

**TOWN OF KITTERY, MAINE  
PLANNING BOARD MEETING – SITE VISITS  
8:00 a.m. 100 Pepperrell Road  
9:00 a.m. Fernald Road**

**APPROVED  
May 6, 2015**

**100 Pepperrell Road – The Planning Board conducted a site visit to 100 Pepperrell Road (Tax Map 27, Lot 45) as it pertains to the pending Shoreland Development Plan application of owners/applicants Jonathan King and James W. Stott for the expansion of an existing single-family dwelling in the Kittery Point Village and Shoreland Overlay Zones.**

Meeting called to order: 8:00 a.m.

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

Members absent: None

Staff present: Chris Di Matteo, Town Planner; Elena Piekut, Assistant Town Planner

Ms. Grinnell read a statement regarding site visit procedure.

Architect for the project, Mark Johnson, led the group around the property to demonstrate the layout of proposed structures. Mr. Johnson and Mr. Di Matteo explained to abutters that a revised plan was submitted and will be available on Thursday. In addition to indicating the extent of the structures, Mr. Johnson explained:

- The existing building is well within the front yard setback and the proposed buildings mitigate that nonconformity.
- The house is oriented toward the water.
- The five-and-a-half-foot-wide, nine-foot-high glass links between the Bray House and proposed additions will provide a view to the water. Mr. King added that the landscaping plan is not yet complete but will include low, unobtrusive plantings.
- The existing driveway will be narrowed to an eight-foot-wide ribbon driveway and be less impactful on the horse chestnut tree's roots.
- The rhododendrons will be removed.
- The sunroom added to the Hoyt house makes it challenging to relocate the structure.
- A separation will be maintained between the pool deck and the Bray House to avoid impacting the building.
- A structural engineer will evaluate the building to determine if there is a need for structural sheathing. The existing siding is not very old, but if removed will be replicated.
- The existing windows will be restored and made functional.
- The four-and-a-half-foot-deep pool will be constructed on top of the ground to avoid dynamiting which would endanger the Bray House.
- The pool requires a four-foot-high fence per code. Mr. King added that additional fencing around the property, partly for pets, will likely be black chain link.
- The summer house will be about 15 feet by 15 feet and a lilac shrub will be removed where it is proposed. Ms. Davis and abutters expressed concern about the impact on existing landscaping.

Abutter Sandra Rux addressed several points throughout the visit, including:

- Removing the contributing structures detracts from the overall setting that contributes to the Bray House being listed on the National Register.

- She asked about archaeological survey and Ms. Grinnell said that will be done.
- Demolishing the addition will impact the timber frame. Mr. Johnson said the timber framing is intact.
- She asked whether it would be possible to use pervious pavement.
- She asked why the Hoyt House can't be turned into the guest house.

Other abutters who did not identify themselves asked about several issues, including:

- Use of the Bray House as a visual marker from the ocean. Mr. Johnson explained that it will still be visible.
- Whether impervious surfaces are within allowable limits. Mr. Di Matteo explained that the maximum devegetated area allowed is 20% of the lot and that standard is met.
- Where the pool water is discharged. Mr. King said he doesn't expect to empty it, and Ms. Grinnell explained that a truck is used to pump water out of a pool.
- Whether the applicant will be made accountable for their commitments. Ms. Grinnell explained that applicants are held accountable to what is presented on the approved final plan.
- Concern that Kittery Point Village hasn't changed much since 1850 and this project does not fit in with the dynamic.
- Whether there will be another site walk. Ms. Grinnell said that would not be determined until the regular Planning Board meeting.

**Mr. Alesse moved to end the site walk.**

**Ms. Kalmar seconded and the motion passed unanimously.**

**Fernald Road – The Planning Board conducted a site visit to the corner of Fernald Road and Route 236 (Tax Map 28, Lot 14) with regard to the pending Cluster Subdivision application of owner/applicant Peter J. Paul, Trustee of AMP Realty Holdings, LLC for a multi-family residential cluster subdivision in the Residential-Suburban, Commercial 2, and Resource Protection Overlay Zones.**

Meeting called to order: 9:06 a.m.

Board members present: Chair Ann Grinnell, Vice Chair Karen Kalmar, Secretary Deborah Driscoll Davis, Robert Harris, David Lincoln

Members absent: Mark Alesse

Staff present: Chris Di Matteo, Town Planner; Elena Piekut, Assistant Town Planner

Ms. Grinnell read a statement regarding site visit procedure.

Agent Thomas Harmon, P.E., Civil Consultants led the group into and around the site. New stakes and flags had been placed to indicate building corners, the center line of the road, and septic area corners. Mr. Harmon described the location of parking and explained that the septic areas defined are much larger than what will actually be used for the disposal field. Ms. Kalmar pointed out that that provides a reserve area.

Mr. Harmon explained how one set of units will be cut into the slope on the south side of the lot and that the building will function as a retaining wall. At the end of the cul-de-sac Mr. Harmon explained how the applicant plans to create a more level surface and revegetate with a shrub habitat to support cottontail rabbits.

The group walked to the second septic system site proposed to serve the southerly dwellings. Mr. Harmon pointed out the four corners staked and explained the reasons for its location away from the dwellings. It is a more suitable site in terms of slope and soil types. The tank will be located at the buildings and liquid will be pumped via a small pipe to the septic area.

**Ms. Davis moved to end the site walk.**

**Mr. Harris seconded and the motion passed unanimously.**

Submitted by Elena Piekut, Assistant Town Planner, May 6, 2015.