNER OF INTERSECTION OF CHAUNCEY CREEK ROAD AND GERRISH ISLAND ROAD, ELEVATION 28.43 FEET, NGVD 1929 DATUM.

5. DIMENSIONAL REQUIREMENTS AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. CONFIRM CURRENT DIMENSIONAL REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.

6. BASE FLOOD ZONE ELEVATION PER FEMA FIRM 230171 0003C, JULY 5, 1984, ZONE A, ELEVATION 9.0'

7. THIS PARCEL HAS ALL THE RIGHT, TITLE AND INTEREST, IF ANY, OF THE GRANTOR, IN AND TO ANY STREETS AND ROADS ABUTTING THE PREMISES TO THE CENTER LINES THEREOF.

8. REFER TO DESIGN DRAWINGS PREPARED BY TOM EMERSON FOR BUILDING DIMENSIONS AND SPECIFICATIONS.

YORK,ss REGISTRY OF DEEDS
Received_____
at_____h_____m_____M., and
Filed in Plan Book_____Page_____
ATTEST:
_____
Register

Kittery, Maine – Planning Board Approval
_____
Date of Approval
_____
Chairman Date

CONDITIONS OF APPROVAL (T.B.D.):

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. NO TREES ARE TO BE REMOVED WITHOUT PRIOR APPROVAL BY THE CODE ENFORCEMENT OFFICER OR THE SHORELAND RESOURCE OFFICER.

5. ALL NOTICES TO APPLICANT CONTAINED HEREIN (FINDINGS OF FACT DATED _____).

REV.	DATE	STATUS	BY	CHKD	APPD.
A	11/3/16	REVISE STRUCTURES / CALCULATIONS	A.M.P.	P.L.A.	A.M.P.

SHORELAND DEVELOPMENT PLAN

FOR PROPERTY AT
24 Goodwin Road
Kittery Point, York County, Maine
OWNED BY
The Gregory L. Smith Revocable Trust
Gregory L. Smith, Trustee
Laurie A. Smith, Trustee
P.O. Box 251, Kittery Point, ME 03905

North
W EASTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	16692	9/22/16	1 OF 1	P.J.T.	A.M.P.

DRAWING No: 16692_SHORELAND_DEV
FIELD BOOK No: "Kittery Point #13"

Tax Map 58 Lot 19

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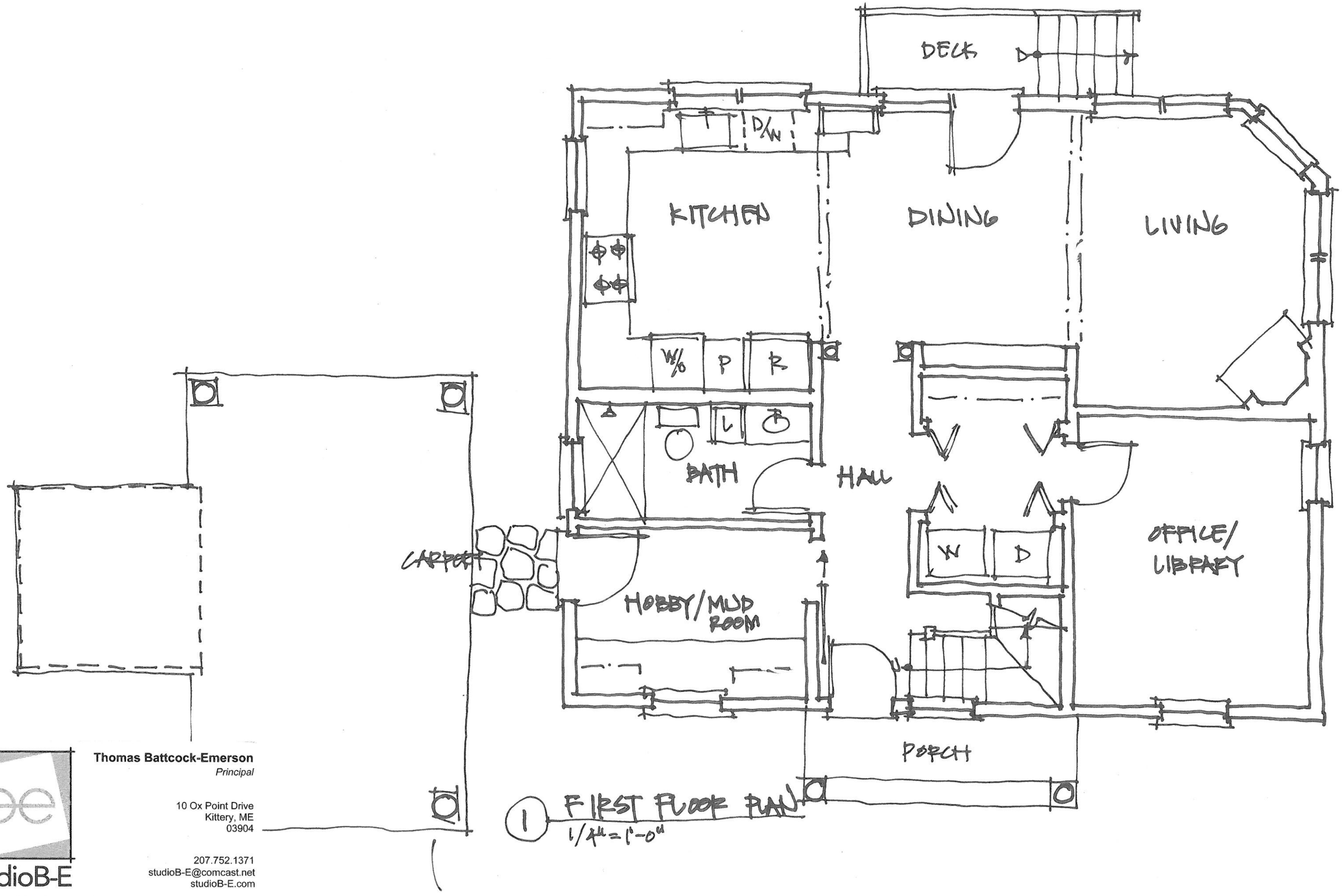
1 FRONT ELEVATION
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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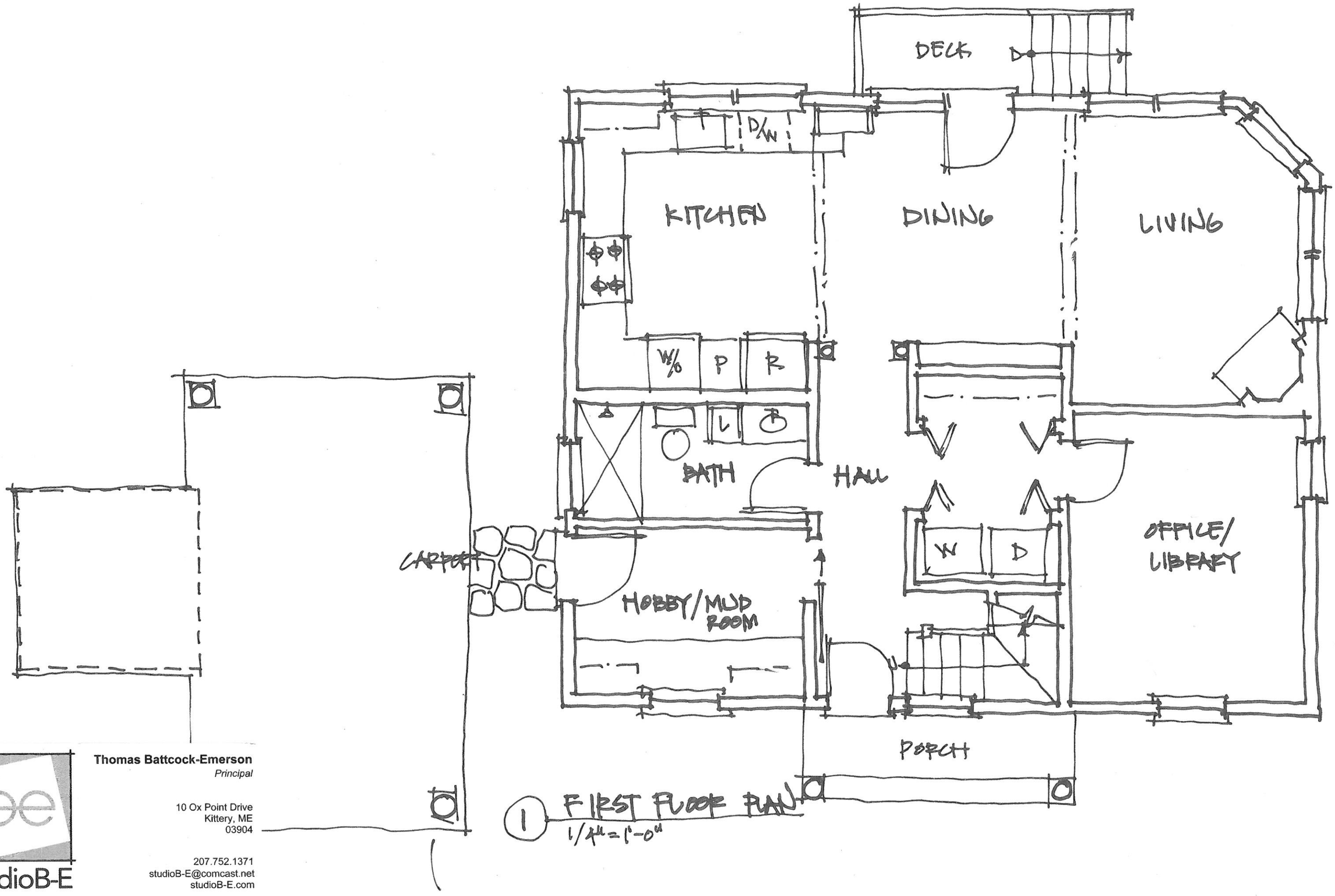

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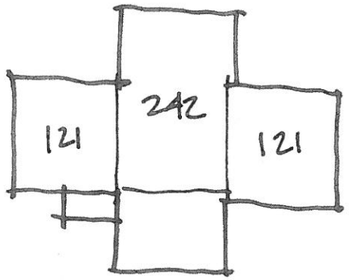
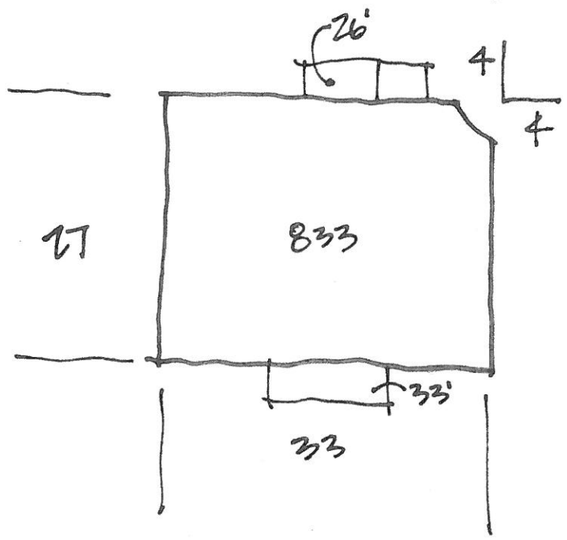


121
242
121

484

SECOND FLOOR



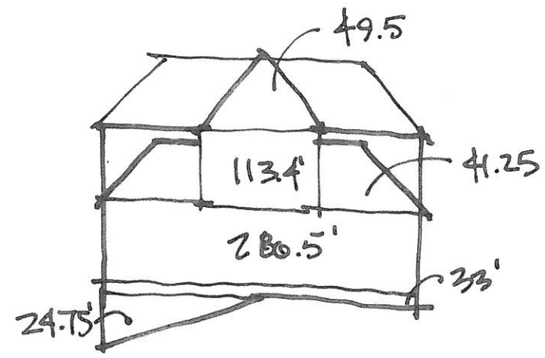
942
484

1426 SF = AREA

833
33
26

942

FIRST FLOOR



SECTION

FNDN 1527.25
FIRST - 7505.5
SECOND - 4642.5
ROOF - 3052.75

16128 SF = VOLUME

CALCULATIONS

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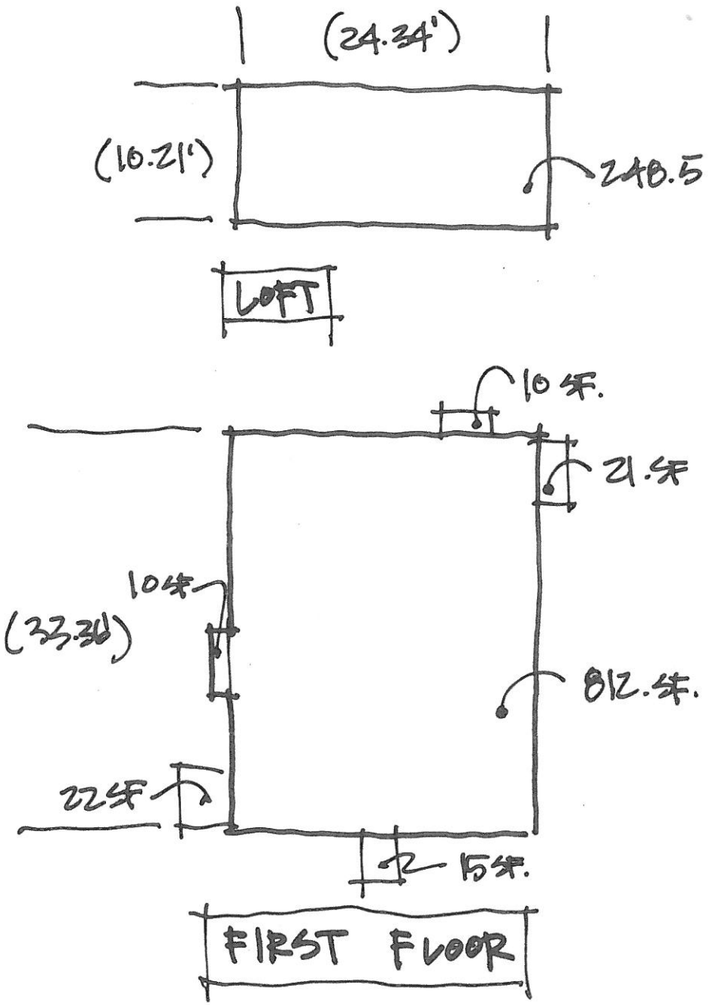
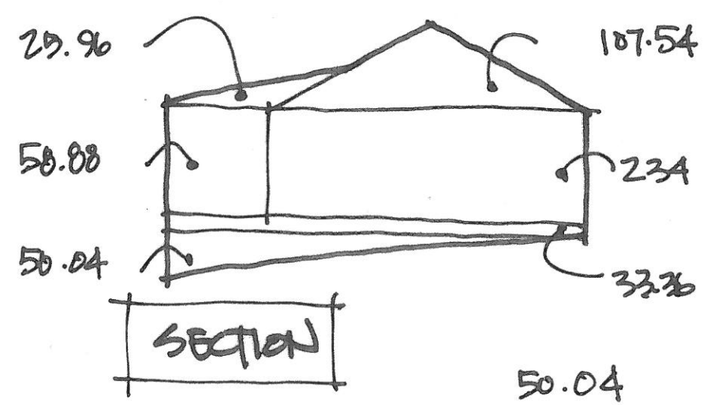


248.5
10
21
10
22
15
812
1130.5 SF.



50.04
33.36
58.88
25.96
234.00
402.24 X 24.34 = 12,408 SF

EXIST. CALCULATIONS

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