



TOWN OF KITTERY

200 Rogers Road, Kittery, ME 03904
Telephone: (207) 475-1323 | Fax: (207) 439-6806
Visit us: www.kitteryme.gov/planning-board

Planning Review Notes May 9, 2024

ITEM 1 – 178 Whipple Road– Shoreland Development Plan Review

Action: Accept application. Approve plan or continue review: Parker Deptula, on behalf of owner/applicants Leslie and James Lynch, request approval for the relocation and reconstruction of an existing house, along with two accessory sheds, on the property of 178 Whipple Road, Tax Map 17 Lot 22, in the Residential-Urban, Shoreland Overlay, and Resource Protection Overlay Zones.

PROCESS SUMMARY

REQUIRED	ACTION	COMMENTS	STATUS
Yes	Staff Review	5/2/24	Completed
No	Site Visit	Optional	Optional
No	Public Hearing	Optional	Optional
Yes	Approval	Scheduled for 5/9/24	Pending

OTHER POTENTIAL PERMITS AND REQUIREMENTS

- Building permit through Code Enforcement
- Public Works permit for changes to existing driveway

PROJECT INTRODUCTION

178 Whipple Road is located on the southern shore of the Piscataqua River watershed, feeding into Portsmouth Harbor. The property is a legally non-conforming lot due to insufficient road frontage, covered almost entirely by the Shoreland Overlay Zone and partially by the Resource Protection Overlay Zone on the northern portion of the lot. The property contains a dock and dock house, two existing boat houses, two sheds, a two-story garage, and a 2,486 square foot home. Aside from the dock house, all structures appear to be nonconforming to either yard or water-body setbacks.

The applicant proposes to demolish the existing house and sheds, relocating the home further from the shoreline and the sheds entirely out of water-body setbacks. The driveway would be extended to meet the garage of the new home, and a walkway would lead from the house to the existing dock.

31 Per **§16.9.B.(2)**, planning board review of the proposal is required due to the lot's
32 proximity within the Shoreland and Resource Protection Overlay zones. Any
33 nonconforming development must reduce non-conformance to the shoreland to the
34 greatest practical extent and must not expand building coverage by more than 30%
35 of the building footprint existing on January 1st, 1989.

36 **Staff recommend the planning board approve the application at this time.**

37 **APPLICATION & PLAN REVIEW**

38 Staff reviewed the submitted application and plan and have the following comments:

- 39 1. General provision **§16.1.8.C.4.(b)**. requires expansion of structures within the
40 base zone setback in the shoreland overlay zone not exceed 30% of the total
41 footprint of structures existing within the property on January 1, 1989. The total
42 increase of this project is within the threshold at 16%.
43 a. Because the dock house is considered a water-dependent use, it does
44 not have a setback from the waterbody and is considered a conforming
45 structure. Therefore, it is not included in this calculation.
- 46 2. The Shoreland Overlay Zone Ordinance **§16.4.28.E.(3).(a)**. requires new principal
47 and accessory structures to be set back at least 100 feet, horizontal distance,
48 from the HAT line of any water bodies, tributary streams, the upland edge of a
49 coastal wetland, or the upland edge of freshwater wetlands. The proposal
50 would replace two existing sheds with completely conforming structures, while
51 reducing the nonconformance of the existing home.
52 a. The applicant has stated the house cannot be moved further than
53 proposed from the water due to steep ledge on the property and a need
54 to conform to the property's yard setbacks.
- 55 3. **§16.4.28.E.(2)**. allows 20% of total lot area in the shoreland zoning overlay to be
56 comprised of non-vegetated surfaces or structures. With a lot size of 78,036 sq
57 ft, current devegetation sits at 13,049, or 16.7%. The proposal would increase
58 devegetation to 13,899 sq ft (17.8%), which is within the allowable threshold.
59 a. The dock house and part of the 2-story boathouse along the shore are
60 below the HAT line. Only areas above the HAT line are included in
61 devegetation calculations.

62 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**

63 By moving existing structures further from the waterbody resource, the proposed
64 plan reduces the nonconformance of existing structures, and will reduce risk of
65 pollutant runoff to the Piscataqua River. Staff suggest acceptance of the plan and
66 allowing the application to move to final plan approval and meet all other permitting
67 requirements. The Planning Board should discuss the plan and determine if it meets
68 the requirements to accept the plan, and/or direct the applicant to make any changes
69 that are necessary.

70

71 **RECOMMENDED MOTIONS**

72 Below are motions for the Planning Board's consideration:

73 ***Motion to accept the application***

74 Move to accept the plan for a shoreland development application from Parker
75 Deptula, on behalf of owner/applicants Leslie and James Lynch

76 ***Motion to approve the application***

77 Move to approve the plan for a shoreland development application from Parker
78 Deptula, on behalf of owner/applicants Leslie and James Lynch.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

**Kittery Planning Board
Findings of Fact
For 178 Whipple Road
Shoreland Development Plan Review**

Note: This approval by the Planning Board constitutes an agreement between the Town and the Developer incorporating the Development plan and supporting documentation, the Findings of Fact, and all waivers and/or conditions approved and required by the Planning Board.

WHEREAS: Parker Deptula, on behalf of owner/applicants Leslie and James Lynch, request approval for the relocation and reconstruction of an existing house, along with two accessory sheds, on the property of 178 Whipple Road, Tax Map 17 Lot 22, in the Residential-Urban, Shoreland Overlay, and Resource Protection Overlay Zones.

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the plan review notes prepared for 5/2/2024.

Shoreland Development Plan Staff Review	5/2/24
Site Walk	None
Public Hearing	None
Approval	5/9/24

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”):

1. Shoreland development plan application received 4/11/2024 from Parker Deptula of Attar Engineering.

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 16.4 LAND USE ZONE REGULATIONS

16.4.28.E. Shoreland Overlay Zone

(2) 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:

Finding: The proposed increase to 17.8% conforms to the maximum in the zone.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

34
35
36

--

Chapter 9 MARITIME AND SHORELAND RELATED DEVELOPMENT
Article III Planning Board Shoreland Development Review

16.9.3.F. Findings of Fact
<i>(2) 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:</i>
<i>(a) Maintain safe and healthful conditions:</i>
<u>Finding:</u> The proposed reconstruction as represented in the plans will maintain healthful conditions and application does not appear to have an adverse impact on public health and safety.
<u>Conclusion:</u> This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>(b) Not result in water pollution, erosion or sedimentation to surface waters:</i>
<u>Finding:</u> The proposed development as represented in the plans and application will reduce the risk of water pollution, and best practices for erosion and sedimentation will be observed in development.
<u>Conclusion:</u> This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>(c) Adequately provide for the disposal of all wastewater:</i>
<u>Finding:</u> The proposed development appears to adequately provide for the disposal and treatment of the property's wastewater. Evaluation of the existing septic system is the purview of the Code Enforcement Department.
<u>Conclusion:</u> This requirement appears to have been met.
Vote: ___ in favor ___ against ___ abstaining
<i>(d) Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat:</i>
<u>Finding:</u> The proposed development as represented in the plans appears to reduce the risk of adverse impact on nearby natural resources.
<u>Conclusion:</u> The requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>(e) Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters:</i>

<p><u>Finding:</u> Shore cover is conserved in accordance with the Code. There are no adverse impacts to visual or actual points of access to water.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(f) Protect archaeological and historic resources:</i></p> <p><u>Finding:</u> There appear to be neither archaeological nor historic resources impacted.</p> <p><u>Conclusion:</u> This requirement does not appear applicable.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(g) Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district:</i></p> <p><u>Finding:</u> The property is not located in the Commercial Fisheries / Maritime Use Zone and will have no adverse effect on commercial fishing nor maritime activities.</p> <p><u>Conclusion:</u> This requirement does not appear applicable.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(h) Avoid problems associated with floodplain development and use:</i></p> <p><u>Finding:</u> The proposed reconstruction appears to be out of indicated flood hazard areas.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(i) Is in conformance with the provisions of this code:</i></p> <p><u>Finding:</u> The development involves an existing non-conforming structure, and proposed improvements will improve the property's conformity to the provisions of Title 16.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(j) Be recorded with the York County Registry of Deeds:</i></p> <p><u>Finding:</u> A plan suitable for recording has been prepared by Attar Engineering.</p> <p><u>Conclusion:</u> As stated in the Notices to Applicant contained herein, a Shoreland Development Plan must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>

37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78

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 subject to any conditions or waivers, as follows:

Waivers: None

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

1. Without prior approval, no changes, erasures, modifications or revisions may be made to any Planning Board approved final plan per Title 16.9.3.I.
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and construction to ensure adequate erosion control and slope stabilization.
3. All Notices to Applicant contained herein (Findings of Fact dated 5/9/2024).

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

1. 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 plan.
2. Surveyor's stamp must be on the final plan.

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 plan.
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) 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 copy of the signed and recorded 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.
5. Prior to construction, applicant shall obtain any and all permits required by the code enforcement office to complete proposed work.

79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97

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: ___ in favor ___ against ___ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON 5/9/24

Dutch Dunkelberger, Planning Board Chair

Per Title 16.2.12. - 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.

BACK CHANNEL PISCATAQUA RIVER

PISCATAQUA RIVER

FEMA FIRM 100-YR FLOOD

GRID-MAINE STATE PLANE

GENERAL NOTES CONTINUED

8.) GENERAL DEVELOPMENT REQUIREMENTS §16.1.8C(4)(b)(3)(e)(v)(A)

FOOTPRINT OF ALL STRUCTURES MUST NOT BE EXPANDED TO A SIZE GREATER THAN 1,000 S.F. OR 30% LARGER THAN THE FOOTPRINT THAT EXISTED IN 1989, WHICHEVER IS GREATER.

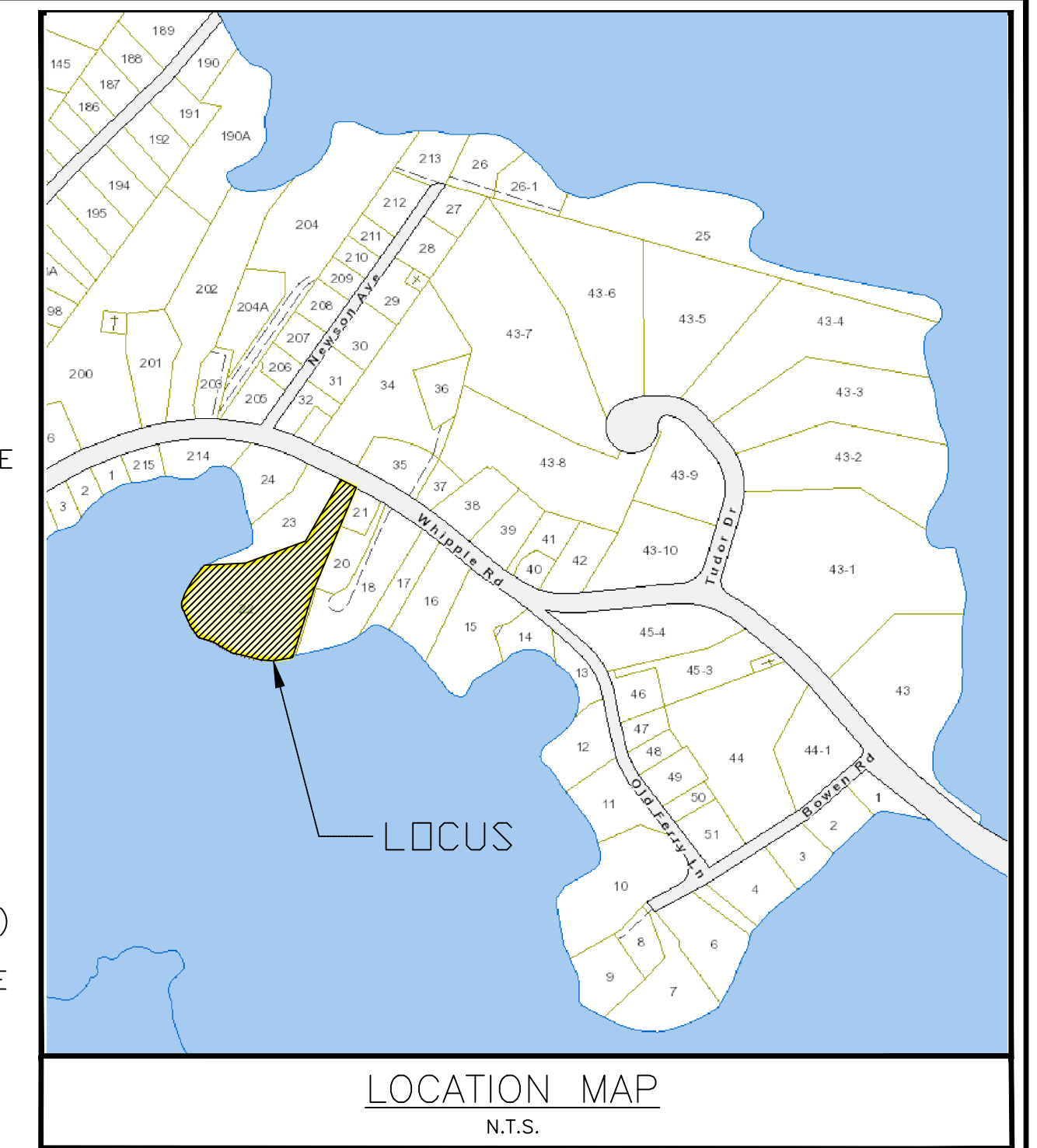
	EXT. STRUCTURE FOOTPRINT IN 1989	PRP. STRUCTURE FOOTPRINT
HOUSE	2,486 S.F.	3,137 S.F.
BOATHOUSE (2-STORY)	3,971 S.F.	3,971 S.F.
GARAGE	627 S.F.	627 S.F.
BOATHOUSE (1-STORY)		364 S.F.
SHEDS		126 S.F.
TOTAL	7,084 S.F.	8,225 S.F.

7,084 S.F. + (7,084 S.F. X 30%) = 9,209 S.F. ALLOWED
8,225 S.F. PROPOSED
(16% INCREASE < 30%)

THE MAX HEIGHT OF ANY PORTION OF THE STRUCTURE MAY NOT BE GREATER THAN 20' OR THE HEIGHT OF THE EXISTING STRUCTURE, WHICHEVER IS GREATER.

AVERAGE EXT. GRADE: 22'
EXT. HOUSE MAX ELEVATION: 51.5'
EXT. HOUSE HEIGHT: 29.5'
PRP. HOUSE MAX. ELEVATION: 51.4'
PRP. HOUSE HEIGHT: 29.4'

CALCULATED BASED ON HEIGHT OF STRUCTURE DEFINITION FROM §16.3.2 DUE TO THE ABOVE NARRATIVE.



LEGEND:

- FIP FOUND IRON PIPE, AS NOTED
- FIR FOUND IRON ROD, AS NOTED
- FGB FOUND GRANITE BOUND, AS NOTED
- FDH FOUND DRILL HOLE, AS NOTED
- UTILITY POLE
- EXT. WELL
- STONE WALL
- BARBED WIRE
- EXT. OVERHEAD UTILITY
- SETBACK LINE
- EXT. SEWER SYSTEM

GENERAL NOTES

- THIS PLAN DEPICTS A PROPOSED 2-STORY HOUSE WITH A PORCH AND THREE CAR GARAGE, SHIFTED APPROX. 3' FEET INLAND OF THE EXISTING 2-STORY HOUSE TO DECREASE NONCONFORMITY. THE PROPOSED HOUSE CANNOT PRACTICALLY CONFORM TO THE HIGH-WATER SETBACK AS EXTENSIVE VEGETATION AND LEDGE REMOVAL IS REQUIRED.
- DIMENSIONAL STANDARDS RESIDENTIAL-URBAN (§16.4.13), SHORELAND OVERLAY ZONE (§16.4.28), & RESOURCE PROTECTION OVERLAY ZONE (§16.4.29)

3.) DEVEGETATED AREA AND BUILDING COVERAGE CALCULATIONS

	EXISTING	PROPOSED
TOTAL LOT AREA:	78,036 S.F.	
HOUSE:	2,486 S.F.	3,137 S.F.*
GARAGE:	627 S.F.	627 S.F.
BOATHOUSE (2-STORY)**:	722 S.F.	722 S.F.
BOATHOUSE (1-STORY):	364 S.F.	364 S.F.
SHEDS:	126 S.F.	126 S.F.
DRIVEWAY:	8,241 S.F.	8,664 S.F.
FRONT WALKWAY:	224 S.F.	0 S.F.
REAR WALKWAY:	259 S.F.	259 S.F.
TOTAL DEVEG. AREA:	13,049 S.F.	13,899 S.F.
	16.7%	17.8% < 20%

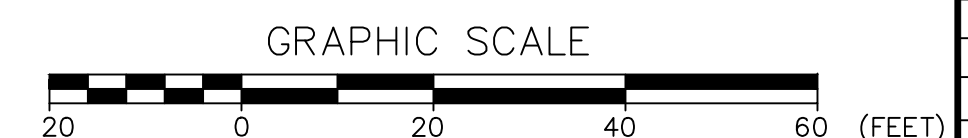
	EXISTING	PROPOSED
HOUSE:	2,486 S.F.	3,137 S.F.*
GARAGE:	627 S.F.	627 S.F.
BOATHOUSE (2-STORY)**:	722 S.F.	722 S.F.
BOATHOUSE (1-STORY):	364 S.F.	364 S.F.
SHEDS:	126 S.F.	126 S.F.
TOTAL BLDG. COVERAGE:	4,325 S.F.	4,976 S.F.
	5.5%	6.4% < 20%

- ONLY AREA OF BOATHOUSE COVERING LAND WAS INCLUDED. HIGHEST ANNUAL TIDE WAS USED AS THE EDGE OF LAND FOR CONSERVATIVE ESTIMATE. CALCULATED BASED ON DEFINITIONS FROM §16.3.2
- TOTAL DISTURBED AREA: 10,266 S.F. (~40% OF WHICH WILL BE REVEGETATED)
- THE SHORELAND OVERLAY ZONE (OZ-SL) AND 100' HIGH-WATER LINE SETBACKS WERE GENERATED BY OFFSETTING THE HIGHEST ANNUAL TIDE LINE. OZ-SL OUTSIDE OF PROPERTY WAS ESTIMATED VIA AERIAL MAP.
- THE HIGHEST ANNUAL TIDE AND 100-YR FLOOD ELEVATIONS WERE GATHERED FROM THE MAINE GEOLOGICAL SURVEY (MGS). TIN SURFACES WERE GENERATED TO ESTIMATE THE HIGHEST ANNUAL TIDE AND THE MGS 100-YR FLOOD LINES. THE FEMA FIRM 100-YR FLOOD LINE WAS IMPORTED ON GRID AS A SHAPEFILE.
- THE SITE WILL CONTINUE TO BE SERVICED BY THE EXISTING WELL, SEWER SYSTEM, AND OVERHEAD UTILITY. THE EXISTING SEWER SYSTEM IS APPROXIMATED BY INFORMATION FROM THE KITTERY SEWER DEPARTMENT.

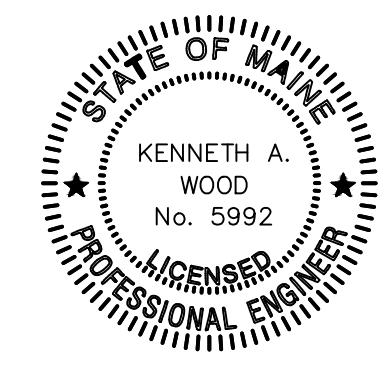
MIN. LOT SIZE:	20,000 S.F.
MIN. ROAD FRONTAGE:	100' (49.5' PROVIDED)
MIN. SHORE FRONTAGE:	50'
MIN. SETBACKS	
FRONT:	30'
SIDE/REAR:	15'
HIGH-WATER LINE:	100'
MAX BUILDING HEIGHT:	35'
MAX BUILDING COVERAGE:	20%
MAX. DEVEGETATED AREA:	20% OF AREA LOCATED WITHIN SHORELAND OVERLAY ZONE

LOWEST FLOOR ELEVATION MUST BE AT LEAST 1' ABOVE 100-YR STORM ELEVATION.

*INCLUDES PORCH, PATIO, DECK, LANDINGS, STAIRS



NO.	DESCRIPTION	DATE
A	TOWN PLANNER REVISIONS	04/29/24



SHORELAND DEVELOPMENT PLAN
178 WHIPPLE ROAD
KITTERY, YORK COUNTY, MAINE

TAX MAP 17 LOT 22

FOR: LESLIE P. LYNCH & JAMES P. LYNCH
P.O. BOX 220
KITTERY, ME 03904

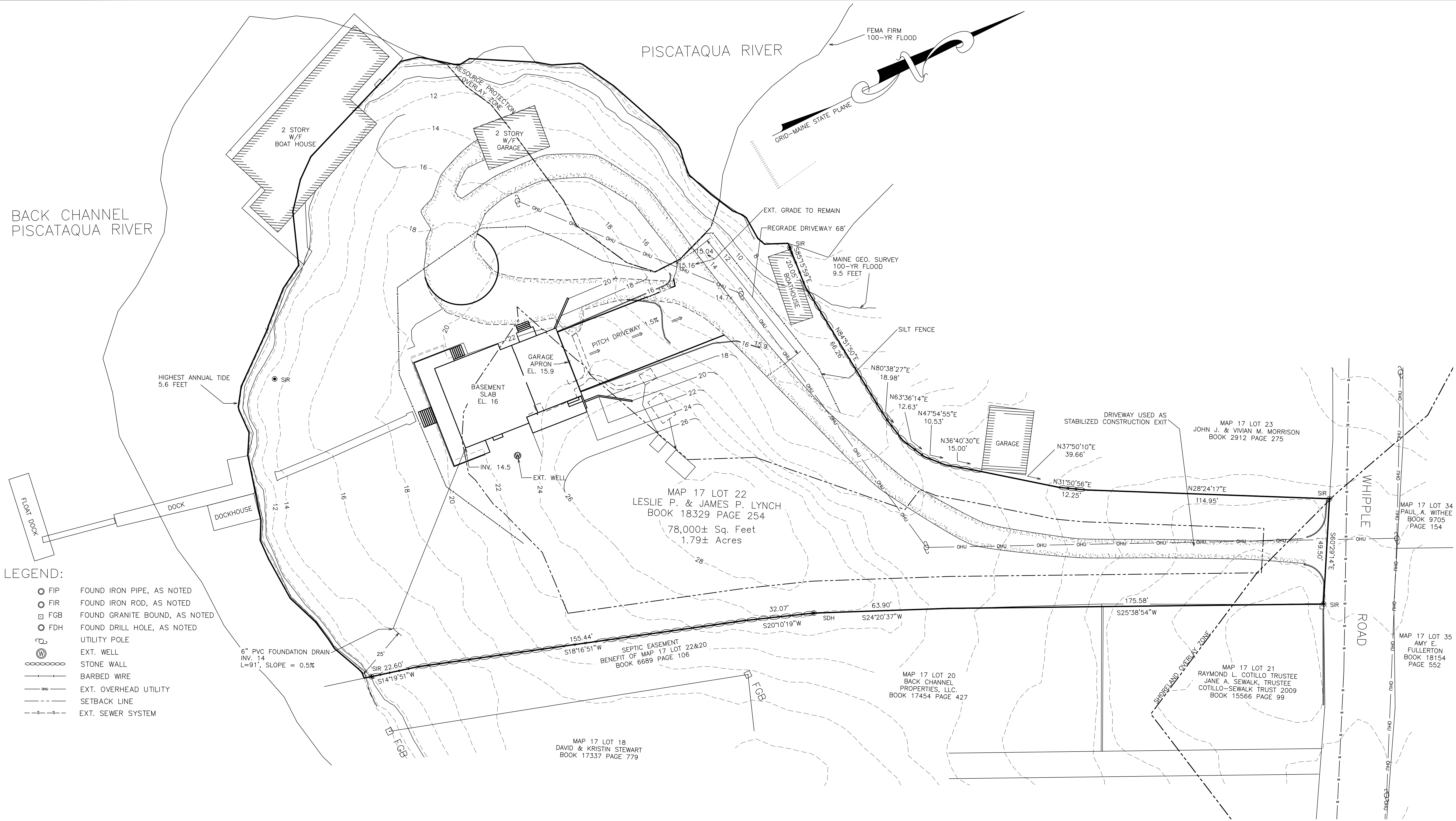
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
DATE: 04/11/24

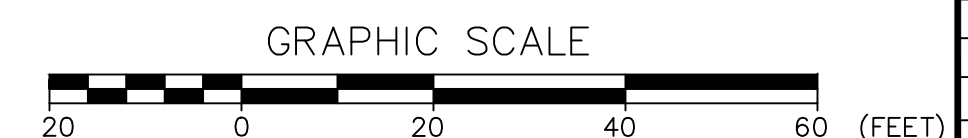
APPROVED BY: *[Signature]*

DRAWN BY: PD
REVISION DATE: A : 04/29/24

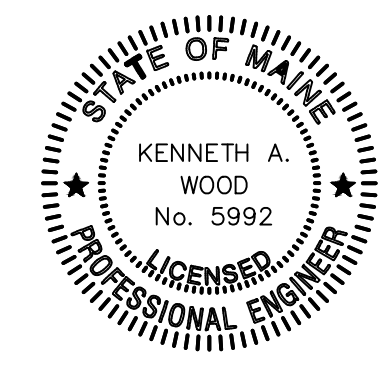
JOB NO: 23002 FILE: 178 WHIPPLE ROAD.DWG SHEET: 1 OF 4



- LEGEND:**
- FIP FOUND IRON PIPE, AS NOTED
 - FIR FOUND IRON ROD, AS NOTED
 - FGB FOUND GRANITE BOUND, AS NOTED
 - FDH FOUND DRILL HOLE, AS NOTED
 - UTILITY POLE
 - ⊙ EXT. WELL
 - ⊞ STONE WALL
 - ⊞ BARBED WIRE
 - OHU — EXT. OVERHEAD UTILITY
 - SETBACK LINE
 - - - - - EXT. SEWER SYSTEM



NO.	DESCRIPTION	DATE
A	TOWN PLANNER REVISIONS	04/29/24
	REVISIONS	



GRADING PLAN
178 WHIPPLE ROAD
KITTERY, YORK COUNTY, MAINE

TAX MAP 17 LOT 22

FOR: LESLIE P. LYNCH & JAMES P. LYNCH
P.O. BOX 220
KITTERY, ME 03904

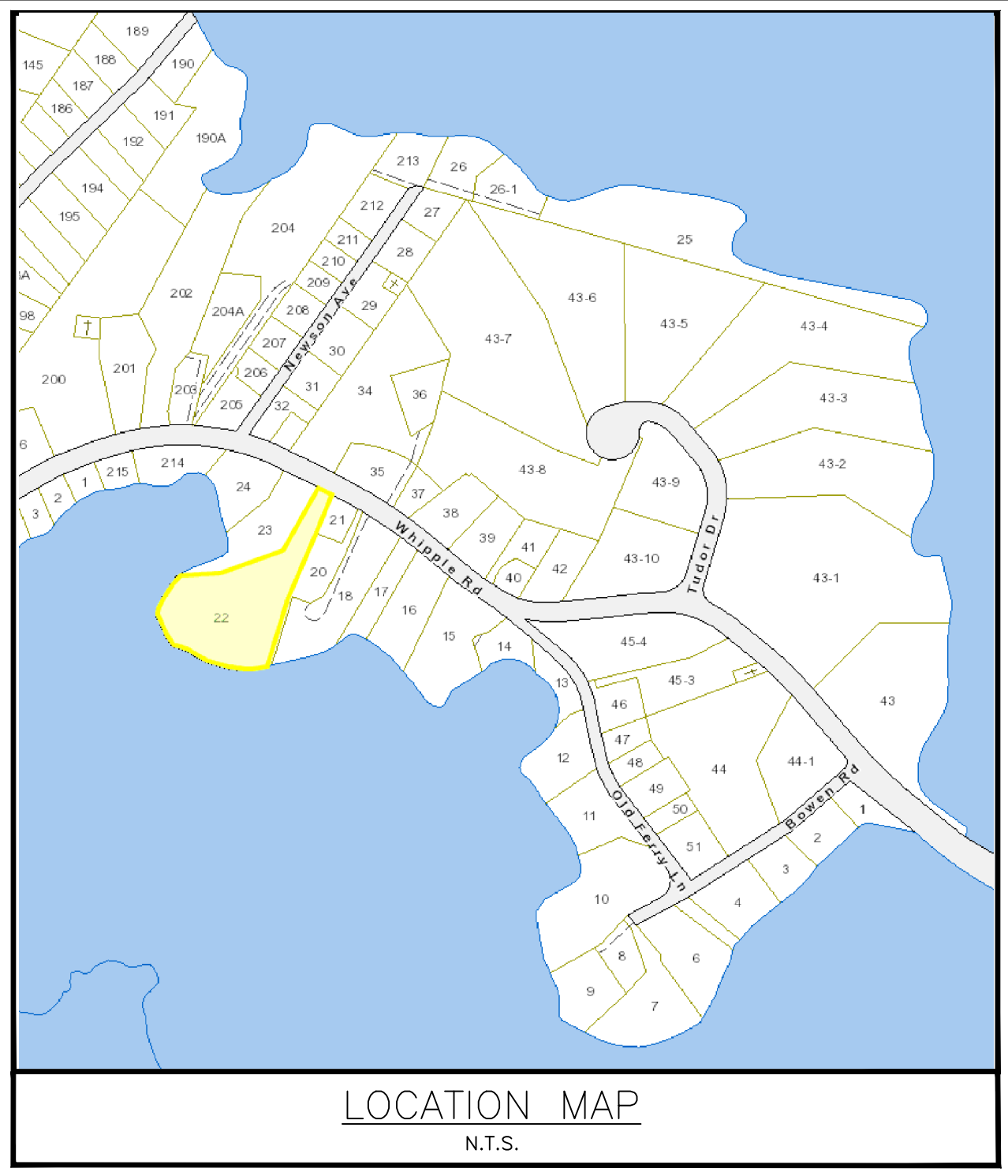
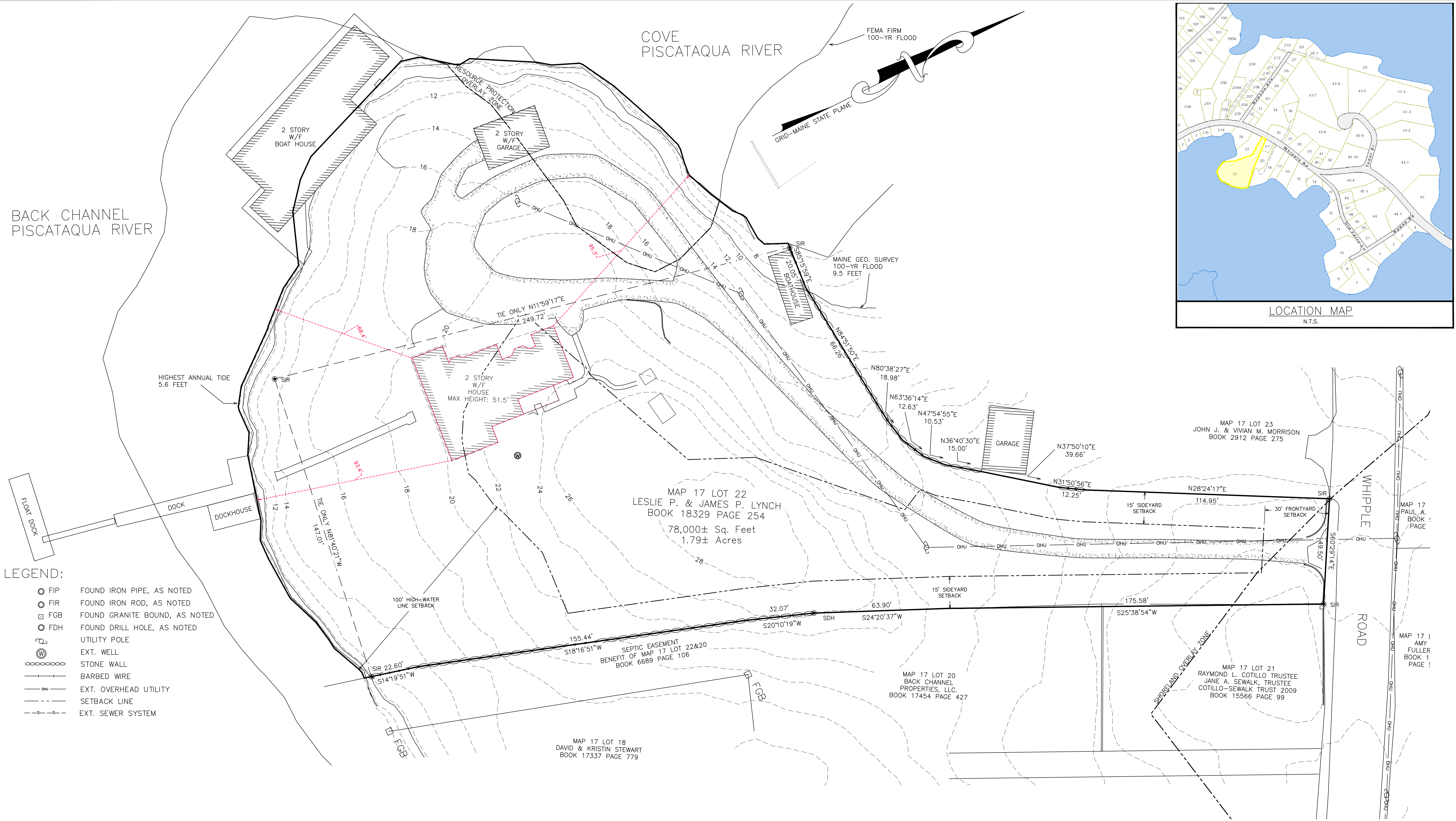
ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
DATE: 04/11/24

APPROVED BY: *[Signature]*

DRAWN BY: PD
REVISION DATE: A : 04/29/24

JOB NO: 23002 FILE: 178 WHIPPLE ROAD.DWG SHEET: 2 OF 4



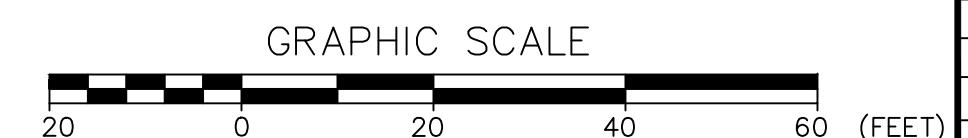
- LEGEND:**
- FIP FOUND IRON PIPE, AS NOTED
 - FIR FOUND IRON ROD, AS NOTED
 - FGB FOUND GRANITE BOUND, AS NOTED
 - FDH FOUND DRILL HOLE, AS NOTED
 - UTILITY POLE
 - EXT. WELL
 - STONE WALL
 - BARBED WIRE
 - OHU EXT. OVERHEAD UTILITY
 - SETBACK LINE
 - EXT. SEWER SYSTEM

GENERAL NOTES

- THE BEARINGS HEREON, ARE BASED ON GRID NORTH, MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE, NAD83 AS DERIVED FROM GPS OBSERVATION.
- THE SIDELINES OF WHIPPLE ROAD, AS DEPICTED HEREON, ARE BASED ON PLAN REFERENCE #3, RECORD DOCUMENTS AND FOUND MONUMENTS.

ATTAR ENGINEERING HAS NOT PERFORMED A RECORD REPLACEMENT SURVEY OF THE SIDELINES OF WHIPPLE ROAD. THE OWNERS OF LAND ADJACENT TO SAID ROAD OR STREET MAY HAVE OWNERSHIP RIGHTS EXTENDING INTO THE ROADS OR STREET. THIS DOCUMENT DOES NOT INTEND TO LIMIT, DENY, OR LOCATE THESE RIGHTS AND DOES NOT NECESSARILY REFLECT THE EXTENT OF TITLE THAT PASSES BY IMPLICATION OR OPERATION OF LAW.

- REFERENCE PLANS**
- STANDARD BOUNDARY SURVEY FOR PETER W. & PATRICIA Z. SAWTELLE, WHIPPLE ROAD, YORK, MAINE BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED SEPTEMBER 1995, Y.C.R.D. PLAN BOOK 225
 - PLAN OF PROPERTY CONVEYED FROM KATIE M. GOSS TO CARL W. AND EMMA G. GALLE BY ALBERT MOULTON, CE APRIL 4, 1946 Y.C.R.D. PLAN BOOK 17 PAGE 30.
 - STATE AID HIGHWAY NO.3 ROUTE 103/WHIPPLE ROAD, KITTERY YORK COUNTY FEDERAL AID PROJECT NO. STP-1939(400)X DECEMBER 2019, SHEETS 1-6 D.O.T. FILE NO. 16-487 Y.C.R.D. PLAN BOOK 407 PAGE. 1-6



STATE OF MAINE - YORK COUNTY
 ss. REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____ M., AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER

NO.	DESCRIPTION	DATE



BOUNDARY SURVEY
 178 WHIPPLE ROAD
 KITTERY, YORK COUNTY, MAINE

TAX MAP 17 LOT 22

FOR: LESLIE P. LYNCH & JAMES P. LYNCH
 P.O. BOX 220
 KITTERY, ME 03904

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE • SURVEYING
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'
 DATE: 04/09/24
 JOB NO: 23002

APPROVED BY:

FILE: 178 WHIPPLE ROAD.DWG

DRAWN BY: CBW/PD
 REVISION DATE: - : -
 SHEET: 4 OF 4



ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

Mr. Jason Garnham, Director of Planning and Development
Mr. Maxim Zakian, Town Planner
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

April 11th, 2024
Project No. 23002

**RE: Shoreland Development Application
178 Whipple Road, Kittery, Maine (Tax Map 17, Lot 22)**

On behalf of our client James Lynch, I have enclosed for your review and consideration, an application for Shoreland Development Plan, along with associated USGS Location Map, an Aerial Map, and Plan Set.

178 Whipple Road is a 1.79-acre residential parcel located along the Piscataqua River within the Residential-Urban (R-U) base zone. Approximately 99% of the property lies within the Shoreland Overlay 250', including a roughly 6,100 sq. ft. section of Resource Protection Overlay near the site's northwest boundary. The Applicant's existing house is nonconforming to the high-water line setback (§16.4.28.E.(3).(a) & Table 16.5.30), as the nearest corner is 70' from the highest annual tide line. The parcel itself is also nonconforming due to street frontage (§16.4.13.D.(2).(c)). The property is currently served by a private well and a shared sewage holding tank which services the residential dwellings of 182, 184, and 186 Whipple Road and connects to the town sewer main.

The Applicant proposes to replace their existing 2,486 sq. ft. house, built in the 1890s, with a 3,137 sq. ft. house. The proposed house will be shifted ~3' inland from the existing location to become less nonconforming. The proposed house cannot practically conform to the high-water line and sideyard setbacks without exceeding a devegetated area of 20%. Additionally, steep ledge makes up much of the region within the setback and extensive ledge removal would be required if the foundation was completely relocated. Attached is an Aerial Map, which includes coastal bluff linework from the Maine Geological Survey to illustrate the vegetation and subsurface ledge. Two secondary storage sheds will be moved to a conforming location within the setbacks.

The proposed footprint is an increase of 16% from the footprint existing in 1989, meeting the maximum 30% increase requirement (§16.1.8.C.(4).(b).[3].[e].[v].[A]). Attar Engineering, Inc. surveyed the existing house height on 3/26 and found the maximum point of the structure, excluding the widow's walk, was an elevation of 51.5'. The maximum point of the proposed house will be under this with an elevation of 51.4', satisfying the height of structure requirement of §16.1.8.C.(4).(b).[3].[e].[v].[A]. The proposed building coverage is 6.4%, well within the 20% maximum (§16.4.13.D.(2).(g)).

The proposed house replacement will also include two driveway additions: 1,839 sq. ft. of gravel to connect the proposed building's garage to the existing driveway, and 102 sq. ft. of gravel to create a vehicle turnaround at the end of the existing driveway. These driveway additions meet the Minimum Setbacks from Wetlands and Waterbodies (Table 16.5.30) and after a discussion with the Town Planner on 3/18, it was determined the driveway requirements of The Streets and 1284 State Road, Eliot, ME 03903 ♦ tel (207) 439-6023 ♦ fax (207) 439-2128

Pedestrianways/Sidewalks Site Design Standards (§16.5.27.N.(2).(a).[1]) do not apply. Attached is the email correspondence. With the proposed house and driveway additions, the site's devegetated area is still under the 20% maximum (§16.4.28.E.(2)) at 17.8% of the shoreland overlay area.

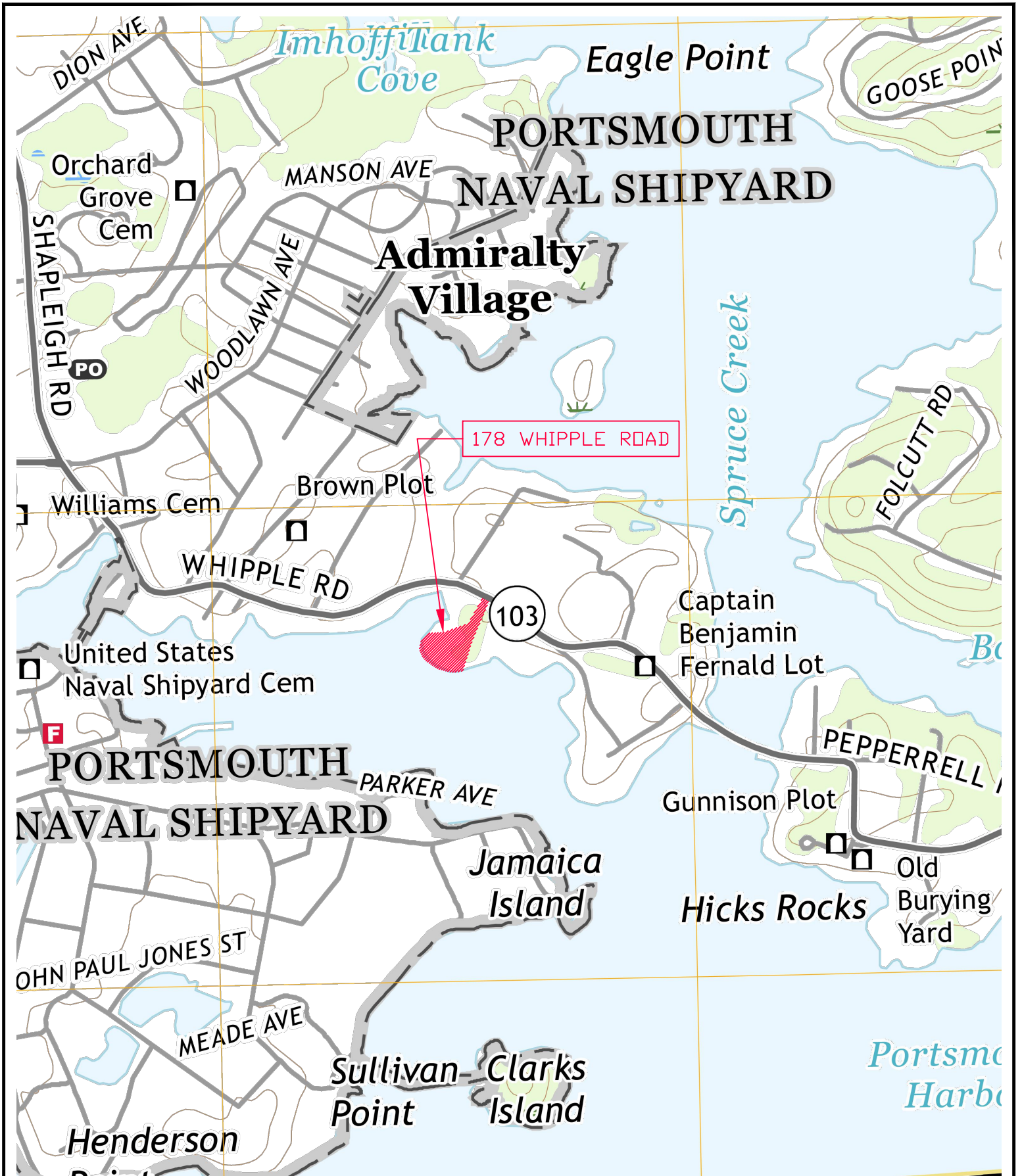
Lastly, the proposed site will continue to be serviced by the existing shared sewage holding tank, private well, and overhead utility.

We look forward to discussing this project with Town Staff at their next available Planning Board meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Parker J. Deptula". The signature is written in a cursive, flowing style.

Parker J. Deptula, E.I.
Project Engineer
23002 Cover 11 April 2024.doc



ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
APPROX. SCALE: 1" = 1000'	APPROVED BY:	DRAWN BY: PD
DATE: 04/09/24		REVISION DATE: - : -
JOB NO: 23002	FILE: 178 WHIPPLE ROAD.DWG	ATTACHMENT #1

LOCATION:	LOCATION MAP 178 WHIPPLE ROAD KITTERY, YORK COUNTY, MAINE
INFORMATION:	LESLIE P. LYNCH & JAMES P. LYNCH P.O. BOX 220 KITTERY, MAINE 03904

--



© 2024 Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution Airbus DS

COASTAL BLUFF DATA PER MAINE GEOLOGICAL SURVEY COASTAL BLUFF MAP, UPDATED 8/31/2020.
AERIAL PHOTOGRAPH FROM MICROSOFT CORPORATION, DATED 2024.

TAX MAP 17 LOT 22

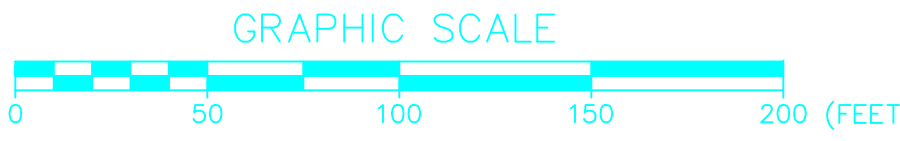
AERIAL MAP
178 WHIPPLE ROAD
KITTERY, YORK COUNTY, MAINE

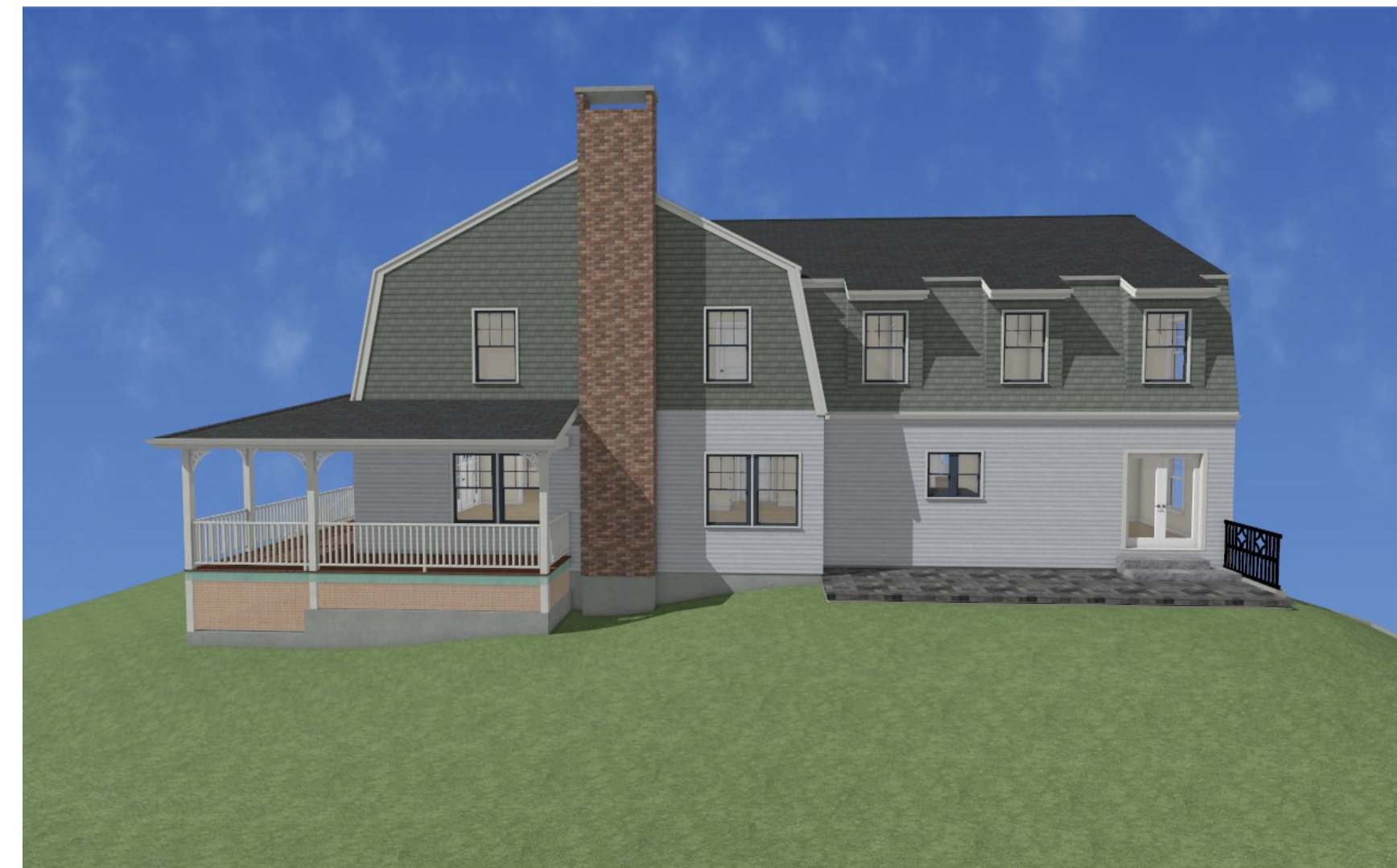
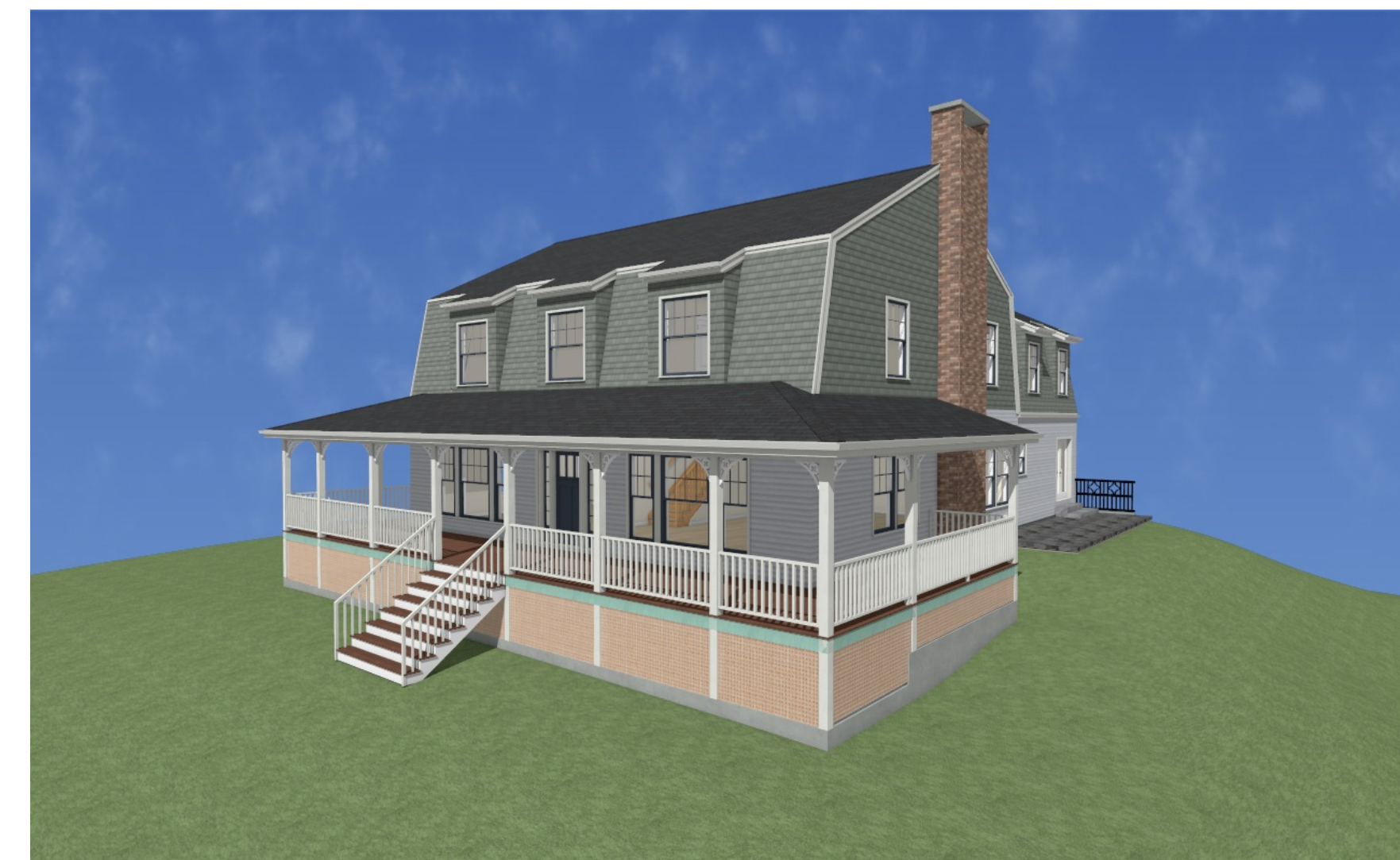
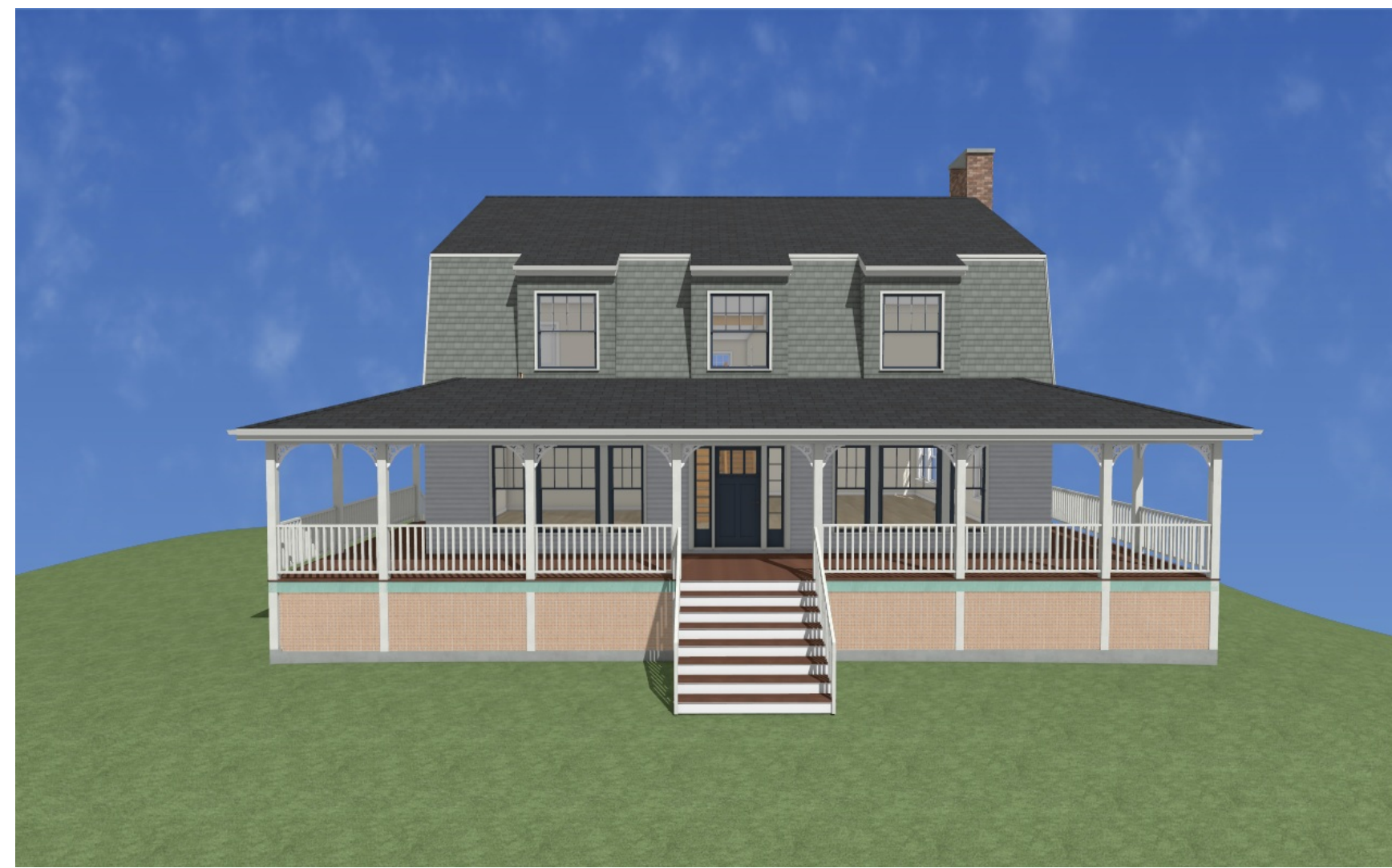
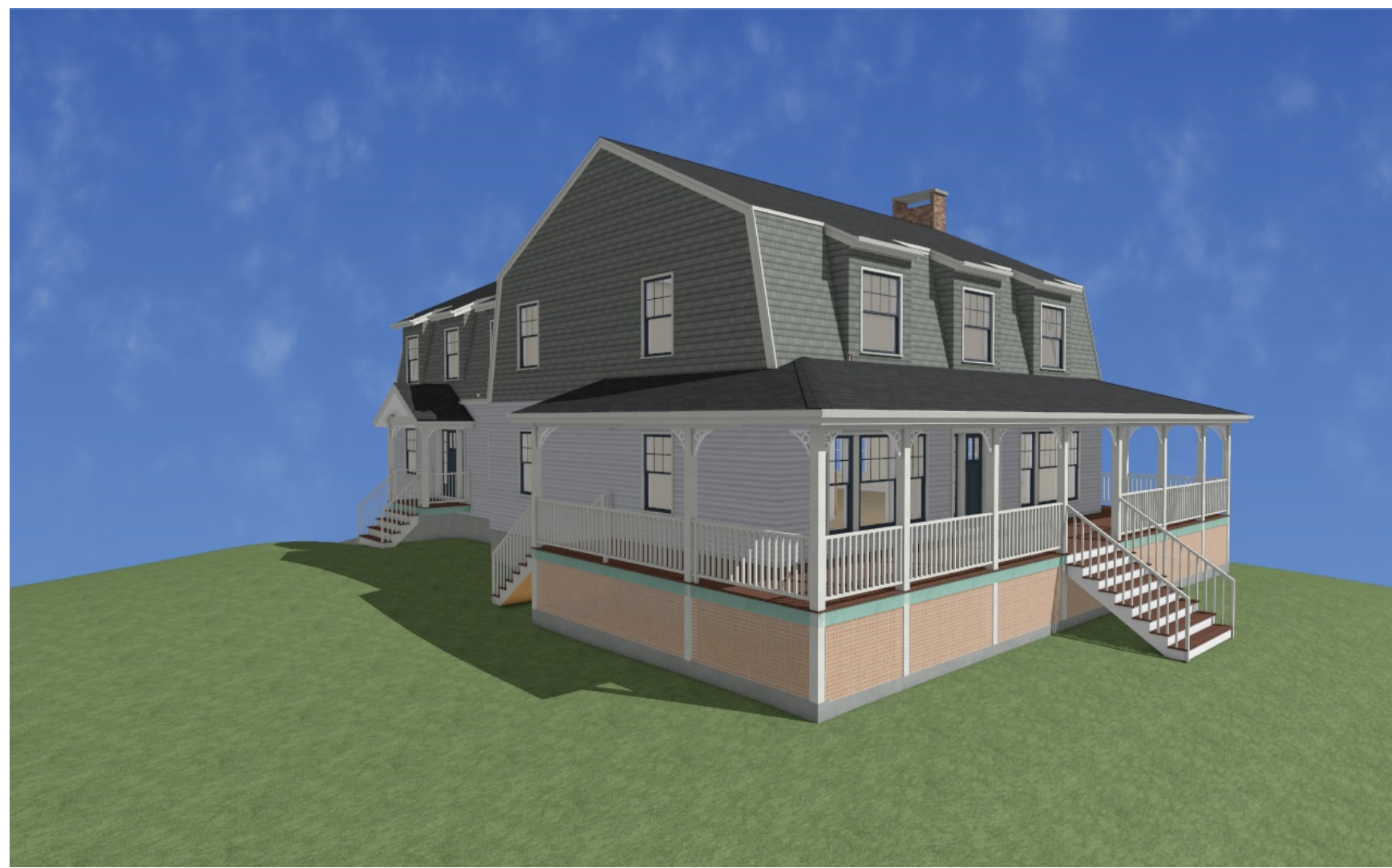
FOR: LESLIE P. LYNCH & JAMES P. LYNCH
P.O. BOX 220
KITTERY, ME 03904

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: PD
DATE: 04/09/24		REVISION DATE: - : -
JOB NO: 23002	FILE: 178 WHIPPLE ROAD.DWG	ATTACHMENT #2

NO.	DESCRIPTION REVISIONS	DATE





LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A-1	COVER PAGE	EXTERIOR VIEWS	
A-2	ELEVATION	FRONT	
A-3	ELEVATION	REAR	
A-4	ELEVATION	RIGHT	
A-5	ELEVATION	LEFT	
A-6	FOUNDATION	PLAN & 3-D VIEWS	
A-7	1ST FLOOR	PLAN & 3-D VIEWS	
A-8	2ND FLOOR	PLAN & 3-D VIEWS	
A-9	SECTION	STAIRWAY	
A-10	SECTION	ENTRY / DINING & BEDROOMS	
A-11	SECTION	ENTRY / KITCHEN	

Hammond
Lumber Company

DRAWING BY:
DANIEL ROY

Hammond
Lumber Company
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER: DAVID LYNCH
NAME: :
LOCATION: 178 WHIPPLE RD.
KITTEERY, ME.

FILE:
LYNCH_PLAN

PLAN DATE:
APRIL 2024

PLOT DATE:
4/10/2024

SHEET NUMBER

A-1

REVISED
PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS



1
A-2

FRONT ELEVATION

SCALE : 1/4" = 1'-0"



DRAWING BY:
DANIEL ROY

Hammond
Lumber Company
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER: DAVID LYNCH
NAME: 178 WHIPPLE RD.
LOCATION: KITTERY, ME.

FILE:
LYNCH_PLAN

PLAN DATE:
APRIL 2024

PLOT DATE:
4/10/2024

SHEET NUMBER

A-2

REVISED
PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS



1
A-3

REAR ELEVATION

SCALE : 1/4" = 1'-0"

Hammond
Lumber Company

DRAWING BY:
DANIEL ROY

Hammond
Lumber Company
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER: DAVID LYNCH
NAME: 178 WHIPPLE RD.
LOCATION: KITTERY, ME.

FILE:
LYNCH_PLAN

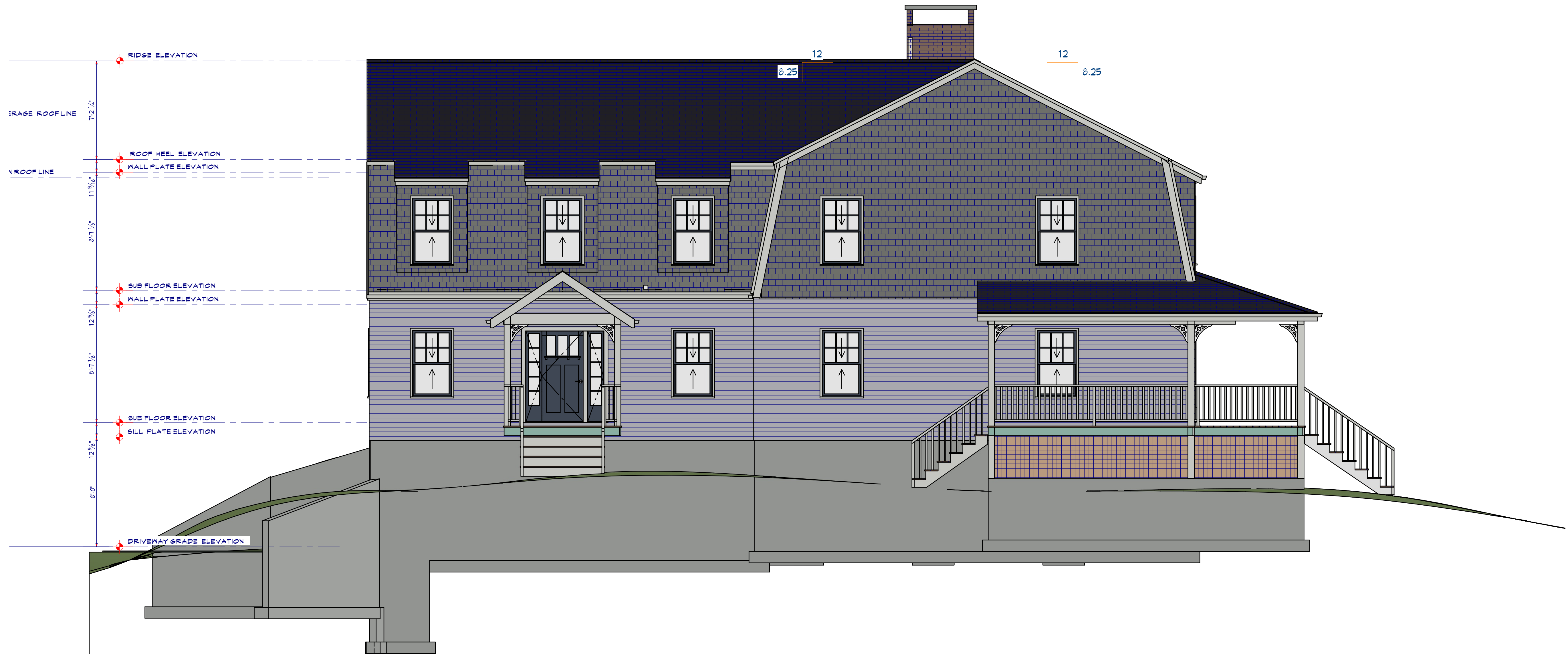
PLAN DATE:
APRIL 2024

PLOT DATE:
4/10/2024

SHEET NUMBER

A-3

REVISED
PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS



1
A-5 LEFT ELEVATION

SCALE : 1/4" = 1'-0"



DRAWING BY:
DANIEL ROY

Hammond
Lumber Company
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER: DAVID LYNCH
NAME: 178 WHIPPLE RD.
LOCATION: KITTERY, ME.

FILE:
LYNCH.PLAN

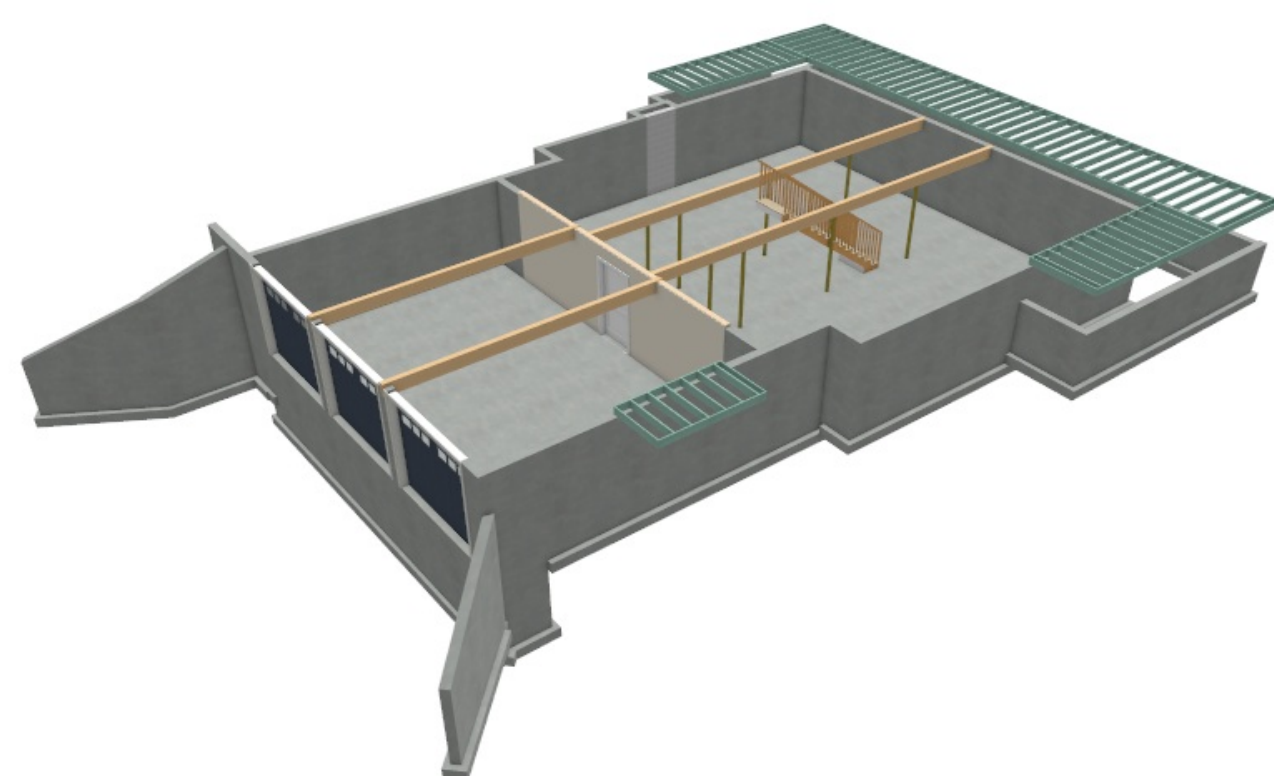
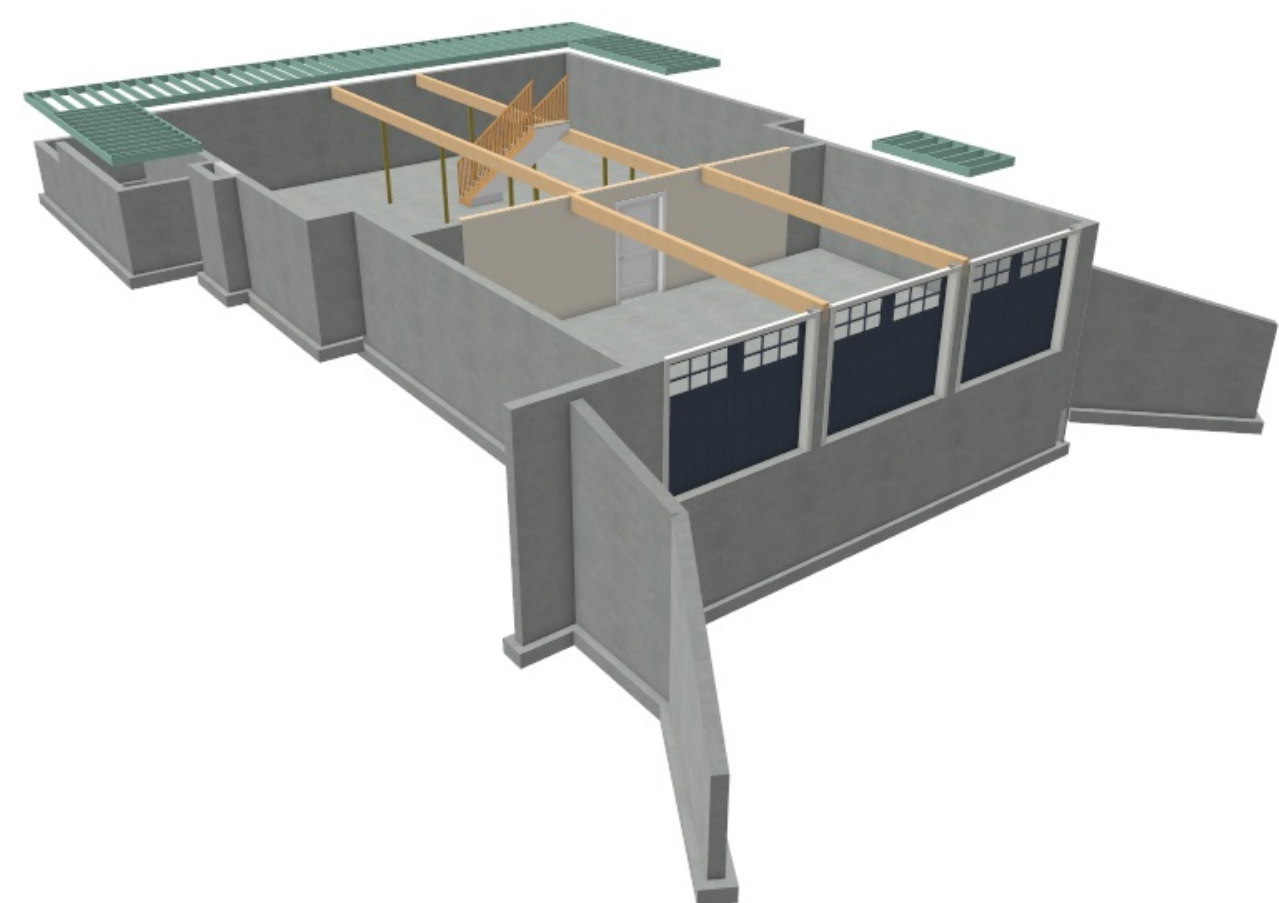
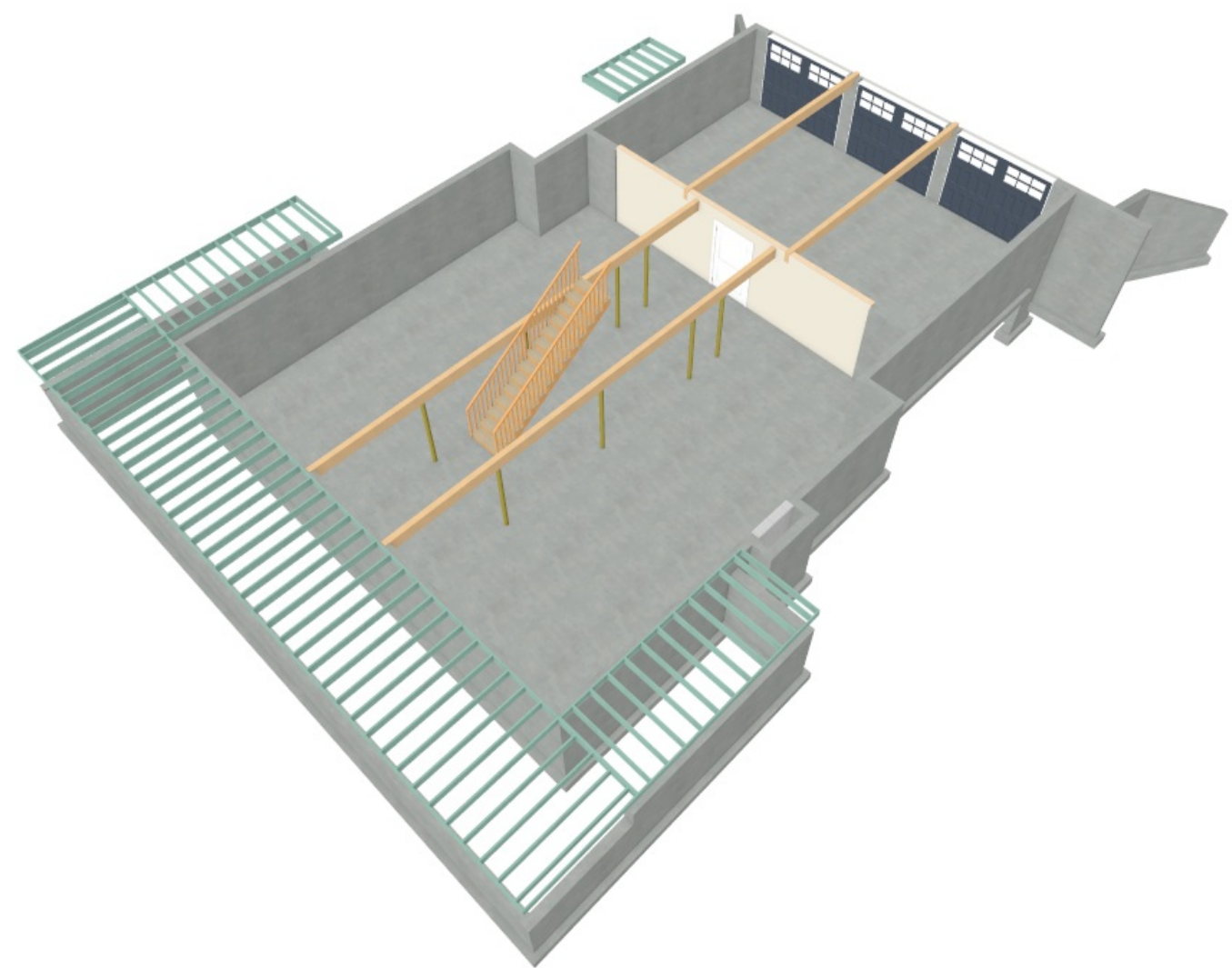
PLAN DATE:
APRIL 2024

PLOT DATE:
4/10/2024

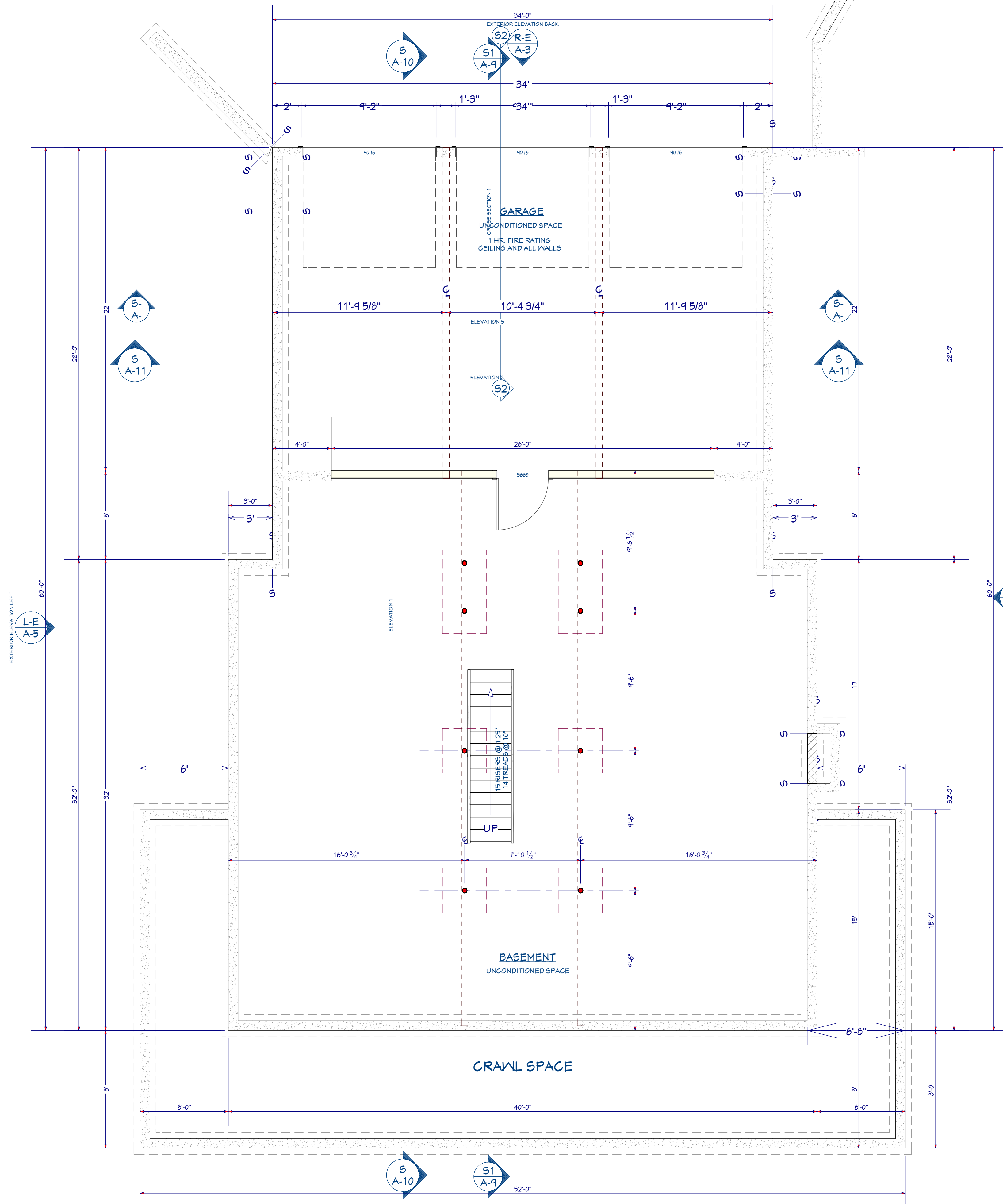
SHEET NUMBER

A-5

**REVISED
PRELIMINARY**
NOT FOR CONSTRUCTION / FOR APPROVALS



OVERHEAD 3-D VIEWS



1
A-6

FOUNDATION/ FLOOR PLAN
Foundation

SCALE : 1/4" = 1'-0"

REVISED
PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS



DRAWING BY:
DANIEL ROY

Hammond
Lumber Company
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER : DAVID LYNCH
NAME: 178 WHIPPLE RD.
LOCATION: KITTERY, ME.

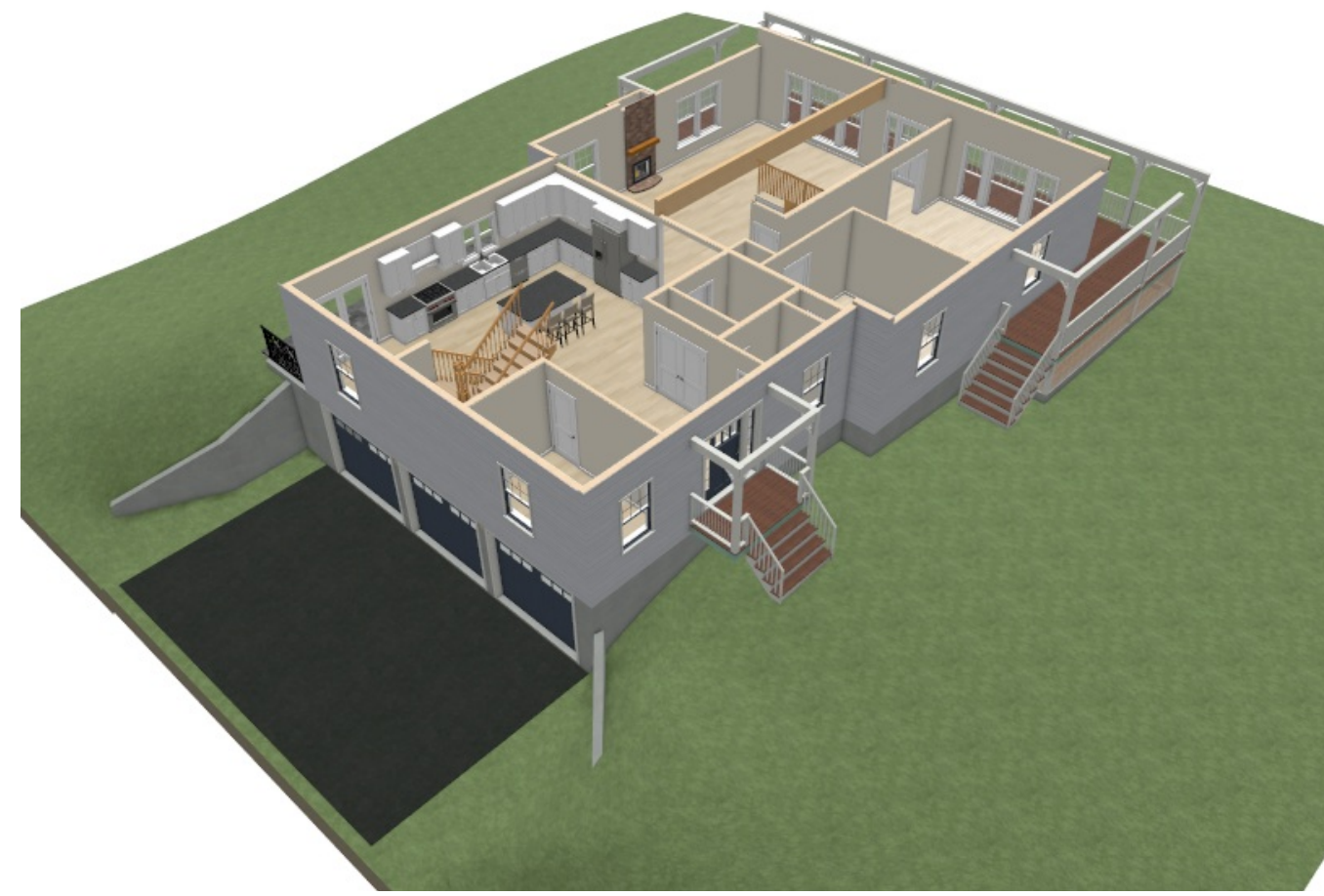
FILE:
LYNCH_PLAN

PLAN DATE:
APRIL 2024

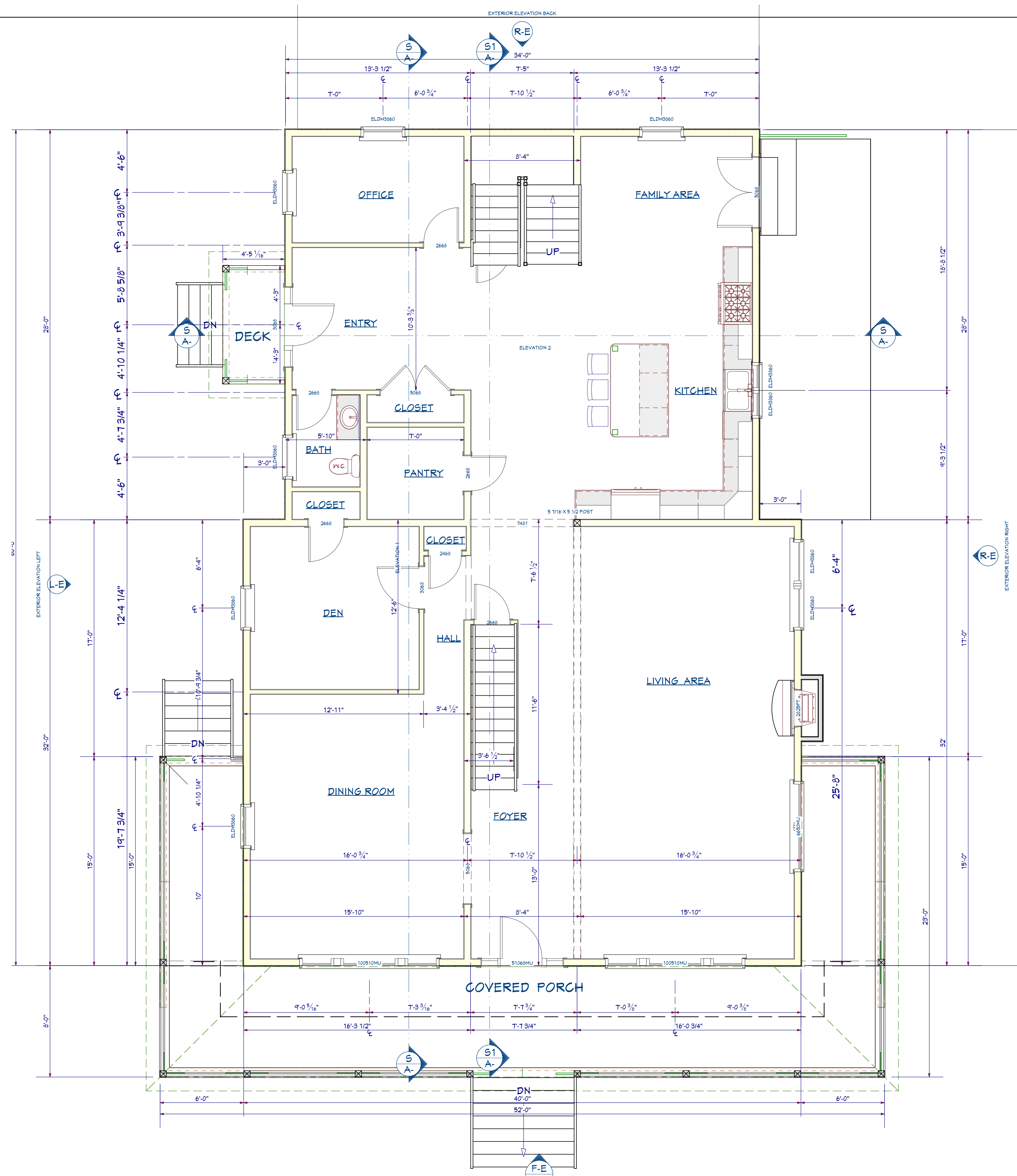
PLOT DATE:
4/10/2024

SHEET NUMBER

A-6



OVERHEAD 3-D VIEWS



1
A-7

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISED
PRELIMINARY

NOT FOR CONSTRUCTION / FOR APPROVALS



DRAWING BY:
DANIEL ROY

Hammond
Lumber Company
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER: DAVID LYNCH
NAME: :
LOCATION: 178 WHIPPLE RD.
KITTEERY, ME.

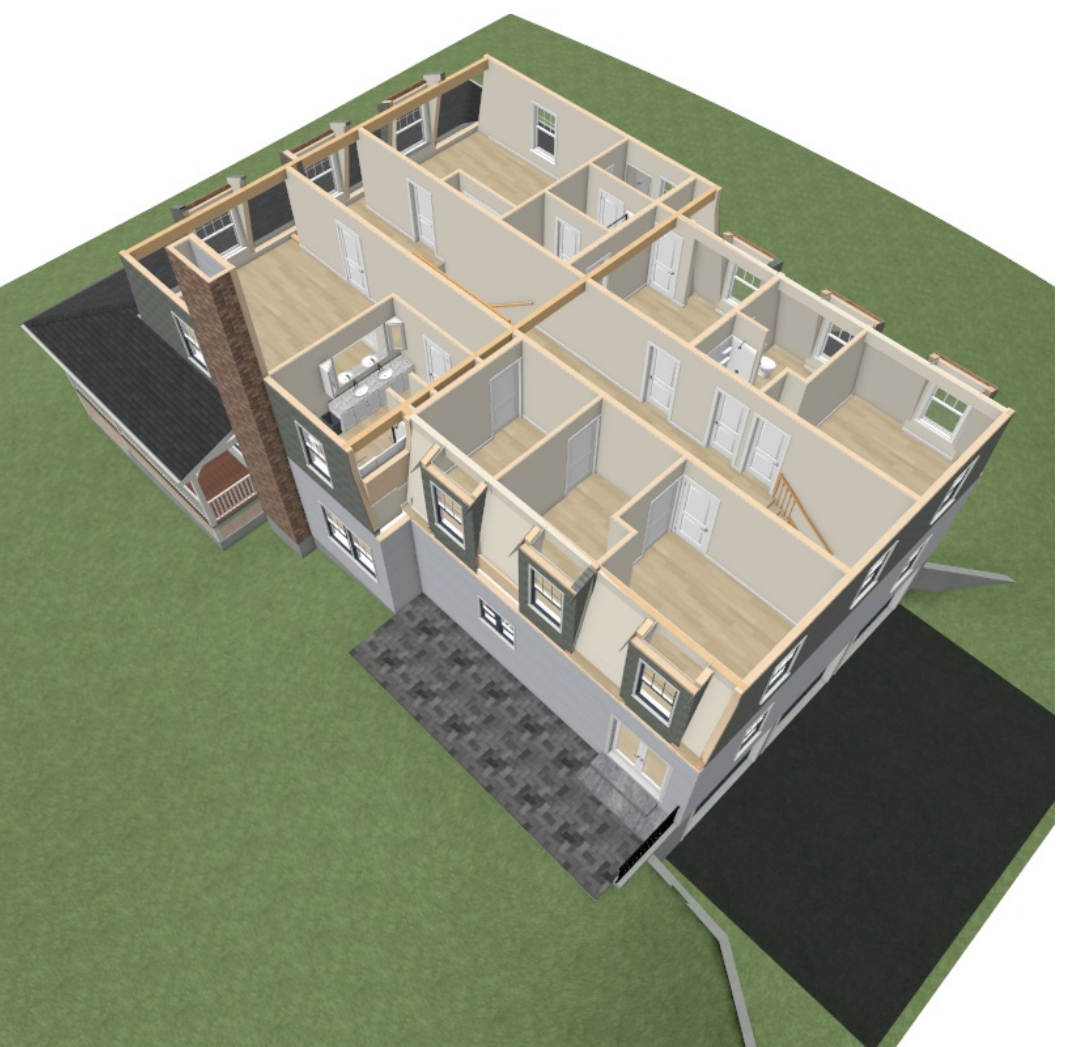
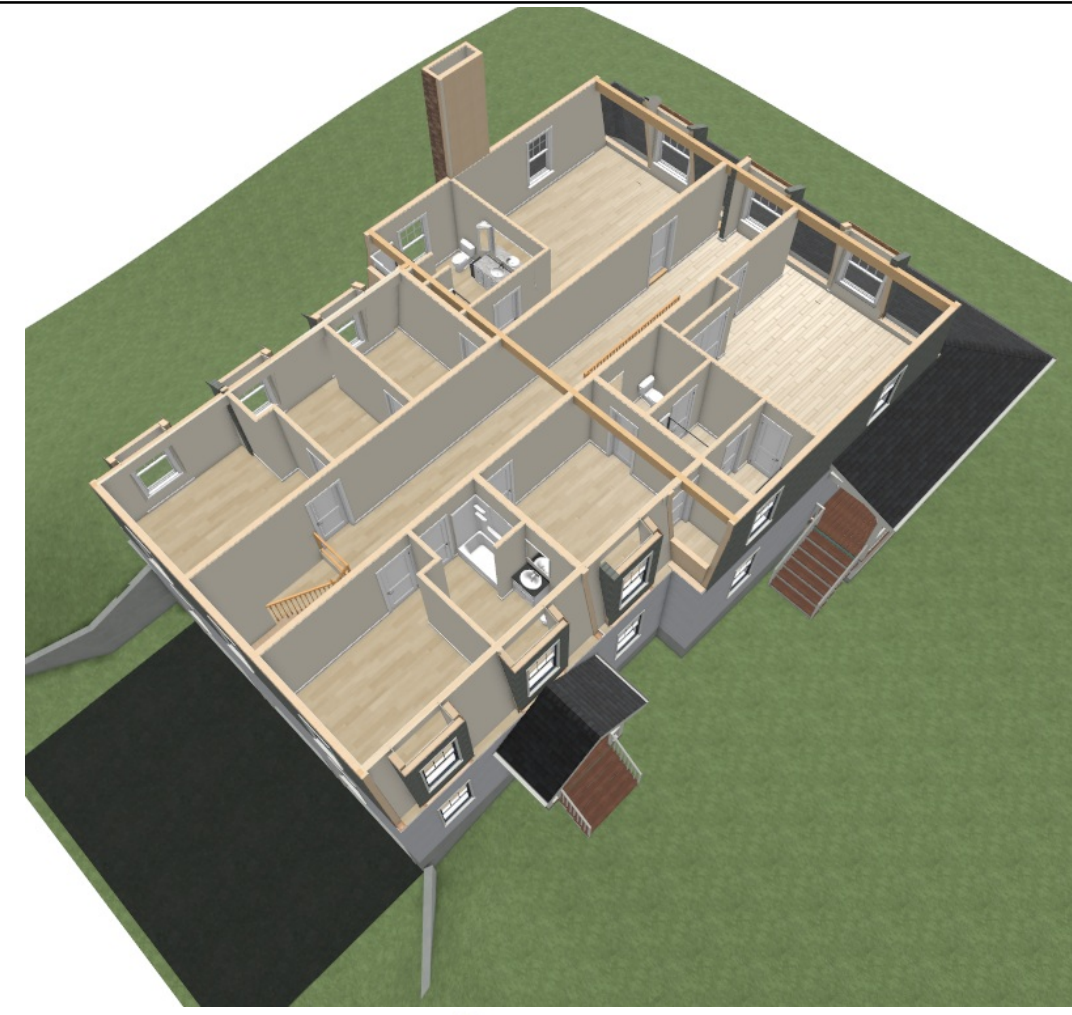
FILE:
LYNCH_PLAN

PLAN DATE:
APRIL 2024

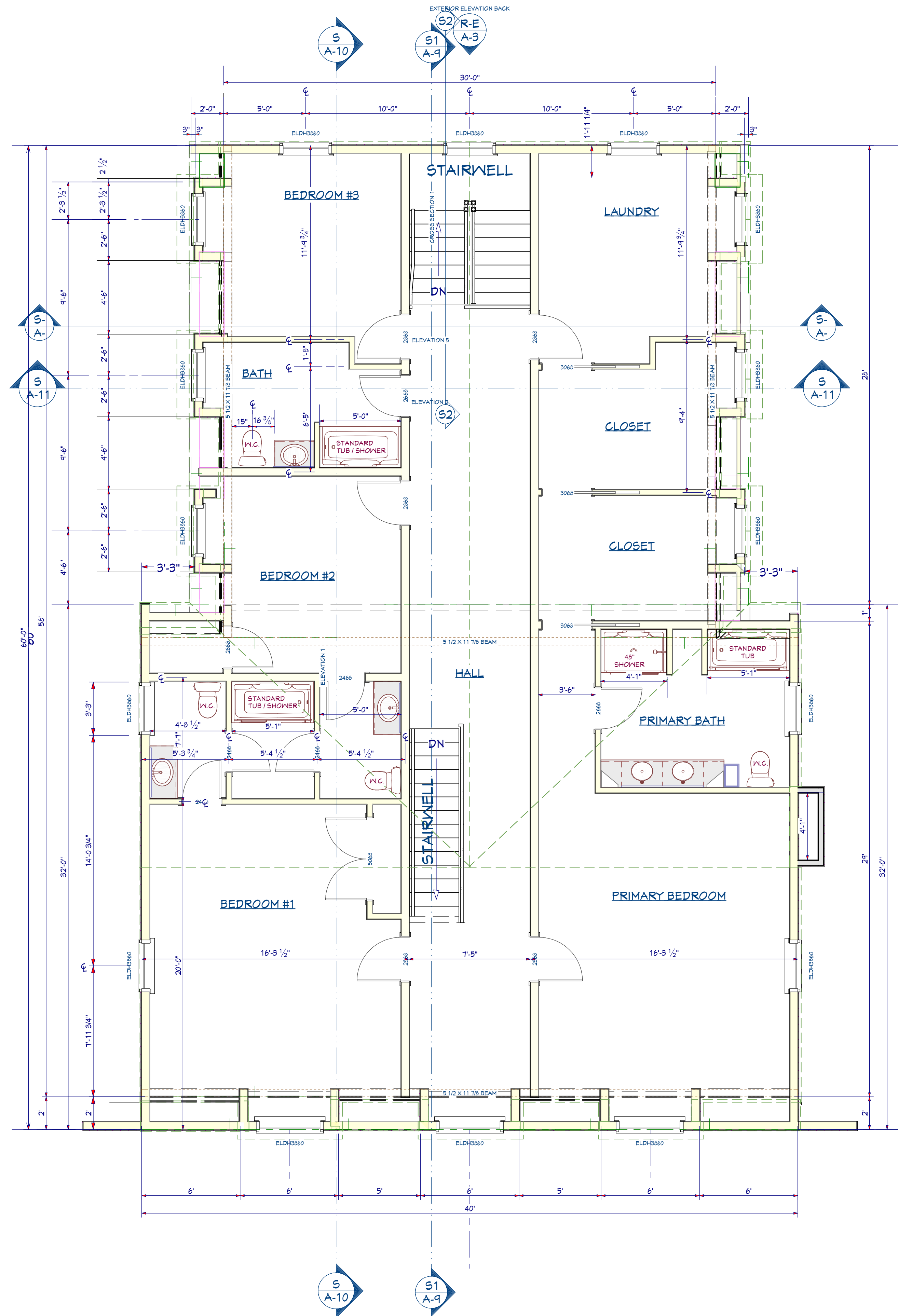
PLOT DATE:
4/10/2024

SHEET NUMBER

A-7



OVERHEAD 3-D VIEWS



1
A-8

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

**REVISED
PRELIMINARY**

NOT FOR CONSTRUCTION / FOR APPROVALS



DRAWING BY:
DANIEL ROY

**Hammond
Lumber Company**
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER: DAVID LYNCH
NAME: :
LOCATION: 178 WHIPPLE RD.
KITTELY, ME.

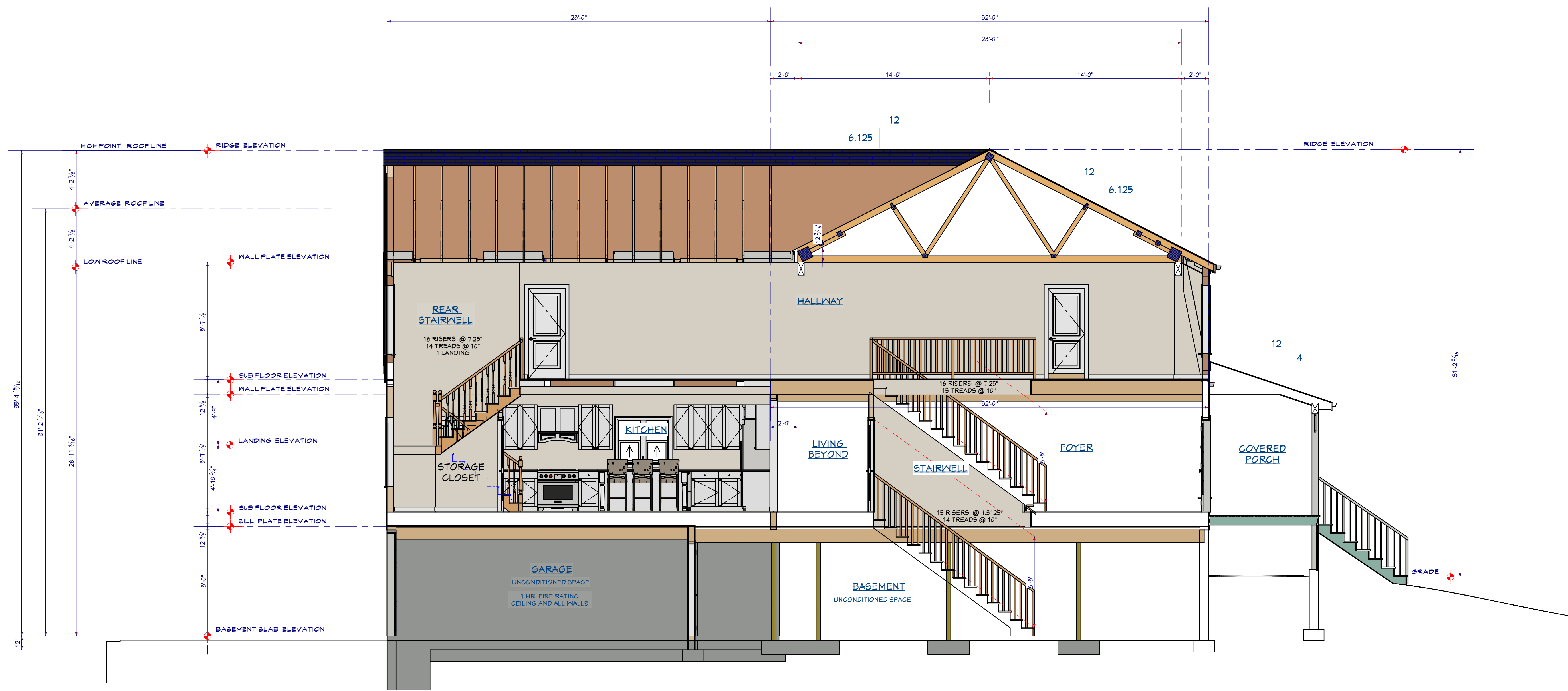
FILE:
LYNCH_PLAN

PLAN DATE:
APRIL 2024

PLOT DATE:
4/10/2024

SHEET NUMBER

A-8

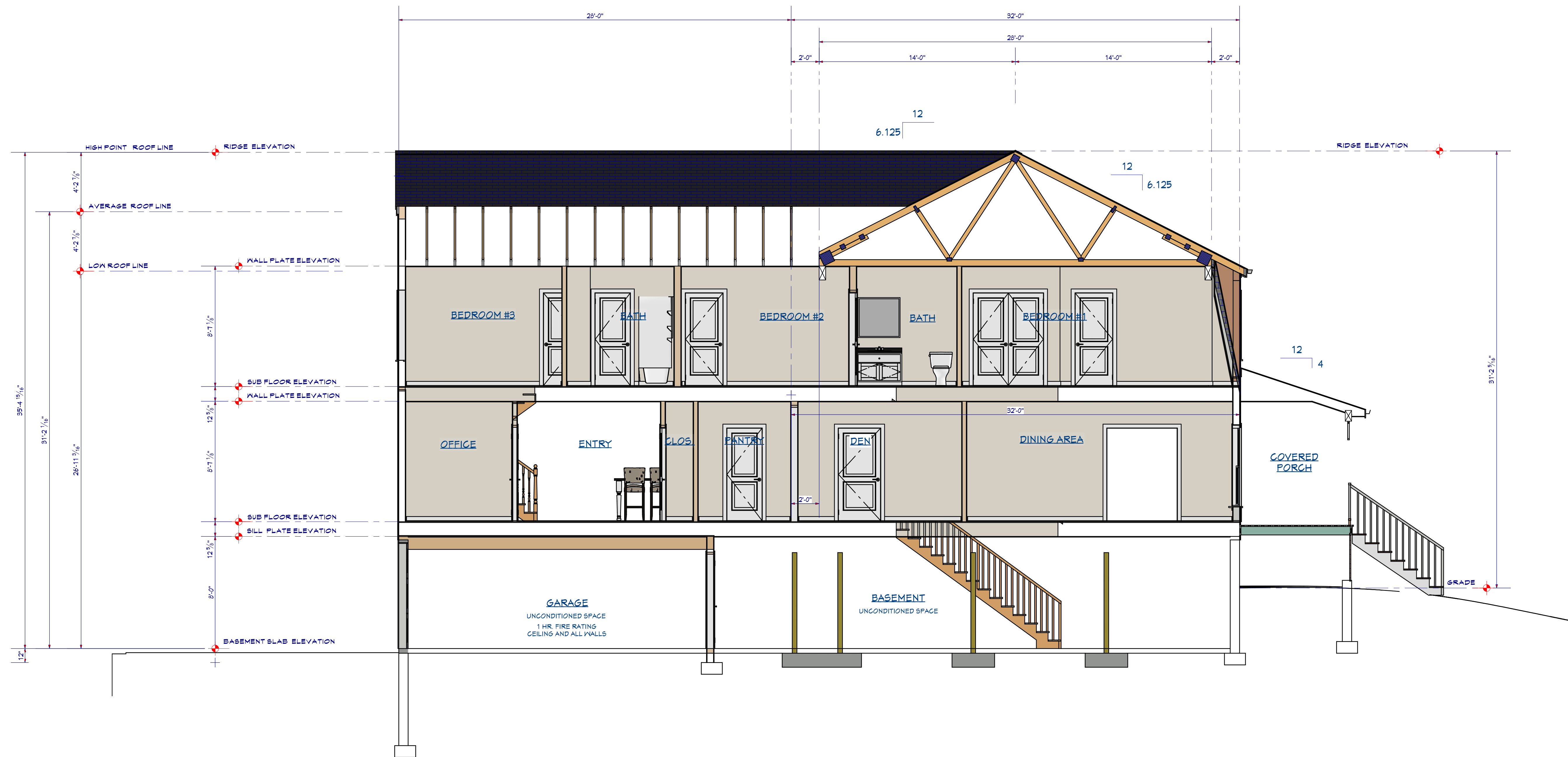


1
A-9

SECTION @ STAIRWAY

SCALE : 1/4" = 1'-0"

REVISED
PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS

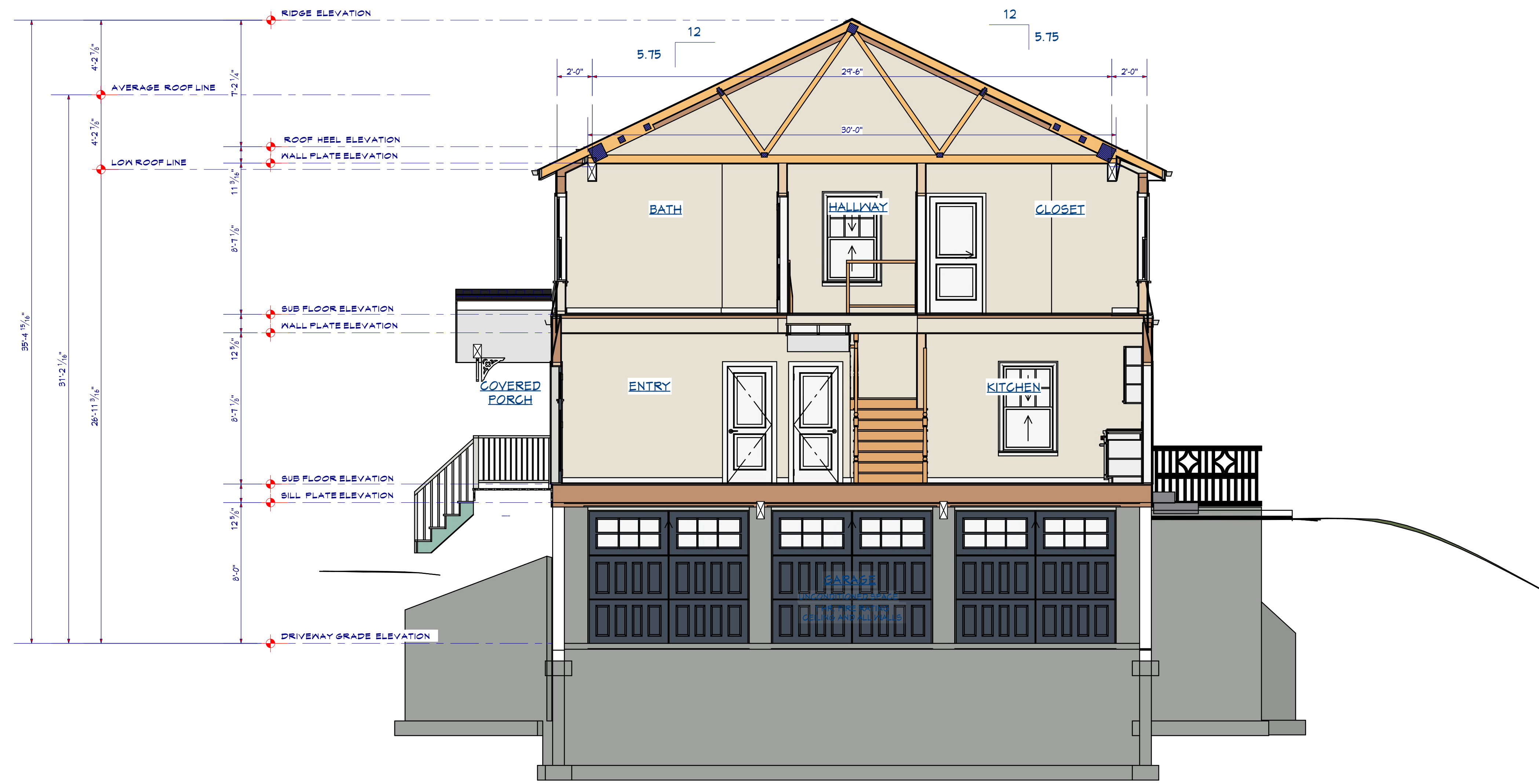


1
A-10

SECTION @ ENTRY / DINING & BEDROOMS

SCALE: 1/4" = 1'-0"

REVISED
PRELIMINARY
NOT FOR CONSTRUCTION / FOR APPROVALS



1
A-11

SECTION @ ENTRY / KITCHEN

SCALE : 1/4" = 1'-0"

REVISED
PRELIMINARY

NOT FOR CONSTRUCTION / FOR APPROVALS



DRAWING BY:
DANIEL ROY

Hammond
Lumber Company
298 NO. MAIN ST.
ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
BUILDER: DAVID LYNCH
NAME: 178 WHIPPLE RD.
LOCATION: KITTERY, ME.

FILE:
LYNCH_PLAN

PLAN DATE:
APRIL 2024

PLOT DATE:
4/10/2024

SHEET NUMBER

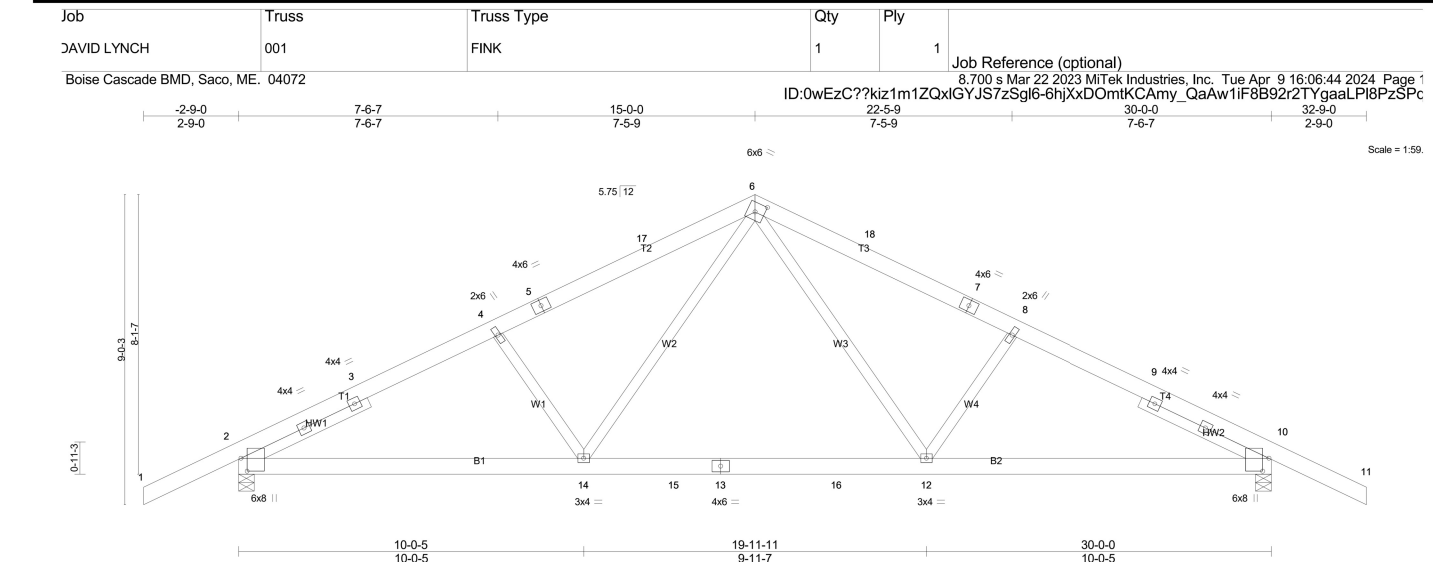
A-11

Hammond Lumber Company
 TRUSSES ARE MANUFACTURED BY BOISE STRUCTURAL SOLUTIONS
BOISE FINAL DESIGNS MAY VARY - QUOTE ONLY

PRELIMINARY NOT FOR CONSTRUCTION
 APPROVAL OF THIS DRAWING VERIFIES THAT DIMENSIONS AND QUANTITIES INDICATED CONFORM TO ACTUAL JOB SITE REQUIREMENTS.

APPROVED AS NOTED
 NOT APPROVED

SIGNED: _____ DATE: _____
 Company: _____



***** Design Problems ***
 REVIEW REQUIRED**
 Load 7 in. Load case 6 not applied to truss

LOADING (psf)	SPACING	CSL	DEFL.	PLATES	GRP
TCLL 34.7 (Ground Snow=50.0)	2'-0"	0.50	in (loc) 0.17 12-14 >999 240	MT20	197/144
TCDL 10.0	1'-15"	0.38	Vert(L) -0.28 12-14 >999 180		
BCLL 0.0	1'-15"	0.42	Horz(CT) 0.08 10 n/a n/a		
BCDL 10.0	Code IRC2015FP2014	Matrix-SH			Weight: 154 lb FT = 0%

LUMBER:
 TOP CHORD 2x6 SPF 1650F 1.5E
 BOT CHORD 2x6 SPF 1650F 1.5E
 WEBS 2x4 SPF No.2
 SLIDER Left 2x4 SPF No.2 4-0-12, Right 2x4 SPF No.2 4-0-12

BRACING:
 TOP CHORD Structural wood sheathing directly applied or 5-8-15 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
 M/Tak recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS: (b)size 2=18800-5-8 (min. 0-2-15), 10=18800-5-8 (min. 0-2-15)
 Max Horz 2=423(LC 18)
 Max UpR2=423(LC 12), 10=423(LC 13)
 Max Grav 2=1882(LC 19), 10=1882(LC 20)

FORCES: (b) - Max. Comp. Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=2948/718, 3-4=2464/735, 4-5=2260/700, 5-7=2107/717, 6-7=2060/735, 6-18=2667/736, 7-18=2103/718, 7-8=2000/701, 8-9=2484/706, 9-10=2640/719
 BOT CHORD 2-14=492/2183, 14-15=288/1532, 13-15=288/1532, 13-16=288/1532, 12-16=288/1532, 10-12=492/2183
 WEBS 4-14=597/445, 6-14=265/602, 6-12=295/602, 8-12=597/446

NOTES: (b)
 1) Wind ASCE 7-10; Vult=130mph Vasd=103mph, TCDF=0.0psf, BCDF=0.0psf, h=35ft, Cat. II; Exp. D; Enclosed; MWFRS (envelope) gable end zone and C-C; Exterior(2) 2'-8-0 to 0-2-12; Interior(1) 0-2-12 to 12-0-0; Exterior(2) 12-0-0 to 18-0-0; Interior(1) 18-0-0 to 29-8-0; Exterior(2) 29-8-0 to 30-0-0 zone; cantilever left and right exposed C-C for members and forces & MWFRS for reactions shown; Lumber DCL=1.60 plate grp DCL=1.60
 2) TCLL ASCE 7-10; Prg=50.0 psf (ground snow); PH=34.7 psf (flat roof snow); Category II; Exp. D; Partially Exp.; CH=1.10
 3) Unbalanced snow loads have been considered for this design.
 4) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 34.6 psf on overhangs non-concurrent with other live loads.
 5) This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDF = 10.0psf.
 6) * This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDF = 10.0psf.
 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 622 lb uplift at joint 2 and 622 lb uplift at joint 10.
 8) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
 9) Dimensions are in feet-inches-sixteenths.

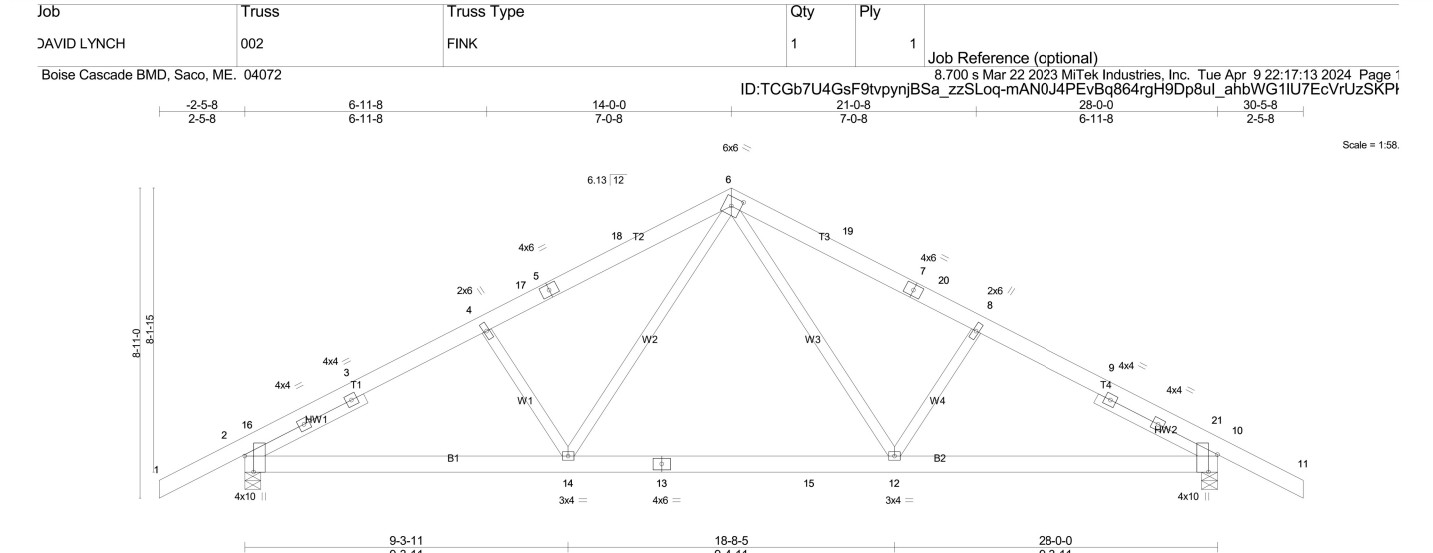
LOAD CASE(S): Standard

Hammond Lumber Company
 TRUSSES ARE MANUFACTURED BY BOISE STRUCTURAL SOLUTIONS
BOISE FINAL DESIGNS MAY VARY - QUOTE ONLY

PRELIMINARY NOT FOR CONSTRUCTION
 APPROVAL OF THIS DRAWING VERIFIES THAT DIMENSIONS AND QUANTITIES INDICATED CONFORM TO ACTUAL JOB SITE REQUIREMENTS.

APPROVED AS NOTED
 NOT APPROVED

SIGNED: _____ DATE: _____
 Company: _____



LOADING (psf)	SPACING	CSL	DEFL.	PLATES	GRP
TCLL 34.7 (Ground Snow=50.0)	2'-0"	0.42	in (loc) -0.13 12-14 >999 240	MT20	197/144
TCDL 10.0	1'-15"	0.32	Vert(L) -0.20 12-14 >999 180		
BCLL 0.0	1'-15"	0.42	Horz(CT) 0.05 10 n/a n/a		
BCDL 10.0	Code IRC2015FP2014	Matrix-SH			Weight: 155 lb FT = 0%

LUMBER:
 TOP CHORD 2x6 SPF 1650F 1.5E
 BOT CHORD 2x6 SPF 1650F 1.5E
 WEBS 2x4 SPF No.2
 SLIDER Left 2x4 SPF No.2 3-10-4, Right 2x4 SPF No.2 3-10-4

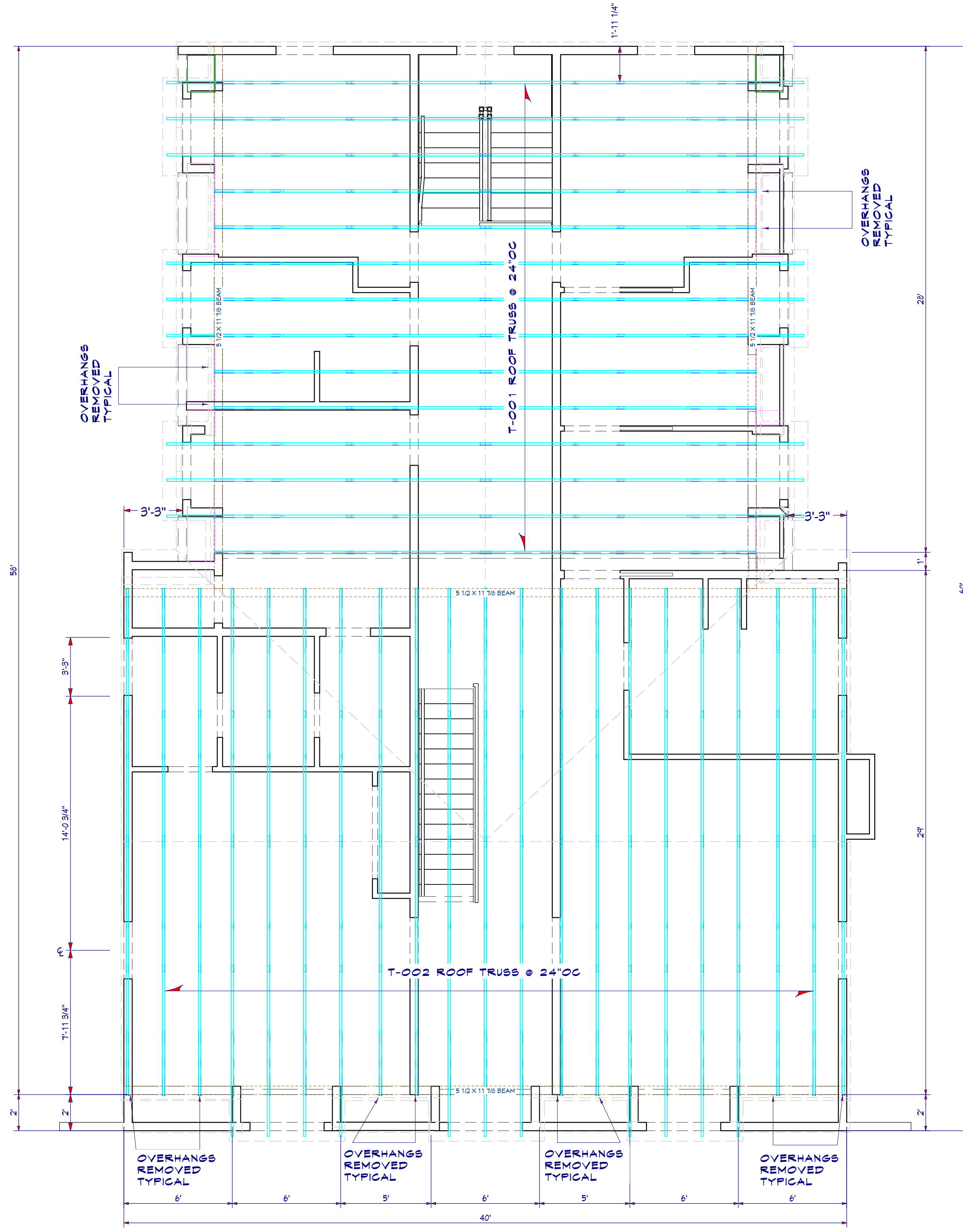
BRACING:
 TOP CHORD Structural wood sheathing directly applied or 5-8-15 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
 M/Tak recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS: (b)size 2=17500-5-8 (min. 0-2-12), 10=17500-5-8 (min. 0-2-12)
 Max Horz 2=669(LC 12), 10=669(LC 13)

FORCES: (b) - Max. Comp. Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-18=2423/852, 3-18=2268/857, 3-4=2248/856, 4-17=2073/864, 5-17=1993/870, 5-18=1628/881, 6-18=1802/899, 6-18=1802/899, 7-19=1528/881, 7-20=1993/871, 8-20=2073/864, 8-9=2248/855, 9-10=2268/857, 10-12=2423/852
 BOT CHORD 2-14=640/1967, 13-14=253/1381, 13-15=253/1381, 12-15=253/1381, 10-12=401/1967
 WEBS 4-14=668/437, 6-14=301/786, 6-12=302/786, 8-12=668/438

NOTES: (b)
 1) Wind ASCE 7-10; Vult=130mph Vasd=103mph, TCDF=0.0psf, BCDF=0.0psf, h=35ft, Cat. II; Exp. D; Enclosed; MWFRS (envelope) gable end zone and C-C; Exterior(2) 2'-8-0 to 0-8-0; Interior(1) 0-8-0 to 11-0-0; Exterior(2) 11-0-0 to 17-0-0; Interior(1) 17-0-0 to 27-8-0; Exterior(2) 27-8-0 to 30-0-0 zone; cantilever left and right exposed C-C for members and forces & MWFRS for reactions shown; Lumber DCL=1.60 plate grp DCL=1.60
 2) TCLL ASCE 7-10; Prg=50.0 psf (ground snow); PH=34.7 psf (flat roof snow); Category II; Exp. D; Partially Exp.; CH=1.10
 3) Unbalanced snow loads have been considered for this design.
 4) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 34.6 psf on overhangs non-concurrent with other live loads.
 5) This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDF = 10.0psf.
 6) * This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDF = 10.0psf.
 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 569 lb uplift at joint 2 and 569 lb uplift at joint 10.
 8) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
 9) Dimensions are in feet-inches-sixteenths.

LOAD CASE(S): Standard



Hammond Lumber Company
 DRAWING BY:
 DANIEL ROY

Hammond Lumber Company
 298 NO. MAIN ST.
 ROCHESTER, NH

PROJECT: THE LYNCH RESIDENCE
 BUILDER: DAVID LYNCH
 NAME: . . .
 LOCATION: 178 WHIPPLE RD. KITTERY, ME.

FILE: LYNCH_PLAN
 PLAN DATE: APRIL 2024
 PLOT DATE: 4/10/2024
 SHEET NUMBER: **A-14**

ROOF TRUSS ENGINEERING PLOTS

1
 A-14

ROOF TRUSS LAYOUT GUIDE

SCALE : 1/4" = 1'-0"

REVISED
PRELIMINARY
 NOT FOR CONSTRUCTION / FOR APPROVALS

**178 WHIPPLE ROAD
KITTERY, ME 03904**

March 26th, 2024

Project No.: 23002

Mr. Jason Garnham, Director of Planning and Development

Mr. Maxim Zakian, Town Planner
Town of Kittery, Maine

200 Rogers Road
Kittery, Maine 03904

Dear Mr. Garnham & Mr. Zakian:

Please be informed that Kenneth A. Wood, P.E., Parker J. Deptula, E.I., and other assigned staff at Attar Engineering, Inc. will be acting as the agents for the applications and permitting of the project on 178 Whipple Road in Kittery, Maine.

Please contact me if I can provide any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Lynch", is written over a horizontal line.

James Lynch

cc: Kenneth A. Wood, P.E, Attar Engineering, Inc.

Maine R.E. Transfer Tax Paid

Warranty Deed

Know all men by these presents that we, **Bruce A. Piche** and **Thomasine Piche**, of Kittery, County of York and State of Maine, with a mailing address of 178 Whipple Road, Kittery, Maine 03904, for consideration paid, grant to **Leslie P. Lynch** and **James P. Lynch** of Wolfeboro, New Hampshire), with a mailing address of PO Box 940, Wolfeboro, NH 03894, with **Warranty Covenants**, as joint tenants and not as tenants in common, the real property in Kittery, County of York and State of Maine, together with the buildings located thereon, bounded and described as follows:

See **EXHIBIT A** attached hereto and incorporated herein by reference.

Being the same premises conveyed to Bruce A. Piche and Thomasine Piche by deed of Margaret E. Meissner and Hilda E. Guenther dated October 13, 1978 and recorded in the York County Registry of Deeds in Book 2450, Page 308 and deed of Florence J. Day, Guardian of Karen Elliot, Charles W. Elliot, Jr. And Bruce Elliot dated November 24, 1978 and recorded in the York County Registry of Deeds in Book 2450, Page 305.

Dated this 23rd day of July, 2020.

Signed, sealed and delivered in the presence of:

Duncan A. McEachern

Witness

Duncan A. McEachern

Witness

Bruce A. Piche

Bruce A. Piche

Thomasine Piche

Thomasine Piche

State of Maine
County of York, ss.

July 23rd, 2020

Then personally appeared the above named Bruce A. Piche and Thomasine Piche and acknowledged the foregoing instrument to be their free act and deed.

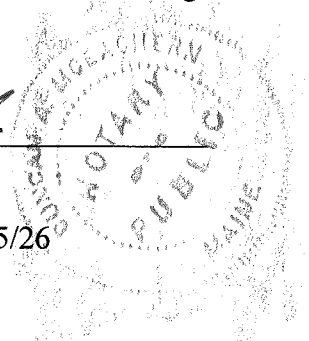
Before me,

Duncan A. McEachern

Duncan A. McEachern

Notary Public

My Commission Expires: 7/25/26



K:\realest\deeds\piche to lynch wd

Bruce A. Piche and Thomasine Piche to Leslie P. Lynch and James P. Lynch

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon situate on the Southwesterly side of Whipple Road, in said Kittery, York County, Maine, more particularly bounded and described as follows:

Commencing at the Northwest corner at the highway leading from Portsmouth, New Hampshire, to Kittery Point, at land now or formerly of Mary L. Newson; thence running easterly by said highway three (3) rods to a hub on line of land now or formerly of the heirs of Emery R. Currier's land; thence south forty (40) degrees west fourteen (14) rods and eleven (11) links to the end of the stone wall; thence continuing south thirty-one (31) degrees west by said stone wall thirteen (13) rods and three (3) links to the bank near the Piscataqua River; thence same course to the River; thence westerly, northerly, and northeasterly by the said River around a point into a cove on the north side of said point about forty-five (45) rods to the end of a stone wall at high water mark dividing said land from land now or formerly of said Mary L. Newson; thence continuing northeasterly by said stone wall seven (7) rods and twenty-two (22) links; thence running north forty-three and one-half (43 ½) degrees east, by the continuous line of wall of said Mary L. Newson, eleven (11) rods to the highway aforesaid and place of beginning.

Also conveying all of the Grantors' right, title and interest in and to the so-called sewer or septic easement conveyed by Emma Galle and Warren Galle to Bruce A. Piche, William A. Dennett and Mary D. Dennett by deed dated August 20, 1993 and recorded in the York County Registry of Deeds in Book 6689, Page 106.