ITEM 4

PLAN REVIEW NOTES
8 Lawrence Lane
Shoreland Development Plan Review

November 17, 2016

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

8 Lawrence Lane – Shoreland Development Plan – Special Exception Request
Action: Accept or deny application. Approve or deny plan. Owner, James P. Austin, Trustee, and applicant, Heather & Sto Austin, request consideration of a minor home occupation located at 8 Lawrence Lane (Tax Map 18 Lot 34) in the Residential-Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Tom Harmon, Civil Consultants.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
NO	Sketch Plan		NA
YES	Determination of Completeness	Scheduled for 11/17/2016	PENDING
NO	Site Walk	At the Board's discretion	
NO	Public Hearing	At the Board's discretion	
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 16.6.4.4 where the applicant is requesting approval for a special exception use to operate a bed and breakfast located in the Shoreland Overlay Zone.

Existing Conditions: The existing parcel is a nonconforming lot with a conforming single-family dwelling. The lot does not meet the standard for minimum street frontage for the Residential – Kittery Point Village zone.

The total lot size is approximately 58,150 sf. Approximately 54,000 square feet of the lot is located within the Shoreland Overlay Zone. Existing devegetated area within the Shoreland Overlay Zone is 17%. The applicant is not proposing any changes to the lot's devegetated area.

Staff Review

1. The existing structure is a 6-bedroom, single-family home. The applicant plans to retain two bedrooms for private use, and rent the remaining four bedrooms as a seasonal bed and breakfast. No other changes or alterations to the site are proposed. The proposed development does not have an impact on the site's building coverage or devegetated area.

2. The applicant does not own the property, and has submitted a letter of authorization from the property owner, James Austin, in support of the home occupation.

3. The current septic system supports eight bedrooms. No upgrades to the septic are required or proposed.

4. The current plan depicts the incorrect building coverage standard for the R-KPV Zone. The correct maximum building coverage is 15%, not 20%.

5. The proposed bed and breakfast appears to meet the criteria for a minor home occupation, as outlined in 16.8.22.2. However, the application does not expressly state the total number of employees who will be employed by the bed and breakfast. A minor home occupation limits the number of employees on-site at any time to no more than three. Staff spoke with owner, James Austin, who stated the applicants, Heather and Sto Austin, intend to be the only employees of the bed and breakfast. The applicants should verify this

6. Per Title 16.8.22.2.F, the applicant is required to submit a parking plan to demonstrate there is "sufficient and safe" parking for customers', clients' and workers' use. The applicant states there is space on the on site for 8 parking spaces and the plan depicts parking areas, however the application does not indicate where, exactly, each of the 8 spaces are located, or that the spaces provide the appropriate aisle width and stall size, as outlined in Figure 2 of Title 16.8. Minor home occupations standards require 6 parking spaces (single family dwelling – 2 spaces per dwelling; 4 room bed and breakfast – 1 space per rental unit) with an additional parking space per nonresident employee at the site during the peak shift (if applicable) and/or one space per client/customers who frequently visit the site (see staff note #7). The Board may want to review a more detailed parking plan prior to approving the special exception request.

7. In order to be approved as a special exception use, the Board must determine the proposed use will "not prevent the orderly and reasonable use of adjacent properties". Prior to the submission of the Shoreland Development/Home Occupation application, Staff have received complaints from abutters that the property was operating as either a bed and breakfast, or a small resort, advertising a space for large scale gatherings, such as weddings or other social events, sunset cruises, whale watching or other sightseeing boating tours. A bed and breakfast seems to be reasonably in line with the residential use of adjacent properties; however, the increased intensity of use could have an adverse impact on abutters in the event the bed and breakfast is acting as a host for organized gatherings or activities. The Board may want to consider a condition of approval restricting on-site activities to reasonable residential uses.

8. Staff spoke with the property owner, who stated the bed and breakfast will be restricted to seasonal operations, with a season of fall to spring, so as to allow for the rental of the entire dwelling during the summer months.

Recommendations

Staff recommends the following revisions to the final plan:

1. Submit an application for a minor/major home occupation, signed by the property owner.
2. Clearly indicate each individual parking space on the final plan, and depict the isle width between parking spaces.
3. Update the final plan to depict the correct maximum building coverage for the zone.

Action

With the above recommendations, the application appears to be complete. Staff recommends the Board accept the application (suggested motion below)

Move to accept the Special Exception Use Request dated October 20, 2016 from Heather & Sto Austin for a minor home occupation at 8 Lawrence Lane (Tax Map 18 Lot 34) in the Residential – Kittery Point Village and Shoreland Overlay Zones…

Public hearings are at the Board's discretion for special exception requests and Shoreland Development plans. The Board should determine whether a public hearing or site walk is warranted. With consideration of the potential impact to abutters, a public hearing may be warranted.

Move to schedule a site walk and public hearing for the Special Exception Use Request dated October 20, 2016 from Heather & Sto Austin for a minor home occupation at 8 Lawrence Lane (Tax Map 18 Lot 34) in the Residential – Kittery Point Village and Shoreland Overlay Zones.

CIVIL CONSULTANTS

Engineers
Planners
Surveyors
P.O. Box 100
293 Main Street
South Berwick
Maine
03908
207-384-2550

October 20, 2016

Mr. Christopher DiMatteo, Town Planner
Town of Kittery
200 Rogers Road
Kittery ME 03904

Re: Austin, 8 Lawrence Lane, Tax Map 34 Lot 33
B&B Shoreland Zone Special Exception

Dear Mr. DiMatteo:

Enclosed please find the following information in support of the referenced application which includes 15 copies (3 full sized and 12 ½ scale plans) for the board members.

- Shoreland Development Plan Application,
- 22 x 34 Site Plan,
- Copy of a 2008 Amended Subdivision Plan,
- Copy of a 2005 Boundary Survey,
- Googe Earth aerial photo (5000'),
- Kittery Tax Map 18,
- HHE 200 by Kenneth Gardner,
- Check for $200.00

Very truly yours,
CIVIL CONSULTANTS

Thomas W. Harmon, PE
Principal

Enclosures

J: aaa 2016 1626400 Planning Board 20161020cvrLtr.doc

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 18 LOT 34

DATE:

FEE: $ 200.00

ASA*:

PROPERTY DESCRIPTION	Physical Address	8 Lawrence Lane		
	Base Zone	R-KPV	Overlay Zone (s)	Shoreland
OWNER INFORMATION	Name	Austin Trustee, James P.	Mailing Address	PO Box 278 Kittery Point, ME 03905-0278
	Phone	207-252-0981		
	Email	jimaustin3@gmail.com		
AGENT INFORMATION	Name	Thomas W. Harmon, PE	Company	Civil Consultants
	Phone	207-384-2550	Mailing Address	293 Main Street PO Box 100 South Berwick, ME 03908
	Email	tharmon@civcon.com		
	Fax	207-384-2112		
APPLICANT INFORMATION	Name	Austin, Heather & Sto	Mailing Address	8 Lawrence Lane Kittery Point, ME 03905
	Phone			
	Email			

PROJECT DESCRIPTION

Existing Use:

Existing use of the facility is a six bedroom single family home. The building is a renovation of a cottage style home which was relocated from a nearby lot in approximately 2008. The site has parking available for 8 vehicles. The building is currently occupied by the owner's son and daughter-in-law.

Proposed Use (describe in detail):

Proposed use is a single family home for two of the bedrooms and a bed and breakfast to be operated by the occupants utilizing the remaining 4 bedrooms. No physical exterior improvements or alterations are anticipated.

PROJECT DECSCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	No construction proposed. No known non conformance.

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.

Applicant's Signature:	_____	**Owner's Signature:**	_____
Date:	_____	**Date:**	_____

**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:

Existing:
- ■ Land Use Zones and boundaries
- ☐ Topographic map (optional) not provided
- ☐ 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
- ☐ Distance from structure to water body and property lines
- ☐ Floor area, volume, devegetated area, and building coverage

Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.)
- ☐ Recreation areas and open space
- ☐ Setback lines and building envelopes
- ☐ Lot dimensions
- ☐ Utilities (Sewer/septic, water, electric, phone)
- ☐ Streets, driveways and rights-of-way
- ☐ Structures
- ☐ Floor area, volume, devegetated area, and building coverage

Distance to:
- ☐ Nearest driveways and intersections
- ☐ Nearest fire hydrant
- ☐ Nearest significant water body; ocean, wetland, stream

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

Expansion/Construction Analysis within the Shoreland Overlay Zone[1]
(see Table 16.9)

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

Structure distance from water body: 102 feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	2,832 sf	0 sf	0 %	
CF (Volume)	38,137 cf	0 cf	0 %	
Construction:	New: ☐ Demo/Rebuild: ☐ N/A Maintenance/repair: ☐			Value: $ N/A
*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) 54,000	20 %	9,119 sf	0 sf	17 %
*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) 56,150	20 %	2,832 sf	0 sf	5.0 %
*See underlying zone standards for building coverage percent allowed.				

[1]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.

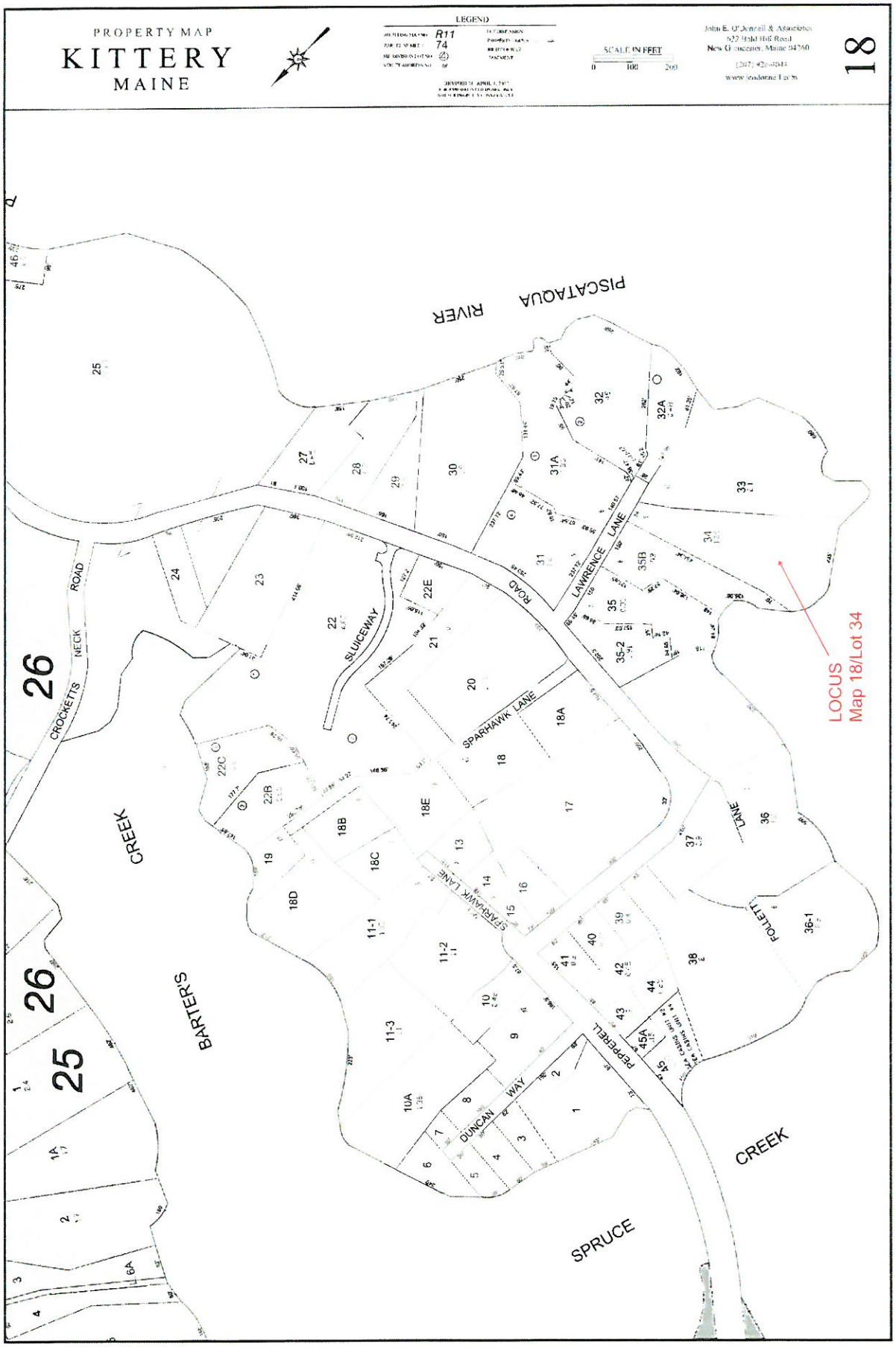
1626400/20161020Application

October 19, 2016

To Whom It May Concern:

Heather and Sto Austin have our permission to apply for town approval and subsequently operate a bed and breakfast facility at our property located on parcel 34 of tax map 18 at Lawrence Lane.

James and Tudor Austin


PROPERTY MAP
KITTERY
MAINE
LEGEND
R11
74
SCALE IN FEET
0 100 200
John E. O'Donnell & Associates
622 Bald Hill Road
New Gloucester, Maine 04260
18
PISCATAQUA RIVER
CROCKETTS NECK ROAD
SLUICEWAY
ROAD
LAWRENCE LANE
SPARHAWK LANE
FOLLETT LANE
PEPPERELL
DUNCAN WAY
BARTER'S CREEK
SPRUCE CREEK
26
25
LOCUS
Map 18/Lot 34

rec'd 11-17-15

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

PROPERTY LOCATION

City, Town, or Plantation	Kittery
Street or Road	10 Lawrence Lane
Subdivision, Lot #	

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued __/__/__ Fee: $_____ Double Fee Charged [ ]

_____ L.P.I. # _____

Local Plumbing Inspector Signature

☐ Owner ☐ Town ☐ State

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.

Municipal Tax Map # _____ Lot # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	Austin, James III ☑ Owner ☐ Applicant
Mailing Address of Owner/Applicant	PO Box 278
	Kittery Point ME 03905
Daytime Tel. #	

OWNER OR APPLICANT STATEMENT
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.

_____ Signature of Owner or Applicant _____ Date

CAUTION: INSPECTION REQUIRED
I have inspected the installation authoirzed above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved

_____ Local Plumbing Inspector Signature _____ (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION
- ☑ 1. First Time System
- ☐ 2. Replacement System
  - Type replaced: _____
  - Year installed: _____
- ☐ 3. Expanded System
  - ☐ a. <25% Expansion
  - ☐ b. ≥25% Expansion
- ☐ 4. Experimental System
- ☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES
- ☑ 1. No Rule Variance
- ☐ 2. First Time System Variance
  - ☐ a. Local Plumbing Inspector Approval
  - ☐ b. State & Local Plumbing Inspector Approval
- ☐ 3. Replacement System Variance
  - ☐ a. Local Plumbing Inspector Approval
  - ☐ b. State & Local Plumbing Inspector Approval
- ☐ 4. Minimum Lot Size Variance
- ☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
- ☑ 1. Complete Non-engineered System
- ☐ 2. Primitive System (graywater & alt. toilet)
- ☐ 3. Alternative Toilet, specify: _____
- ☐ 4. Non-engineered Treatment Tank (only)
- ☐ 5. Holding Tank, _____ gallons
- ☐ 6. Non-engineered Disposal Field (only)
- ☐ 7. Separated Laundry System
- ☐ 8. Complete Engineered System (2000 gpd or more)
- ☐ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ☑ 11. Pre-treatment, specify: Septi Tech
- ☐ 12. Miscellaneous Components

SIZE OF PROPERTY
≈1 ☐ SQ. FT. ☑ ACRES

SHORELAND ZONING
☑ Yes ☐ No

DISPOSAL SYSTEM TO SERVE
- ☑ 1. Single Family Dwelling Unit, No. of Bedrooms: 8
- ☐ 2. Multiple Family Dwelling, No. of Units: _____
- ☐ 3. Other: _____ (specify)

Current Use ☐ Seasonal ☑ Year Round ☐ Undeveloped

TYPE OF WATER SUPPLY
☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☑ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
- ☑ 1. Concrete
  - ☐ a. Regular
  - ☐ b. Low Profile
- ☐ 2. Plastic
- ☐ 3. Other: _____

CAPACITY: 3500 GAL.
2 Tanks 1ST = 2000 gal 2nd = 1500 gal

DISPOSAL FIELD TYPE & SIZE
- ☐ 1. Stone Bed ☐ 2. Stone Trench
- ☑ 3. Proprietary Device Plastic chambers
  - ☐ a. cluster array ☐ c. Linear
  - ☐ b. regular load ☐ d. H-20 load
- ☐ 4. Other: _____

SIZE: 740 ☑ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT
☑ 1. No ☐ 2. Yes ☐ 3. Maybe

If Yes or Maybe, specify one below:
- ☐ a. multi-compartment tank
- ☐ b. ___ tanks in series
- ☐ c. increase in tank capacity
- ☐ d. Filter on Tank Outlet

DESIGN FLOW
720 gallons per day

BASED ON:
- ☑ 1. Table 4A (dwelling unit(s))
- ☐ 2. Table 4C(other facilities)
  SHOW CALCULATIONS for other facilites
- ☐ 3. Section 4G (meter readings)
  ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
PROFILE CONDITION
3 IA/CIII

at Observation Hole # TP2

Depth 18 "

of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
- ☐ 1. Medium—2.6 sq. ft. / gpd
- ☑ 2. Medium—Large 3.3 sq. f.t / gpd
- ☐ 3. Large—4.1 sq. ft. / gpd
- ☐ 4. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
- ☐ 1. Not Required
- ☐ 2. May Be Required
- ☑ 3. Required

Specify only for engineered systems:

DOSE: _____ gallons

LATITUDE AND LONGITUDE
at center of disposal area

Lat. 43 d 04 m 49 s
Lon. 70 d 42 m 50 s
if g.p.s, state margin of error: +-20FT

SITE EVALUATOR STATEMENT

I certify that on 6-18-08 (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).

Kenneth E Gardner	73	11-17-15
Site Evaluator Signature	SE #	Date
Kenneth Gardner	207-637-2260	
Site Evaluator Name Printed	Telephone Number	E-mail Address

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

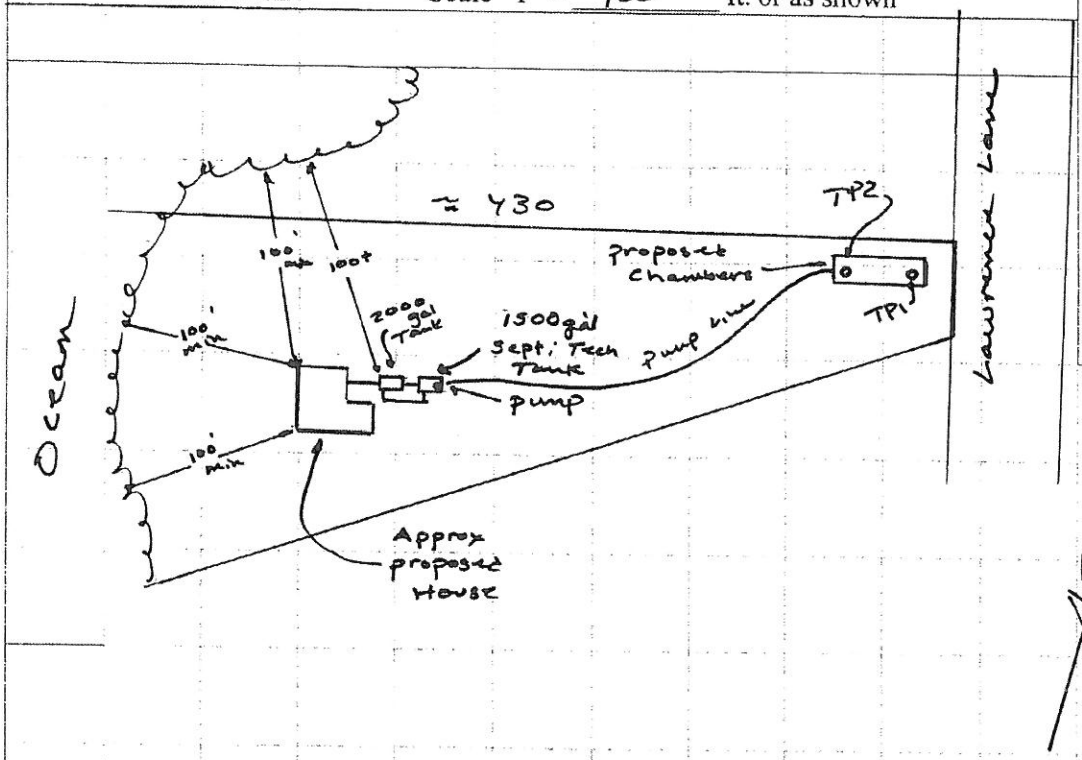
Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: Kittery

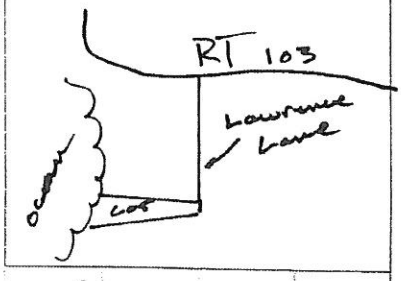
Street, Road, Subdivision: Lawrence Lane LOT 34

Owner's Name: James Austin III

SITE PLAN Scale 1" = 100 ft. or as shown



SITE LOCATION PLAN
(map from Maine Atlas recommended)



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

Observation Hole TP1 ☑ Test Pit ☐ Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	Fine Sandy Loam		Dark Brown 10YR 3/3	
10–20	Sandy Loam	Friable	yellow Brown 10YR 5/6	
20–30			olive Brown 2.5Y 4/6	few Faint
30–40	Bedrock			

Soil Classification	Slope	Limiting Factor	
2 Profile, A/C III Condition	3-4 %	26"	[✓] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole TP2 ☑ Test Pit ☐ Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	Fine Sandy Loam	Friable	Dark Brown 10YR 3/3	
10–20	Sandy Loam		yellow Brown 10YR 5/6	few Faint
20–30		Firm	olive Brown 2.5Y 4/6	
30–40	Bedrock			

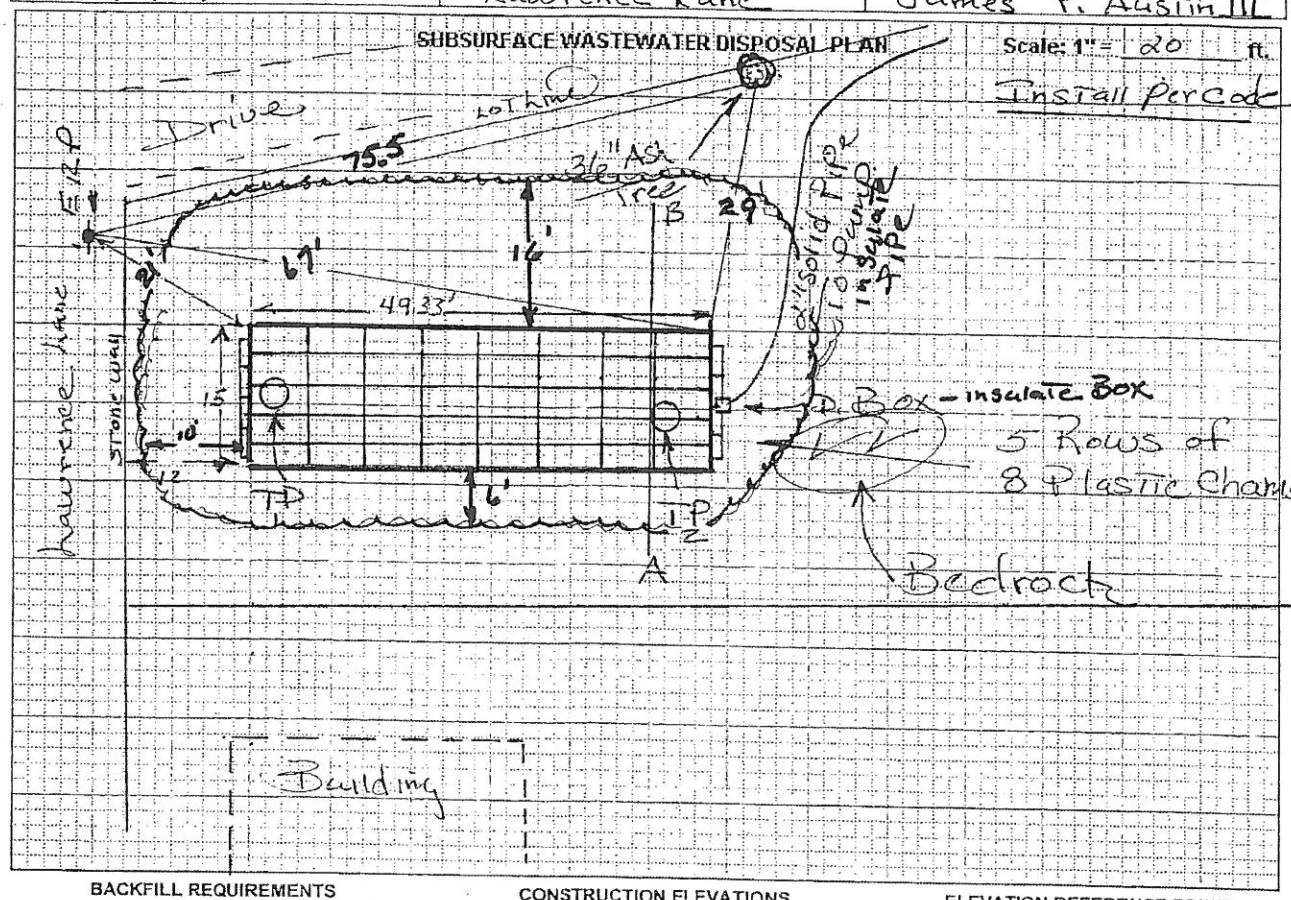
Soil Classification	Slope	Limiting Factor	
3 Profile, A/C III Condition	3-4 %	18"	[✓] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Kenneth Gardner — Site Evaluator Signature
R3 — SE #
11-17-15 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
Kittery	Lawrence Lane	James P. Austin III



BACKFILL REQUIREMENTS

Depth of Backfill (upslope)	22 "
Depth of Backfill (downslope)	30 "
DEPTHS AT CROSS-SECTION (shown below)	

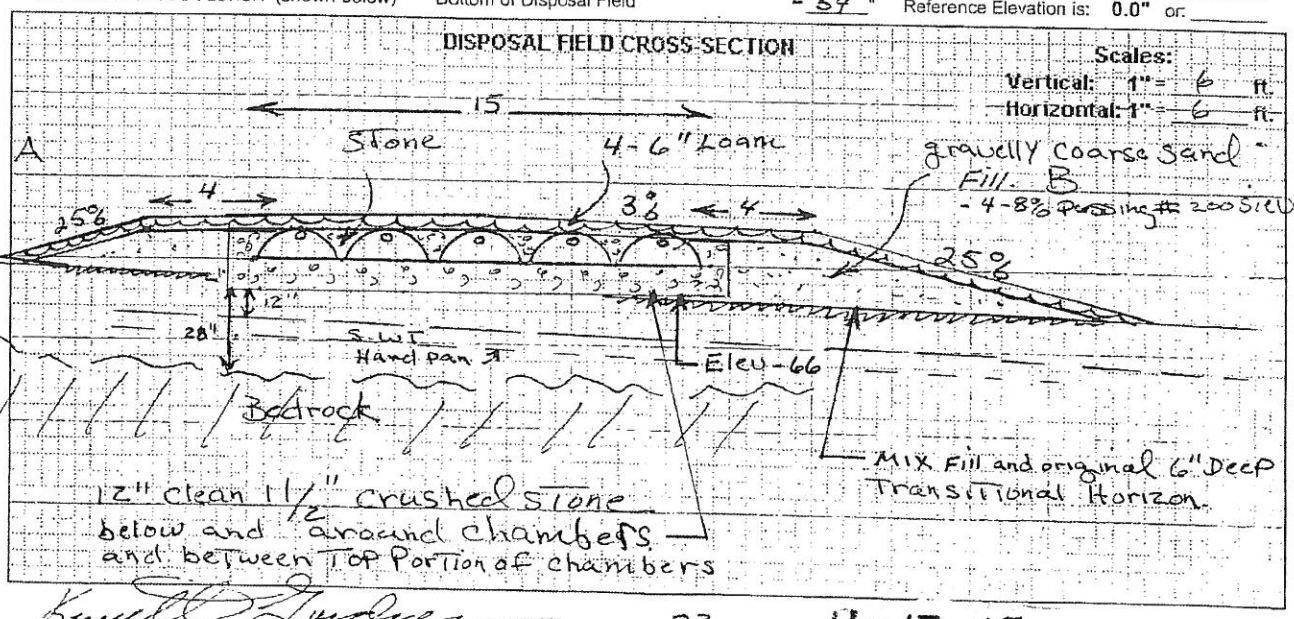
CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-36 "
Top of Distribution Pipe or Proprietary Device	-42 "
Bottom of Disposal Field	-54 "

ELEVATION REFERENCE POINT

Location & Description: The Top of the hydrant is Elev 0"

Reference Elevation is: 0.0" or: _____



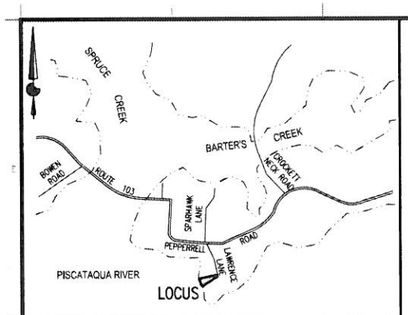
Kenneth Gardner — Site Evaluator Signature

23 — SE #

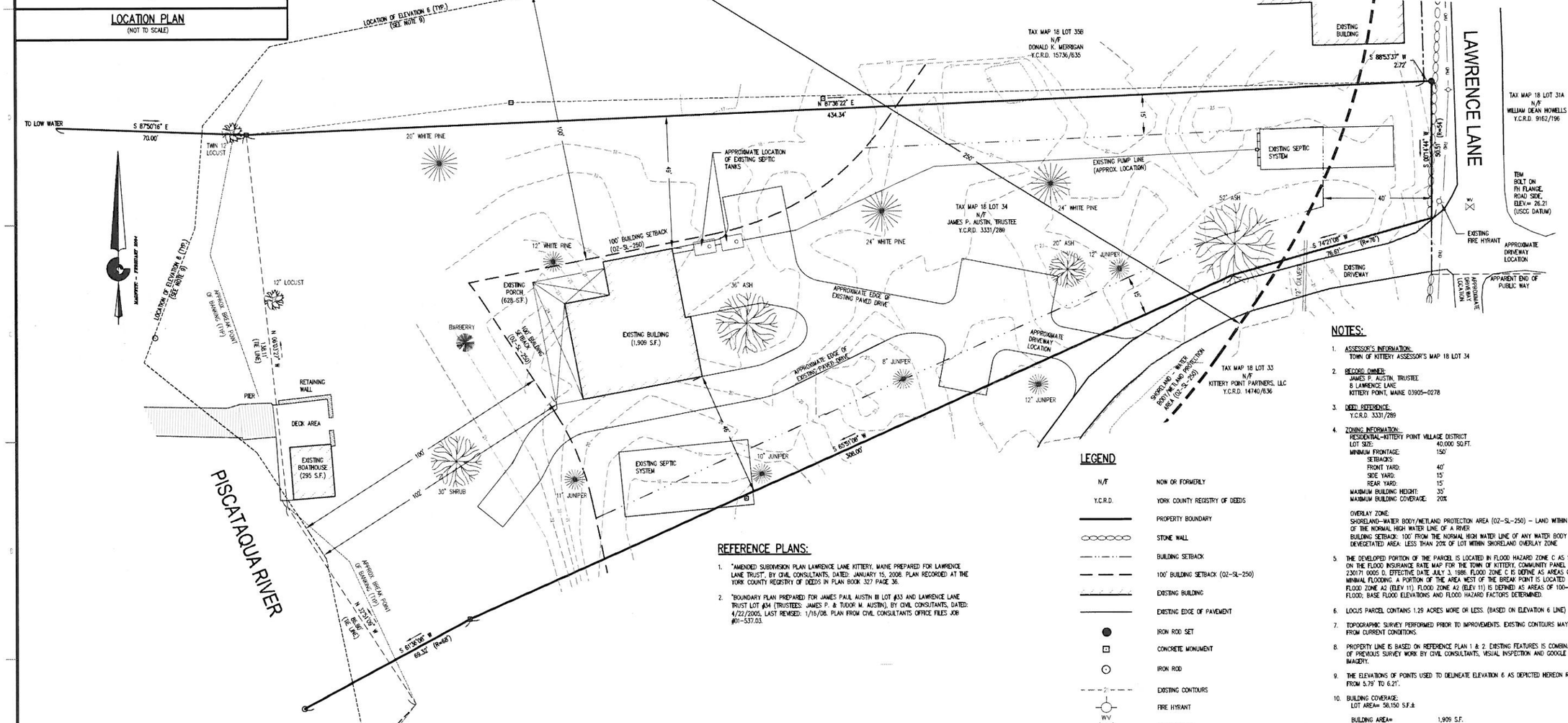
11-17-15 — Date

10 CMR 241 (October 1, 2002)

95
236
103
Rogers Rd
State Rd
Kittery
Haley Rd
Wattlebury Island
Jamaica Island
Lawrence Ln
Hoyts Island
Phillips Island
Gooseberry Island
Gerrish Island
Clarks Island
Fishing Island
Pierce Island
Goat Island
New Castle
Little Island
Shapleigh Island
Pest Island
New Castle Island
Lady Isle
Leachs Island
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2016 Google
Wood Island
Horn Island
1B
Google earth
miles
km
3
6



LOCATION PLAN
(NOT TO SCALE)



NOTES:

1. ASSESSOR'S INFORMATION:
   TOWN OF KITTERY ASSESSOR'S MAP 18 LOT 34
2. RECORD OWNER:
   JAMES P. AUSTIN, TRUSTEE
   8 LAWRENCE LANE
   KITTERY POINT, MAINE 03905–0278
3. DEED REFERENCE:
   Y.C.R.D. 3331/289
4. ZONING INFORMATION:
   RESIDENTIAL–KITTERY POINT VILLAGE DISTRICT

LOT SIZE:	40,000 SQ.FT.
MINIMUM FRONTAGE:	150'
SETBACKS:	
FRONT YARD:	40'
SIDE YARD:	15'
REAR YARD:	15'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	20%

   OVERLAY ZONE:
   SHORELAND–WATER BODY/WETLAND PROTECTION AREA (OZ–SL–250) – LAND WITHIN 250' OF THE NORMAL HIGH WATER LINE OF A RIVER
   BUILDING SETBACK: 100' FROM THE NORMAL HIGH WATER LINE OF ANY WATER BODY
   DEVEGETATED AREA: LESS THAN 20% OF LOT WITHIN SHORELAND OVERLAY ZONE
5. THE DEVELOPED PORTION OF THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE C AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTERY, COMMUNITY PANEL NO 230171 0005 D, EFFECTIVE DATE JULY 3, 1986. FLOOD ZONE C IS DEFINE AS AREAS OF MINIMAL FLOODING. A PORTION OF THE AREA WEST OF THE BREAK POINT IS LOCATED IN FLOOD ZONE A2 (ELEV 11). FLOOD ZONE A2 (ELEV 11) IS DEFINED AS AREAS OF 100–YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
6. LOCUS PARCEL CONTAINS 1.29 ACRES MORE OR LESS. (BASED ON ELEVATION 6 LINE)
7. TOPOGRAPHIC SURVEY PERFORMED PRIOR TO IMPROVEMENTS. EXISTING CONTOURS MAY VARY FROM CURRENT CONDITIONS.
8. PROPERTY LINE IS BASED ON REFERENCE PLAN 1 & 2. EXISTING FEATURES IS COMBINATION OF PREVIOUS SURVEY WORK BY CIVIL CONSULTANTS, VISUAL INSPECTION AND GOOGLE EARTH IMAGERY.
9. THE ELEVATIONS OF POINTS USED TO DELINEATE ELEVATION 6 AS DEPICTED HEREON RANGE FROM 5.79' TO 6.21'.
10. BUILDING COVERAGE:
    LOT AREA= 58,150 S.F.±

BUILDING AREA=	1,909 S.F.
PORCH AREA=	628 S.F.
BOATHOUSE AREA=	295 S.F.
TOTAL AREA=	2,832 S.F.

    BUILDING COVERAGE:

ALLOWED:	11,630 (20%)
EXISTING:	2,832 (5%)

    EXISTING BUILDING VOLUME= 38,137 CU.FT. (INCLUDING COVERED PORCH)
11. SHORELAND OVERLAY ZONE CALCULATION:
    AREA WITHIN SHORELAND OVERLAY ZONE = 54,000 S.F.±
    DEVEGETATED AREA:

ALLOWED:	10,800 S.F. (20%)
EXISTING:	9,119 S.F. (17%)

REFERENCE PLANS:

1. "AMENDED SUBDIVISION PLAN LAWRENCE LANE KITTERY, MAINE PREPARED FOR LAWRENCE LANE TRUST", BY CIVIL CONSULTANTS, DATED: JANUARY 15, 2008. PLAN RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 327 PAGE 36.
2. "BOUNDARY PLAN PREPARED FOR JAMES PAUL AUSTIN III LOT #33 AND LAWRENCE LANE TRUST LOT #34 (TRUSTEES: JAMES P. & TUDOR M. AUSTIN), BY CIVIL CONSUTANTS, DATED: 4/22/2005, LAST REVISED: 1/16/06. PLAN FROM CIVIL CONSULTANTS OFFICE FILES JOB #01–537.03.

LEGEND

N/F	NOW OR FORMERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
	PROPERTY BOUNDARY
	STONE WALL
	BUILDING SETBACK
	100' BUILDING SETBACK (OZ–SL–250)
	EXISTING BUILDING
	EXISTING EDGE OF PAVEMENT
	IRON ROD SET
	CONCRETE MONUMENT
	IRON ROD
2	EXISTING CONTOURS
	FIRE HYRANT
WV	WATER VALVE
	UTILITY POLE
OHU	OVERHEAD UTILITIES

PREPARED FOR:
PLANNING BOARD REVIEW

PLAN APPROVED BY TOWN OF KITTERY PLANNING BOARD	
DATE:	CHAIR

TAX MAP NO. 18 LOT NO. 34

STATE OF MAINE
THOMAS W. HARMON
No. 2977
LICENSED
PROFESSIONAL ENGINEER

© CIVIL CONSULTANTS

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INIT.	DATE
1			

RECORD OWNER:
JAMES P. AUSTIN, TRUSTEE
OWNER ADDRESS:
8 LAWRENCE LANE
KITTERY POINT, MAINE
03905–0278

SHORELAND DEVELOPMENT PLAN
TAX MAP 18 LOT 34
8 LAWRENCE LANE
KITTERY POINT, MAINE

PREPARED FOR:
HEATHER & STO AUSTIN
CLIENT ADDRESS: 8 LAWRENCE LANE KITTERY POINT, MAINE 03905–0278

1"=20'
0' 20'

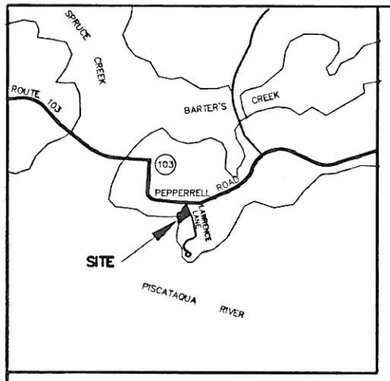
DATE: 10/19/2016
DRAWN BY: JAA
CHECKED BY:
APPROVED BY:

SHORELAND DEVELOPMENT PLAN

PROJECT NO: 16–264.00

C1

SHEET: 1 OF 1



LOCATION PLAN

(NOT TO SCALE)

LEGEND

- IRON PIPE (PER PLAN REFERENCE #2)
- BOUND (PER PLAN REFERENCE #2)
- DRILL HOLE (PER PLAN REFERENCE #2)

NOTES:

1. ASSESSOR'S INFORMATION: TOWN OF KITTERY
   ASSESSOR'S MAP 18
   LOT 35 & LOT 35B
2. LOT 35B OWNER: LAWRENCE LANE TRUST–TRUSTEES: JAMES P. & TUDOR M. AUSTIN
   P.O. BOX 278
   KITTERY POINT, MAINE 03905–0278

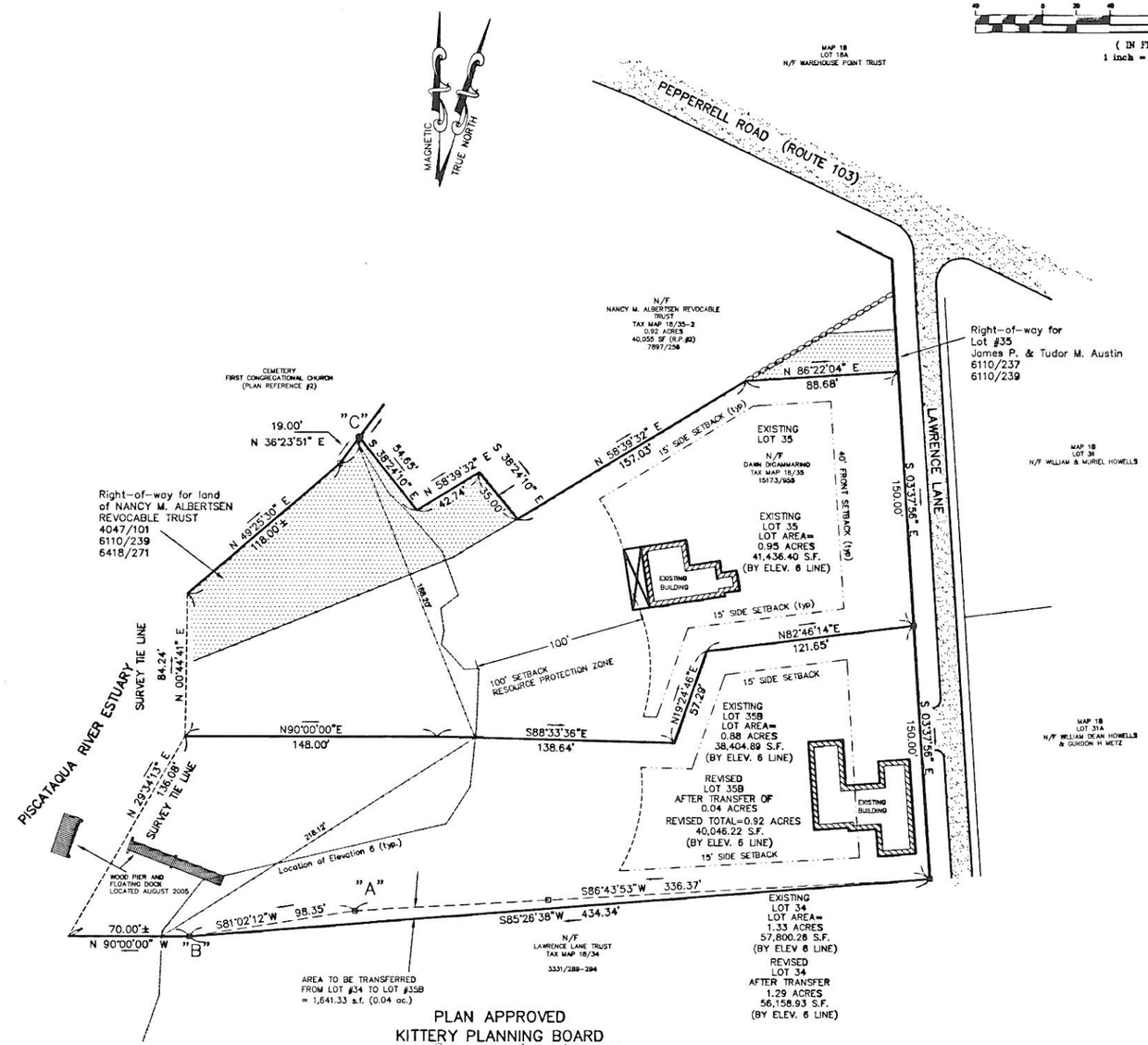
   DEED REFERENCE: Y.C.R.D. BOOK 15113\395
3. LOT 35 OWNER: DAWN DIGIAMMARINO
   4 LAWRENCE LANE
   KITTERY POINT, MAINE 03905

   DEED REFERENCE: Y.C.R.D. BOOK 15173/955
4. ZONING INFORMATION: SR – SUBURBAN RESIDENCE

   LOT SIZE: 40,000 SQ. FT.
   MINIMUM FRONTAGE: 150'
   SETBACKS
   FRONT YARD: 40'
   SIDE/REAR YARD: 15'
   MAXIMUM BUILDING HEIGHT: 35'
   MAXIMUM LOT COVERAGE: 20%
5. LOCUS PARCEL CONTAINS 1.83 ACRES MORE OR LESS.
6. THE EXISTING BUILDINGS HEREON ARE AS SHOWN ON REFERENCE PLAN #2. THE FIELD WORK PERFORMED BY CIVIL CONSULTANTS HAS BEEN THE IDENTIFICATION AND LOCATION OF ELEVATION 6, WHICH HAS BEEN TIED INTO THE PROPERTY LINES HEREON THROUGH THE LOCATION OF MONUMENTS "A", "B" & "C" AND THE LOCATION OF THE PIER AND DOCK.

PLAN REFERENCES:

1. "AMENDED SUBDIVISION PLAN LAWRENCE LANE, KITTERY, MAINE
   PREPARED FOR: JAMES & TUDOR AUSTIN, PO BOX 278
   6 LAWRENCE LANE, KITTERY POINT, MAINE 03905–0278"
   DATED: APRIL 20, 2005
   PREPARED BY: CIVIL CONSULTANTS
   RECORDED AT YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 304/35
   APPROVED BY THE KITTERY PLANNING BOARD ON 7/28/2005
2. "LOT LINE RELOCATION PLAN, LAWRENCE LANE, KITTERY POINT, MAINE
   OWNED BY HEIRS OF STEPHEN DECATUR, C/O S. DECATUR
   33 GREGORY ST., MARBLEHEAD, MASS 01945, PREPARED FOR
   JAMES AUSTIN, LAWRENCE LANE, KITTERY POINT, MAINE"
   PREPARED BY: ALLAN H. SWANSON, INC.
   DATED: DEC. 16,1991; REVISED: DEC. 17,1992
   RECORDED AT Y.C.R.D IN PLAN BOOK 206/49
2. "BOUNDARY PLAN PREPARED FOR JAMES PAUL AUSTIN III, LOT #33
   AND LAWRENCE LANE TRUST, LOT #34
   (TRUSTEES: James P. & Tudor M. AUSTIN)
   P.O. BOX 278, KITTERY POINT, ME
   SITE LOCATION: 10 LAWRENCE LANE, KITTERY POINT, ME
   DATED: APRIL 22, 2005
   PREPARED BY: CIVIL CONSULTANTS
   PLAN NOT RECORDED; CIVIL CONSULTANTS FILE #01–537.03



PLAN APPROVED
KITTERY PLANNING BOARD
D. Scott Mangefico 1/24/08
PLANNING VICE CHAIRMAN

DATE

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED FEB 6, 20 08
AT 10 h. 4 m. A M. AND RECORDED IN
PLAN BOOK 327, PAGE 36
ATTEST COPY REGISTER

NOTE:

THIS PLAN SUPERSEDES REFERENCE PLAN #1. THE DIVISION LINE BETWEEN LOT #35 AND LOT #35B HAS BEEN REVISED, AND ADDITIONAL LAND FROM LOT #34 IS TO BE TRANSFERRED TO LOT #35B PRIOR TO FURTHER TRANSFER OF LOT #35B. ALL OTHER CONDITIONS REMAIN THE SAME.

AMENDED SUBDIVISION PLAN
LAWRENCE LANE KITTERY, MAINE
PREPARED FOR:
LAWRENCE LANE TRUST
PO BOX 278
6 LAWRENCE LANE
KITTERY POINT, MAINE 03905–0278

STATE OF MAINE
THOMAS J. McCULLOCH
No. 1059
PROFESSIONAL LAND SURVEYOR

© CIVIL CONSULTANTS

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

NO.	REVISIONS	INT.	DATE

AMENDED SUBDIVISION PLAN
LAWRENCE LANE KITTERY, MAINE
PREPARED FOR:
LAWRENCE LANE TRUST
PO BOX 278
6 LAWRENCE LANE
KITTERY POINT, MAINE 03905–0278

CIVIL CONSULTANTS

DRAWN PJP/TJM CALC. JAA
DATE Jan. 15, 2008
CHECKED
APPROVED
SCALE 1"=40'

SHEET TITLE:
• AMENDED SUBDIVISION PLAN

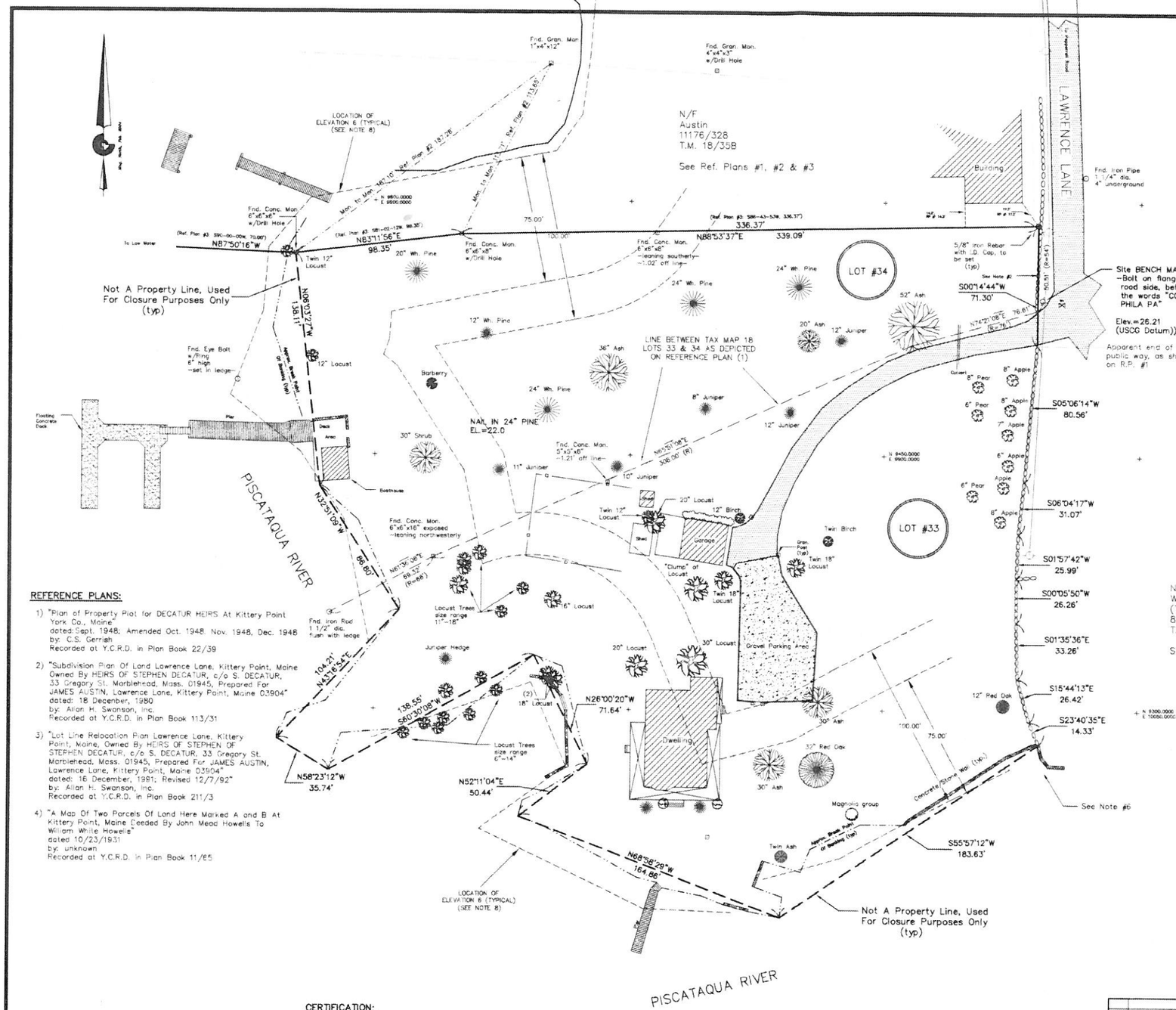
SHEET NUMBER: 1

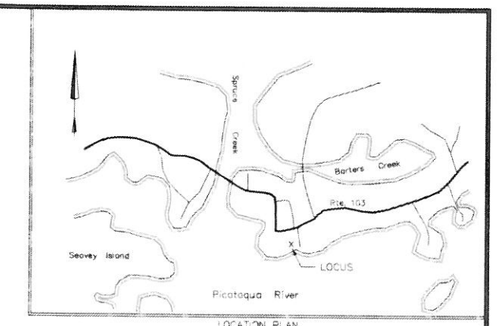
SHEET 1 OF 1

PROJECT # 01537.07

J:\aaa\2001\0153707\AUSTIN\dwg\SITE2.DWG 1/15/2008 1:27:31 PM EST

TAX MAP 18/LOTS #35 & #35B





LOCATION PLAN
(nts)

PLAN NOTES:

1) Locus parcel information:
Owners name–James P. Austin, III (Lot #33); Lawrence Lane Trust (Lot #34)
Deed Reference–Lot #33: 2431/178, 3415/65, 9885/252; Lot #34: 3331/289–294
Total Lot Area=3.3 +/- acres (using Elev. 6 line); Lot #34=1.3 ac., Lot #33=2.0 ac.
Tax Map/Lots–18/33 & 34

2) The side line for Lawrence Lane has been established from information on Reference Plan #1.

3) The property line runs along the center line of that portion of the stone wall which is located southerly of the driveway leading into the locus parcel.

4) The southerly and westerly property lines of the locus parcel run to and along the low water of the Piscataqua River, see YCRD Book 303/530.

5) That portion of the easterly property line delineated by the stone wall (see Note #3) appears to have been established by two deeds. The first was conveyed from John L. Lawrence to Charles L. Duncan, see Y.C.R.D. Book 295/287, dated 3/1/1866. The siecond was from John L. Lawrence to Stephen Decatur, see Y.C.R.D. Book 303/530, dated 6/27/1867.

6) The property line, as it proceeds from the end of the stone wall to the Piscataqua River, is indeterminate as a result of the language contained in the respective deeds of origin. Refer to the deeds referenced in Note #5.

7) The survey fied work was performed in February, 2004

8) The elevations of points used to delineate "Elevation 6" as depicted hereon range from 5.79' to 6.21'.

N/F
Warehouse Point Qualified Personal Residence Trust #2
(Trustees–William Dean Howells & Gurdon H. Metz)
8401/295
T.M. 18\32

See Ref. Plan #4

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REFERENCE PLANS:

1) "Plan of Property Plat for DECATUR HEIRS At Kittery Point York Co., Maine"
dated:Sept. 1948; Amended Oct. 1948, Nov. 1948, Dec. 1948
by: C.S. Gerrish
Recorded at Y.C.R.D. in Plan Book 22/39

2) "Subdivision Plan Of Land Lawrence Lane, Kittery Point, Maine Owned By HEIRS OF STEPHEN DECATUR, c/o S. DECATUR, 33 Gregory St. Marblehead, Mass. 01945, Prepared For JAMES AUSTIN, Lawrence Lane, Kittery Point, Maine 03904"
dated: 18 December, 1980
by: Allan H. Swanson, Inc.
Recorded at Y.C.R.D. in Plan Book 113/31

3) "Lot Line Relocation Plan Lawrence Lane, Kittery Point, Maine, Owned By HEIRS OF STEPHEN OF STEPHEN DECATUR, c/o S. DECATUR, 33 Gregory St. Marblehead, Mass. 01945, Prepared For JAMES AUSTIN, Lawrence Lane, Kittery Point, Maine 03904"
dated: 16 December, 1981; Revised 12/7/92"
by: Allan H. Swanson, Inc.
Recorded at Y.C.R.D. in Plan Book 211/3

4) "A Map Of Two Parcels Of Land Here Marked A and B At Kittery Point, Maine Deeded By John Mead Howells To William White Howells"
dated 10/23/1931
by: unknown
Recorded at Y.C.R.D. in Plan Book 11/85

CERTIFICATION:

This survey was performed under my direct supervision in accordance with Chapter 90, Part 1 and Part 2 of the State Board of Licensure for Professional Land Surveyors.

Thomas J McCullom

Thomas J. McCullom, P.L.S. #2059
CIVIL CONSULTANTS
South Berwick, Maine

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20 ____
AT ___h, ___m, ___M, AND RECORDED IN
PLAN BOOK _____, PAGE _____

ATTEST _____ REGISTER

BOUNDARY PLAN
Prepared For
JAMES PAUL AUSTIN III
Lot #33
And
LAWRENCE LANE TRUST
Lot #34
(Trustees: James P. & Tudor M. Austin)

P.O. Box 278 Kittery Point, ME
Site Location:
10 Lawrence Lane Kittery Point, ME

NO.	REVISIONS	INT.	DATE
2.	REVISED TOTAL LOT AREA	TJM	1/16/08
1.	CONTOURS/ELEV. NOTE ADD	TJM	11/3/06

STATE OF MAINE — THOMAS J. MCCULLOM — No. 2059 — PROFESSIONAL LAND SURVEYOR

CIVIL CONSULTANTS
P.O. BOX 100
293 MAIN STREET
SOUTH BERWICK
MAINE 03908
207-384-2550

DRAWN TJM	SCALE 1" = 30'	DATE 4/22/2006	
CALC. TJM	APPROVED		
N.B. #374/39	SHEET OF	#01-537.03	

DC #15372134.rw5

J:\aaa\2001\01537033\AUSTIN\dwg\LawLnBndy.dwg 1/16/2008 9:00:07 AM EST