## Town of Kittery Planning Board Meeting July 13, 2023

#### ITEM 4 – 21 Badgers Island West–Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, engineer Cory Belden, on behalf of owner/applicants David and Lisa Daniels, request approval to remove and redevelop an existing single-family residence on a property shared with a pier utilized for lobster fishing, while adding modifications to ensure access on the property for the working waterfront business. The property is located at 21 Badgers Island West, Tax Map 1, Lot 27, in the Mixed-Use Badgers Island (MU-BI) and Shoreland Overlay (OZ-SL-250') Zones, and partially within the Resource Protection (RZ-OP) and Commercial Fisheries (OZ-CFMU) Zones.

#### **PROCESS SUMMARY**

REQUIRED	ACTION	COMMENTS	STATUS
Yes	Staff Review	July 13 <sup>th</sup> , 2023	Completed
No	Site Visit	Optional	Optional
No	Public Hearing	Optional	Optional
Yes	Final Plan Review	TBD	TBD

#### **PROJECT INTRODUCTION**

21 Badgers Island West is a legally non-conforming lot of 6,648 sq ft. on the southern shore of Badgers Island in the Mixed-Use Badgers Island Zone, entirely covered by the Shoreland Overlay Zone, and partially covered by the Resource Protection and Commercial Fisheries Zones. The property contains a 912 sq ft. single-family dwelling with a structure height of 27.7' and a 344 sq ft. deck/patio facing the water, located 38.9' from the HAT line. The house is a legally non-conforming structure because it does not meet the required 75' setback in the MU-BI zone or the required 10' side and rear yard setbacks. Along the shore of the property is a pier and offramp currently used for lobster fishing, considered a water-dependent working property. A right-of-way abuts the residence to provide access to employees using the working waterfront portion of the lot. The dwelling and business on the property are both owned by the applicants.

The plan proposes demolishing the house and patio and replacing it with a new 1,738 sq ft house and a 165 sq ft. deck. The height of the structure will maintain the existing 27.7' height within the current setback and be 39.3' outside of the setback, which is within the 40' building height maximum in the MU-BI Zone. The development will sit 40.8' from the HAT line and will maintain the current 5' rear and side yard setback of the existing structure. The plan would also propose maintaining the right-of-way and two 9'x18' parking spaces on the lot for working waterfront use only.

Per §16.7.3.A.(1), planning board review of the proposal is required due to the lot's proximity within the Shoreland and Resource Protection Overlay zones. Developments within the shoreland must maintain base zone setbacks to the HAT line of water bodies or expand upon them to the greatest practical extent. The applicants are requesting that the planning board grant a reduction to the minimum setback under §16.4.24.D.(3).(b), which allows the setback to be reduced to 25 feet on a property if the owner is found to "retain or expand commercial water-dependent uses of the working waterfront."

#### APPLICATION & PLAN REVIEW

- 41 Staff reviewed the submitted application and plan and have the following comments:
  - 1. The Shoreland Overlay Zone Ordinance §16.4.28.E.(3).(a).[1]. requires new principal and accessory structures in the MU-BI Zone to be set back at least 75 feet, horizontal distance, from the normal highwater line of any water bodies, tributary streams, the upland edge of a coastal wetland, or the upland edge of a freshwater wetland. §16.4.24.D.(3).(b). reduces this setback to 25' for properties that retain or expand commercial water-dependent uses. The applicant is requesting the 25' setback be observed on this property as their site plan proposes to permanently maintain the right of way and two parking spaces on the property for the use of the working waterfront business, as stated in "Property Information Note 15" on the site plan. If this clause is granted, the proposed development would be entirely outside of the base zone setback.
    - 2. General provision §16.1.8.C.4.(b).[3].[e].[v].[A]. requires expansion of structures within the base zone setback to a water body not exceed 30% of the total footprint of structures existing within the property on January 1, 1989. If the working waterfront clause above is granted, this expansion requirement would not apply to the property, as it would be outside of the setback.
      - a. The proposed development would maintain the existing rear/side yard setback of 5' where the zone requires a 10' minimum. While this means the structure would remain non-conforming, this does not trigger the 30% expansion requirement, as that only applies to structures within the base zone setback of a water body.
    - 3. **§16.4.28.E.(2).(a).** allows 60% of total lot area in the Mixed-Use Badgers Island zone's shoreland overlay to be comprised of non-vegetated surfaces or structures. With a lot size of 6,648 sq ft, current devegetation sits at 4,814 sq ft, or 72.4%. The proposed development would reduce non-conformity by lowering the total devegetated area to 4,668 sq ft, or 70.2%.
      - a. The notes on the site plan's devegtetation calculation only add up to 4,646 sq ft, do to an accidental omission of a granite stairway totalling 22 sq ft. The applicant confirmed 4,668 sq ft. is the correct number.
    - 4. Erosion control measures shall comply with state DEP and local ordinances. The applicant provided a detailed layout of the silt barrier and orange construction fence that will be placed before construction and maintained throughout the development to protect the resource from erosion or sediment runoff. Disturbed areas will be stabilized with loam and seed plantings before removal of temporary erosion control barriers.
  - 5. The owner is proposing to add shrub plantings to enhance the shoreland frontage with a combination of dogwood, serviceberry, and cotoneaster (or otherwise approved species).

#### DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS

Approving the plan would not only reduce the non-conformity of the lot and structure but would officially retain use of the road and parking area for working waterfront business. It appears granting the reduced setback would improve the property's ability to foster its mixed-use zoning function and protect the working waterfront business for future use. Staff suggest acceptance of the plan and allowing the application to move to final plan approval once all other relevant permitting requirements are met. The Planning Board should discuss the plan and determine if it meets the requirements to accept the plan, and/or direct the applicant to make any changes that are necessary.

#### RECOMMENDED MOTIONS

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

#### Motion to accept the application

- Move to accept the plan for a shoreland development application from owner/applicants David and Lisa
- 87 Daniels and agent Cory Belden requesting to remove and redevelop an existing single family residence on
- a property shared with a working waterfront building located on 21 Badgers Island West, Tax Map 1, Lot
- 89 27, in the Mixed Use Badgers Island (MU-BI), Shoreland Overlay (OZ-SL-250') Zones, and partially
- 90 within the Resource Protection (RZ-OP) and Commercial Fisheries (OZ-CFMU) Zones.

#### 91 Motion to approve the application

- 92 Move to approve the plan for a shoreland development application from owner/applicants David and Lisa
- Daniels and agent Cory Belden requesting to remove and redevelop an existing single family residence on
- a property shared with a working waterfront building located on 21 Badgers Island West, Tax Map 1, Lot
- 95 27, in the Mixed Use Badgers Island (MU-BI), Shoreland Overlay (OZ-SL-250') Zones, and partially
- 96 within the Resource Protection (RZ-OP) and Commercial Fisheries (OZ-CFMU) Zones.

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**Kittery Planning Board** 

**DRAFT** M 11 L 27

**Findings of Fact** 3 4

For 21 Badgers Island West

**Shoreland Development Plan Review** 

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WHEREAS: Engineer Cory Belden, on behalf of owner/applicants David and Lisa Daniels, request approval to remove and redevelop an existing single-family residence on a property shared with a pier utilized for lobster fishing, while adding modifications to ensure access on the property for the working waterfront business. The property is located at 21 Badgers Island West, Tax Map 1, Lot 27, in the Mixed-Use Badgers Island (MU-BI) and Shoreland Overlay (OZ-SL-250') Zones, and partially within the Resource Protection (RZ-OP) and Commercial Fisheries (OZ-CFMU) Zones.

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Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the plan review notes prepared for 7/13/2023.

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Shoreland Development Plan Staff Review	July 6 <sup>th</sup> 2023
Site Walk	None
Public Hearing	None
Approval	July 13 <sup>th</sup> 2023

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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"):

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1. Shoreland development plan application received 6/22/2023 from Cory Belden of Altus Engineering.

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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:

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#### FINDINGS OF FACT

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#### Chapter 16 4 I AND USE ZONE DECLIL ATIONS

Chapter 10.4 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:
<u>Finding</u> : The property is legally non-conforming with a devegetated area of 72.4%. The proposed plan will reduce the devegetated area to 70.2%.
Conclusion: The requirement appears to be met.
Vote: in favor against abstaining

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

16.9.3.F. Findings of Fact

(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:			
(a). Maintain safe and healthful conditions:			
<u>Finding:</u> The proposed development does not appear to pose a threat to the health and safety of residents or working waterfront employees.			
Conclusion: This requirement appears to be met.			
Vote: in favor against abstaining			
(b) Not result in water pollution, erosion or sedimentation to surface waters:			
<u>Finding</u> : The proposed development as represented in the plans and application will observe best practices for erosion and sedimentation in development.			
Conclusion: This requirement appears to be met.			
Vote: in favor against abstaining			
(c) Adequately provide for the disposal of all wastewater:			
<u>Finding</u> : The development will be located on a public water and sewage line and does not propose an increase in wastewater capacity needs.			
Conclusion: This requirement appears to have been met.			
Vote: in favor against abstaining			
(d) Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat:			
<u>Finding</u> : The proposed development appears to take the necessary steps to minimize impact to nearby wildlife and proposes to partially revegetate the lot with local shrubbery.			
Conclusion: The requirement appears to be met.			
Vote: in favor against abstaining			
(e) Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters:			
<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.			
Conclusion: This requirement appears to be met.			
Vote: in favor against abstaining			
(f) Protect archaeological and historic resources:			
<u>Finding</u> : There appear to be neither archaeological nor historic resources impacted.			
Conclusion: This requirement appears to be met.			
Vote: in favor against abstaining			
(g) Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district:			

<u>Finding</u> : By maintaining the right-of-way and parking area for working waterfront business employees, the proposed development appears to support commercial fishing and maritime activities in the property.				
Conclusion: This requirement appears to be met.  Vote: in favor against abstaining				
(L) As aid an ablama are airead with the abolain day of				
(h) Avoid problems associated with floodplain development and use:				
Finding: The proposed structure redevelopment is not located in a floodplain.				
Conclusion: This requirement does not appear applicable.  Vote: in favor against abstaining				
Vote: in favor against abstaining				
(i) Is in conformance with the provisions of this code:				
<u>Finding</u> : Both the lot and existing structure are legally non-conforming; proposed improvements will reduce the non-conformity of both the lot and structure following the provisions of Title 16.				
Conclusion: This requirement appears to be met.				
Vote: in favor against abstaining				
(j) Be recorded with the York County Registry of Deeds:				
<u>Finding</u> : A plan suitable for recording once the Surveyor's stamp is added has been prepared by Altus Engineering.				
<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.				
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 subject to any conditions or waivers, as follows:				
Waivers: None				
Conditions of Approval (to be depicted on final plan to be recorded):				
<ol> <li>No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan per Title 16.9.3.I.</li> </ol>				
2. Applicant/contractor will follow Maine DEP <i>Best Management Practices</i> 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 7/13/2023).				
Conditions of Approval (not to be depicted on final plan):				

51 52	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.
53 54 55	2. Surveyor's stamp must be on the final plan.
56	Notices to Applicant:
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58 59	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.
60	2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with
61	the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper
62	advertisements and abutter notification.
63	3. One (1) copy of the final plan and any and all related state/federal permits or legal documents that
64	may be required, must be submitted to the Town Planning Department for signing. <u>Date of Planning</u>
65	Board approval shall be included on the final plan in the Signature Block. After the signed plan is
66 67	recorded with the York County Registry of Deeds, a copy of the signed and recorded original must be submitted to the Town Planning Department.
67	submitted to the Town Flamming Department.
68	4. This approval by the Town Planning Board constitutes an agreement between the Town and the
69	Developer, incorporating as elements the Development Plan and supporting documentation, the
70	Findings of Fact, and any Conditions of Approval.
71	5. Prior to construction, applicant shall obtain any and all permits required by the code enforcement
72	office to complete proposed work.
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73 74	The Planning Board authorizes the Planning Board Chair or Vice chair to sign the Final Plan and the
75	Findings of Fact upon confirmation of required plan changes.
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77	Vote: in favor against abstaining
78	A PRINCIPLE DAY THE WITTERN BY AND INC. DO A R.D. ON
79	APPROVED BY THE KITTERY PLANNING BOARD ON
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84	Dutch Dunkelberger, Planning Board Chair
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88 90	Per Title 16.2.12 An aggrieved party with legal standing may appeal a final decision of the Planning
89 90	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.
	50D, within forty-five (75) days from the date the decision by the Flamming Doard was rendered.
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THIS DRAWING SET HAS NOT BEEN RELEASED FOR CONSTRUCTION

# Shoreland Development Plan

# 21 Badgers Island West Residential Site Development Kittery, ME

# Owner/Applicant: Island Girl Properties, LLC

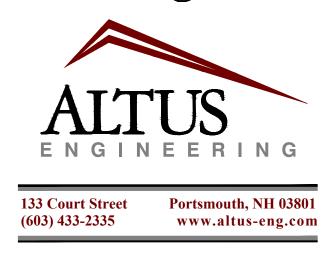
104 Washington Street #516 Dover, NH 03820 (603) 252-0613

### Architect:

LSV DESIGN + ARCHITECTURE, PLLC P.O. Box 1500

Wolfboro, NH 03894City, State Zip (603) 515-1029

## Civil Engineer:



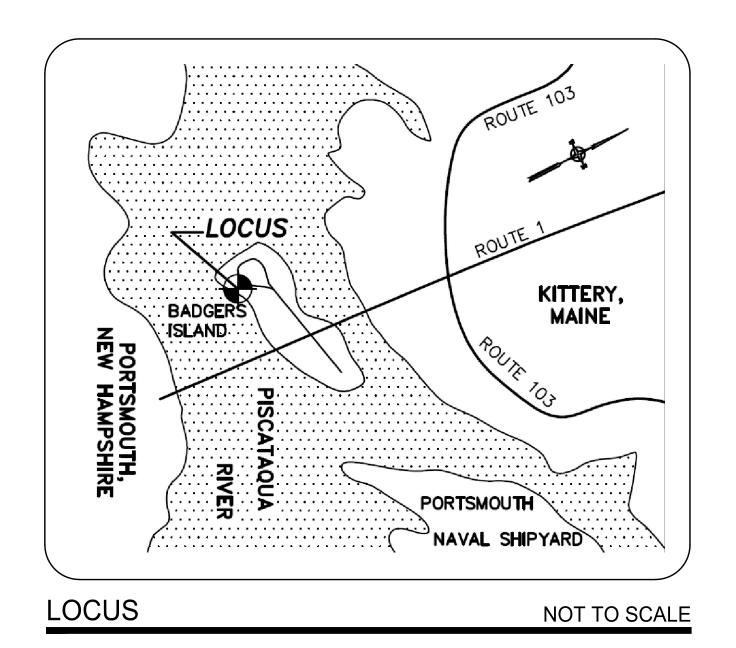
### Surveyor:



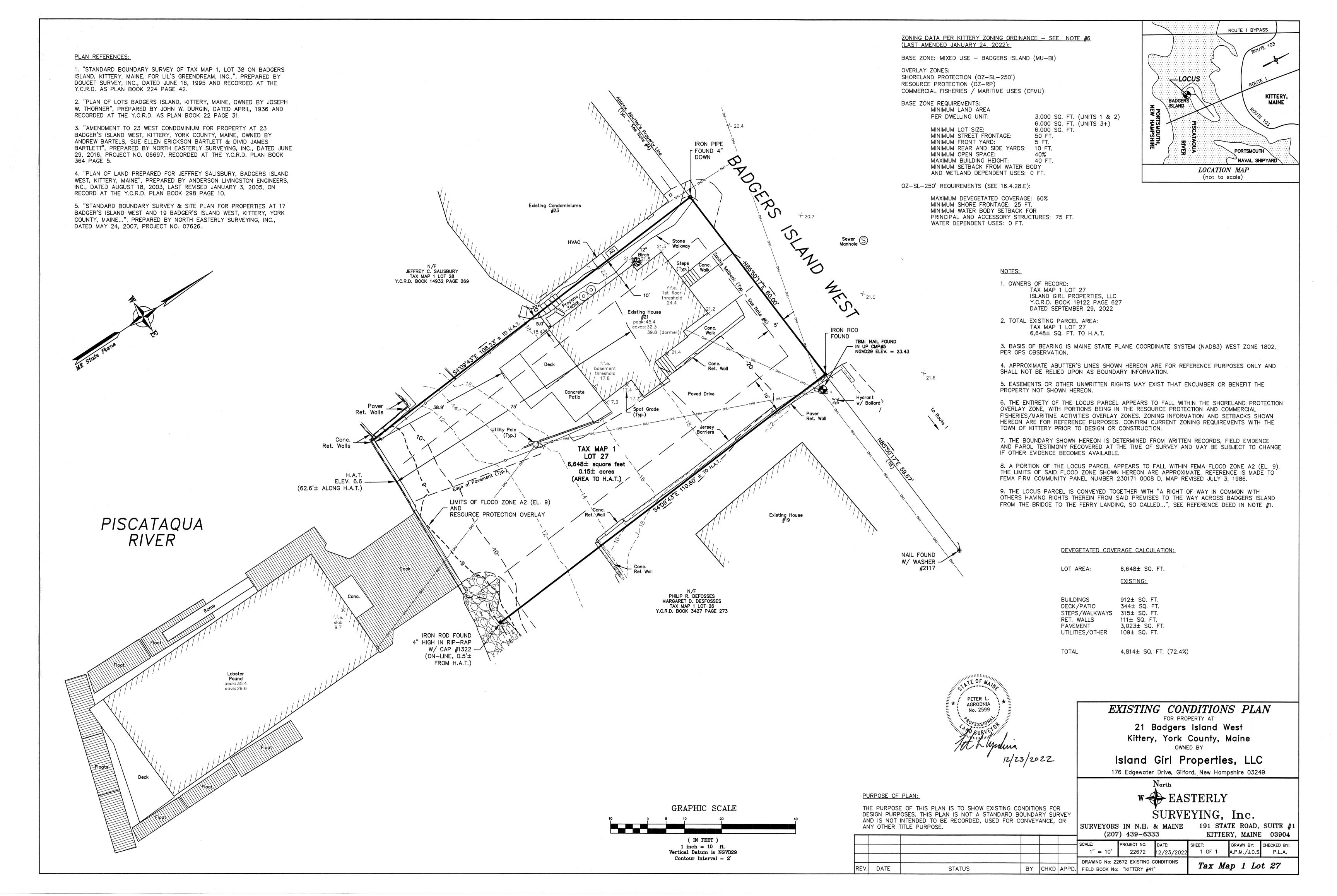
# Assessor's Parcel1, Lot27 ISSUED FOR PLANNING BOARD APPROVAL

Plan Issue Date:

JUNE 22, 2023



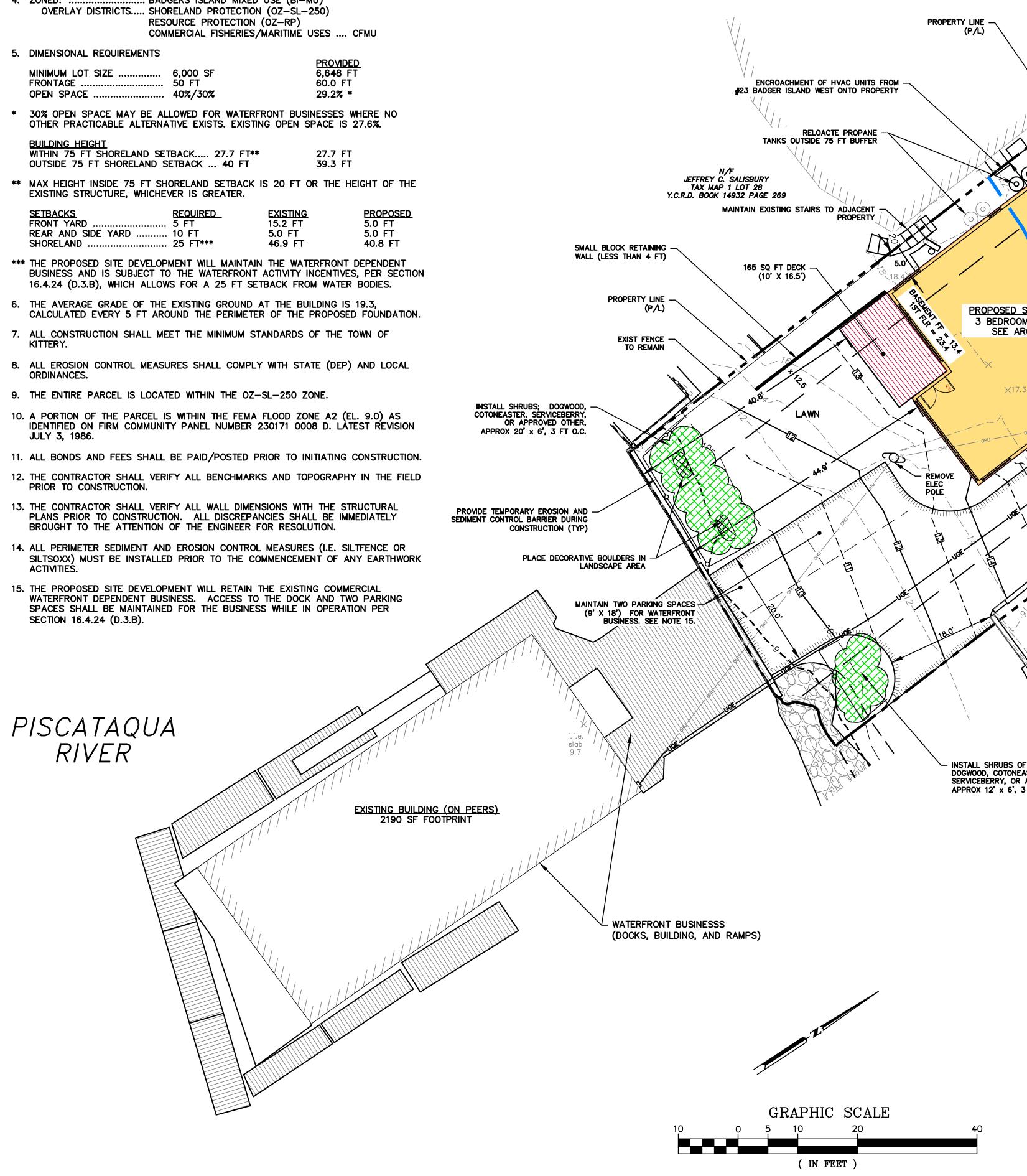
Sheet Index Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	1 of 1	0	12/23/22
Shoreland Development Plan	C1.0	2	06/22/23
Construction Details	D1.0	2	06/22/23
Construction Details	D2.0	2	06/22/23
Lower and Main Level Floor Plans	A1.0	0	06/16/20
Upper and Attic Level Floor Plans	A1.1	0	06/16/20
Exterior Elevations	A2.0	0	06/16/20
Exterior Elevations	A2.1	0	06/16/20

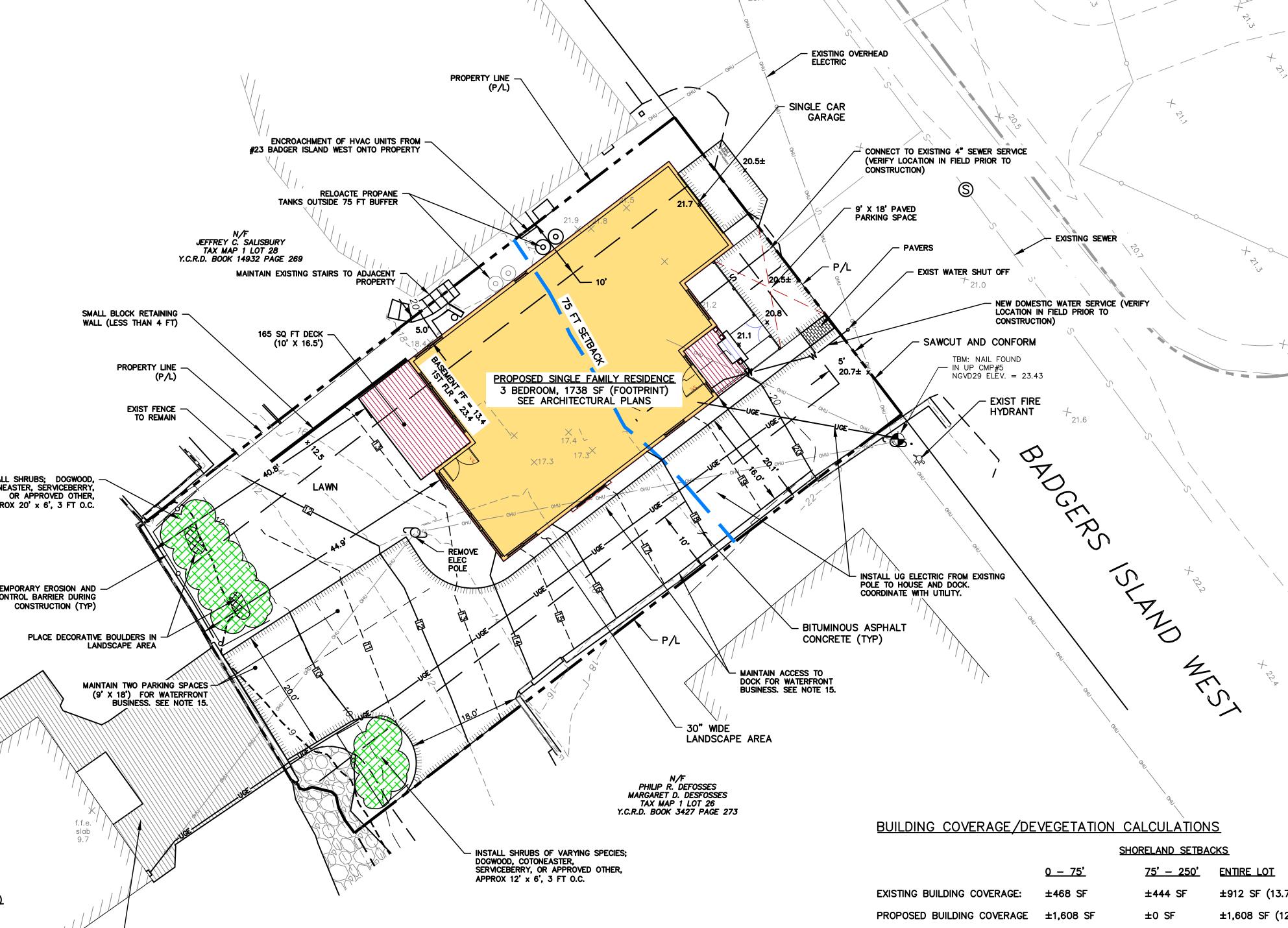


#### PROPERTY INFORMATION

- 1. DESIGN INTENT THIS PLAN SET IS INTENDED TO DEPICT THE DEVELOPMENT OF THE SITE FOR A NEW SINGLE FAMILY RESIDENTIAL (SFR) HOUSE TO REPLACE THE EXISTING SFR HOUSE BUILT IN APPROXIMATELY 1955.
- 2. PLAN REFERENCE: "EXISTING CONDITIONS PLAN FOR PROPERTY AT 21 BADGERS ISLAND WEST, KITTERY, YORK COUNTY, MAINE", DATED DECEMBER 23, 2022, PREPARED BY NORTH EASTERLY SURVEY, INC.
- 3. LOT AREA: 6,648 SF± (0.15± ACRES)
- 4. ZONED: ..... BADGERS ISLAND MIXED USE (BI-MU) OVERLAY DISTRICTS..... SHORELAND PROTECTION (OZ-SL-250) RESOURCE PROTECTION (OZ-RP)

- 6. THE AVERAGE GRADE OF THE EXISTING GROUND AT THE BUILDING IS 19.3,





DATE

DATE

OWNER/APPLICANT

SIGNATURE

±912 SF (13.7%) ±1,608 SF (12.0%) ±3,147 SF ±1,667 SF ±4,814 SF (72.4%) EXISTING DEVEGETATION CALC: PROPOSED DEVEGETATION CALC: ±2,920 SF ±1,747 SF ±4,668 SF (70.2%) \* AREAS AND HEIGHT LIMITATIONS ARE PER KITTERY LAND USE AND DEVELOPMENT CODE (TITLE 16) SECTION 16.7.3.3.B(3)(e)[5][a] / SECTION 16.3.2.17.D(1)(d)EXISTING DEVEGETATION CALC.: 4,814 SQ. FT (72.4%)
AS DEPICTED ON THE EXISTING CONDITIONS PLAN BY NORTH EASTERLY SURVEYING, INC. EXISTING DEVEGATATED COVERAGE INCLUDES HOUSE, DRIVEWAY, PORCH, PATIO, DECK, WALKWAYS, STAIRS, RIPRAP AT SEAWALL, RETAINING WALL AND SEAWALL PROPOSED DEVEGETATION CALC.: 4,668 SQ FT (70.2%) PROPOSED HOUSE (1,738 SF) + DECK (165 SF) + DRIVEWAYS (60 + 2,198 SF) + PARKING STALL (180 SF) + PAVERS (13SF) + PORCH (54 SF) + WALKWAY (32 SF) + UTILITIES (16 SF) + EX. RETAINING WALL (65 SF) + EX. SEAWALL (24 SF) + RIPRAP AT SEAWALL (75 SF) + NEW RETAINING WALL (26 FT) \* PROPOSED VEGETATED AREA INCREASES BY 146 SF (2.2%) TOWN OF KITTERY, PLANNING BOARD TOWN OF KITTERY YORK COUNTY REGISTRY OF DEEDS CODE ENFORCEMENT OFFICER RECEIVED

**ISSUED FOR:** PLANNING BOARD APPROVAL **ISSUE DATE:** REV No: DRAWN BY: APPROVED BY:  $(24"\times36")$  1" = 10' SEE GRAPHIC SCALE FOR OTHER SHEET SIZES ISLAND GIRL PROPERTIES, LLC 104 WASHINTON STREET #516 DOVER, NH 03820 APPLICANT: DAVID DANIELS C/O ISLAND GIRL PROPERTIES, LLC 104 WASHINTON STREET #516 DOVER, NH 03820 SHEET NUMBER:

SITE DEVELOPMENT 21 BADGERS ISLAND WEST

133 Court Street Portsmouth, NH 03801

BELDEN

NOT FOR CONSTRUCTION

DATE:

JUNE 22, 2023

CDB

5390-SITE.dwg

No. 13817

www.altus-eng.com

(603) 433-2335

KITTERY, MAINE

DRAWING TITLE:

SHORELAND **DEVELOPMENT PLAN** 

C-1.0

H M M., AND RECORDED IN BOOK \_\_\_\_\_ PAGE \_ ATTEST: REGISTRAR

#### PROJECT NAME AND LOCATION

SINGLE FAMILY RESIDENTIAL 21 BADGERS ISLAND WEST KITTERY, MAINE

#### **DESCRIPTION**

The project proposes to demolish the existing single family house on site and construct a new one in the approximately same location, with associated site improvements. The existing waterfront dependent business

#### SEQUENCE OF MAJOR ACTIVITIES

- 1. Prior to beginning construction, install temporary erosion control measures, including sedimentation barriers and stabilized construction entrances.
- Demolish and dispose of existing building, walkways, pavement, and associated site features,
- Construct new building foundation Rough grade site to finished grade elevations.
- Install utilities to building
- Grade and shape lot to finish elevations.
- Stabilize disturbed areas with final loam and seed and plantings,. 8. When all construction activity is complete and site is stabilized, remove temporary erosion control

#### TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Installation or construction of erosion

control measures shall conform to the practices described in the "2014 Revision to the 2003 Maine Erosion and Sediment Control Field Guide for Contractors, published by the Maine Department of Environmental Protection. Minimum erosion control measures will need to be implemented and the contractor will be responsible to

maintain all of the erosion control items until the site is fully stabilized. All areas of instability and erosion must be repaired immediately during construction and need to be maintained until the site is fully stabilized or vegetation is established.

As indicated in the sequence of Major Activities, the hay bales and sedimentation barriers shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, sedimentation barriers and hay bale barriers will be removed once permanent measures are established.

#### INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

#### A. GENERAL

- Perimeter controls shall be installed prior to earth moving operations. 2. The smallest practical portion of the site will be denuded at one time and no more than be
- mulched in one day. All disturbed areas must be stabilized by temporary measures within 5 days of initial disturbance and stabilized by permanent measures immediately after final grading. 2. Sediment barriers shall be installed downgradient of stockpiles and diversion swales installed
- upgradient of stockpiles to prevent movement of soil. 3. Built-up sediment shall be removed from sedimentation barrier or other barriers when it has reached one—third the height of the tubular barrier or bale, or when "bulges" occur in
- sedimentation barrier. 4. All diversion dikes shall be inspected and any breaches promptly repaired. 5. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy
- 6. The owner's authorized engineer shall inspect the site on a periodic basis to APPROVAL
- compliance with the plans. 7. All ditches and swales shall be stabilized prior to directing runoff to them. All diversion dikes will
- be inspected and any breaches promptly repaired. 8. Temporary water diversion (swales, basins, etc) shall be used as necessary until areas are
- stabilized. 9. All cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade. 10. An area shall be considered stable if one of the following has occurred:
- a. Base coarse gravels have been installed in areas to be paved;
- b. A minimum of 90% vegetated growth as been established; c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed;
- d. Erosion control blankets have been properly installed.

#### D. FILTERS

#### <u>Tubular Sediment Barrier</u>

- a. To be provided by an approved manufacturer or supplier:
- b. Installed per manufacturer's specifications; c. Barrier shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized

#### Straw/Hay Bales

Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another. \* All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings

are oriented around the sides, parallel to the ground surface to prevent deterioration of the

- \* The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a
- bale and the length of the proposed barrier to a minimum depth of 4 inches. \* After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be
- build up to 4 inches against the uphill side of the barrier. \* At least two stakes or rebars driven through the bale shall securely anchor each bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re-bars shall be driven deep enough into the ground to securely anchor
- \* The gaps between bales shall be chinked (filled by wedging) with hay to prevent water from escaping between the bales.

- Sediment barriers shall be installed along the down gradient side of proposed ground disturbance areas prior to any construction activities.
- \* The barrier must be placed along a relatively level contour.

- Hay bale barriers, sedimentation barriers and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired immediately if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of
- \* Should the fabric on a sedimentation barrier or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

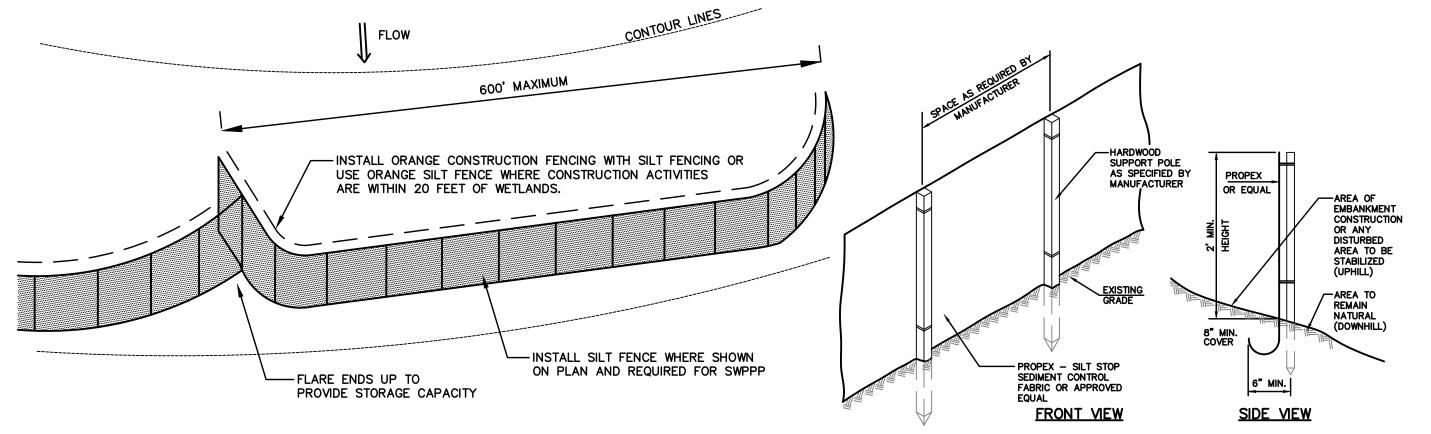
water behind them, sediment barriers shall be replaced with a temporary check dam.

- \* Sediment deposits should be removed when deposits reach approximately one third (1/3) the height of the barrier.
- \* Filter berms should be reshaped as needed. \* Any sediment deposits remaining in place after the sedimentation barrier or filter barrier is no longer required shall be dressed or removed to conform to the existing grade, prepared and
- \* Additional stone may have to be added to the construction stabilized entrance, rock barriers, stone lined swales, etc., periodically to maintain proper function of the erosion control

#### E. PERMANENT SEEDING

- 1. Bedding stones larger than  $1\frac{1}{2}$ ", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 6" to prepare a seedbed and mix fertilizer (refer to Landscape Drawings and Specifications) into the soil.
- 2. Fertilizer (refer to Landscape Drawings and Specifications) lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests.
- 3. Seed Mixture (See Landscape Drawings for additional information): 3.1. Lawn seed mix shall be a fresh, clean new seed crop. The Contractor shall furnish a
- purity and germination of each variety. 4. Sodding — sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

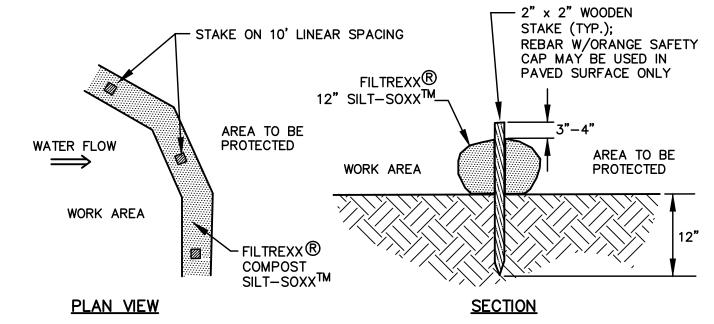
dealer's guaranteed statement of the composition of the mixture and the percentage of



SILT AND ORANGE CONSTRUCTION FENCE LAYOUT DETAIL

NOT TO SCALE

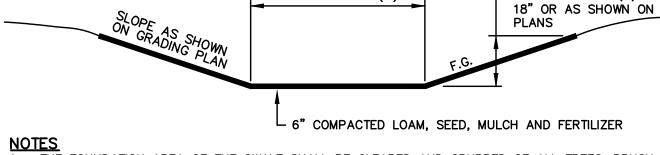
- MINIMUM DEPTH (D) =



- 1. SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS. 3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE
- REQUIREMENTS OF THE SPECIFIC APPLICATION. 4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

#### **TUBULAR SEDIMENT BARRIER**

NOT TO SCALE



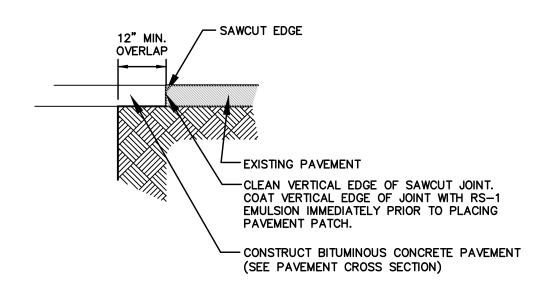
BOTTOM WIDTH (W)

THE FOUNDATION AREA OF THE SWALE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH,

- STUMPS, AND OTHER OBJECTIONABLE MATERIAL. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA AND BE FREE OF IRREGULARITIES.
- EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SWALE. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED
- PRIOR TO DIRECTING STORMWATER TO IT. MAINTENANCE OF THE VEGETATION IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE SWALE. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE IN THE SWALE.
- 6. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE ITS CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

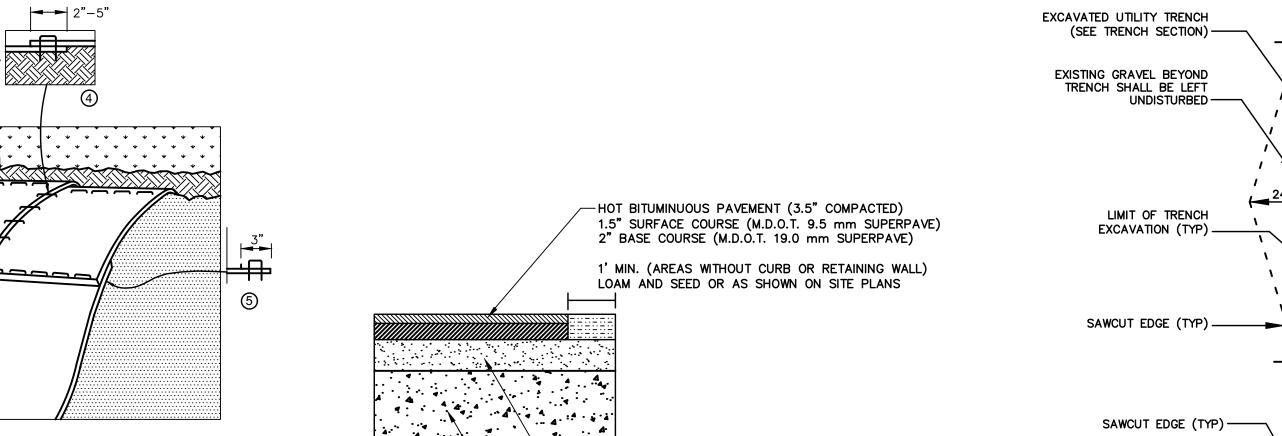
**VEGETATED SWALE** 

NOT TO SCALE



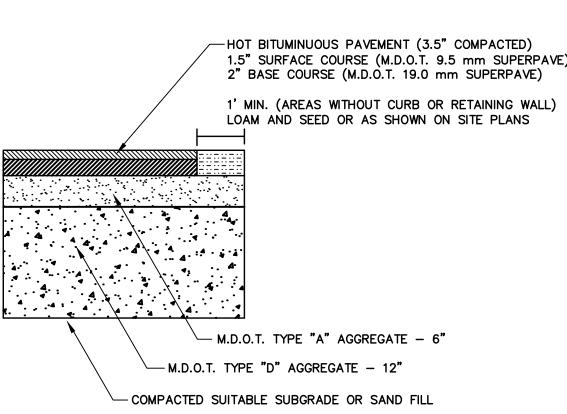
TYPICAL PAVEMENT SAWCUT

NOT TO SCALE



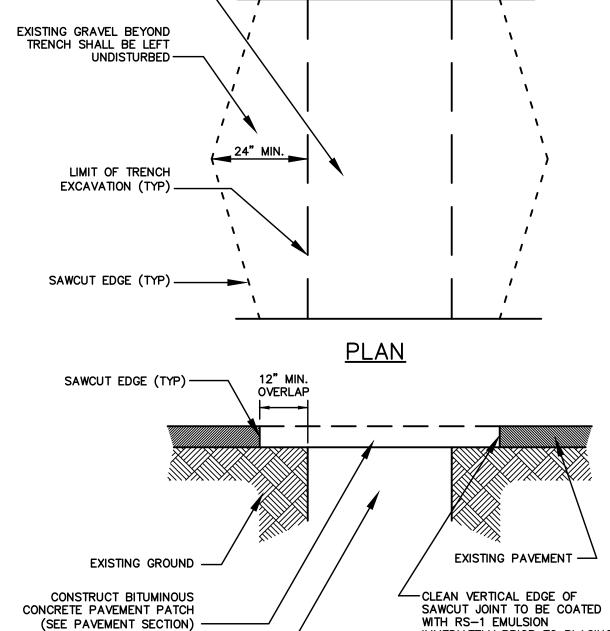
- 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- 3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
- 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- 5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



- 1. EXISTING BASE MATERIAL MAY BE RE-USED AS APPROVED BY THE ENGINEER. AFTER REMOVING THE EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL VERIFY BASE SECTION DEPTH AND INFORM
- 2. SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
- 3. ALL EXISTING FILL, BURIED ORGANIC MATTER, LOAM, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES..
- 4. FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER MDOT REQUIREMENTS.
- 5. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
- 6. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY

BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE



12" (MIN)

1. MACHINE CUT EXISTING PAVEMENT.

TRENCH OR OTHER EXCAVATION

(SEE TRENCH SECTION WHERE

2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.

**SECTION** 

3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET MEDOT REQUIREMENTS.

TYPICAL TRENCH PATCH

APPLICABLE)

NOT TO SCALE

IMMEDIATELY PRIOR TO PLACING

PAVEMENT PATCH

133 Court Street Portsmouth, NH 03801 (603) 433-2335 www.altus-eng.com Stamp: BELDEN No. 13817 NOT FOR CONSTRUCTION

**ISSUED FOR:** PLANNING BOARD APPROVAL **ISSUE DATE:** JUNE 22, 2023 REV No: DATE: CDB DRAWN BY: APPROVED BY: 5390-SITE.dwg SCALE:

OWNER:

ISLAND GIRL PROPERTIES, LLC

NOT TO SCALE

104 WASHINTON STREET #516 **DOVER, NH 03820** 

**APPLICANT** 

DAVID DANIELS C/O ISLAND GIRL PROPERTIES, LLC

> 104 WASHINTON STREET #516 DOVER, NH 03820

PROJECT:

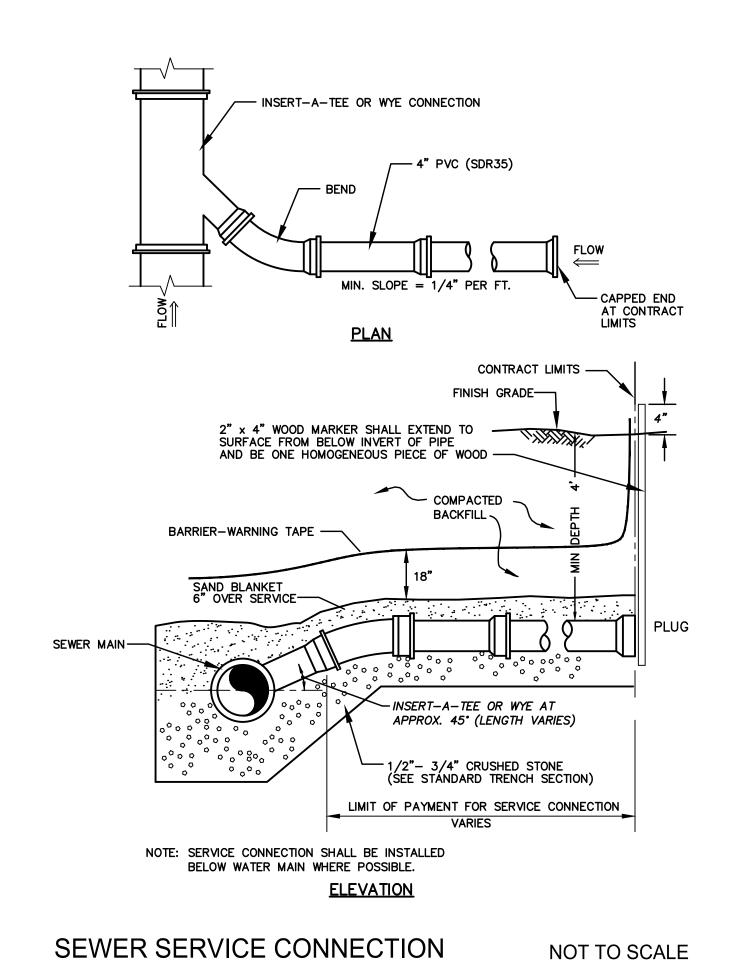
SITE DEVELOPMENT

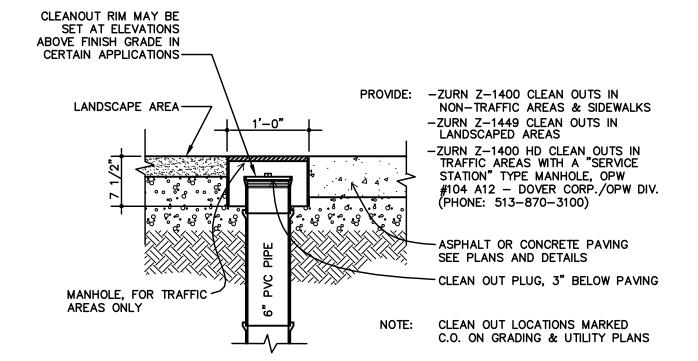
21 BADGERS ISLAND WEST KITTERY, MAINE

DRAWING TITLE:

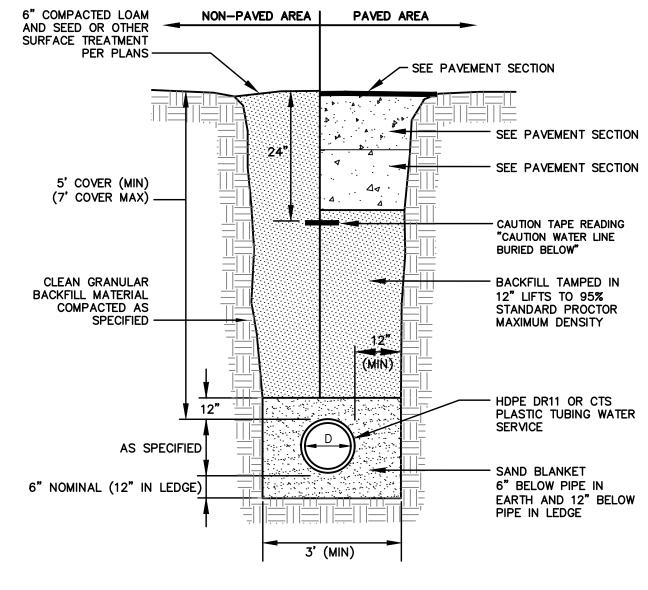
CONSTRUCTION **DETAILS** 

SHEET NUMBER:





**CLEANOUT** NOT TO SCALE

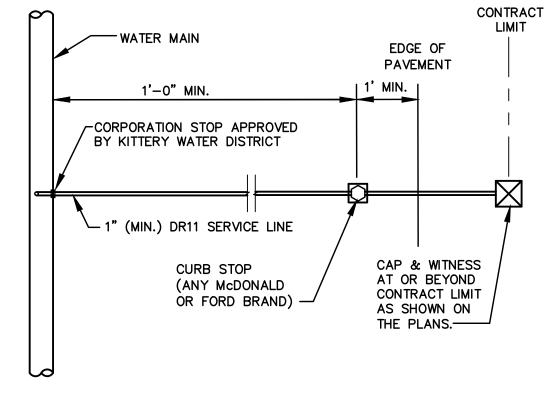


SAND BLANKET/BARRIER % FINER BY WEIGHT 90 - 100 0 - 15

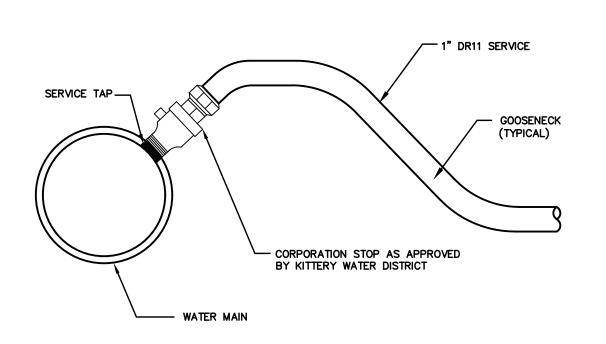
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99,
- 2. ALL TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF THE KITTERY WATER

WATER TRENCH

NOT TO SCALE



NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO KITTERY WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



WATER SERVICE CONNECTION

NOT TO SCALE

NOT TO SCALE

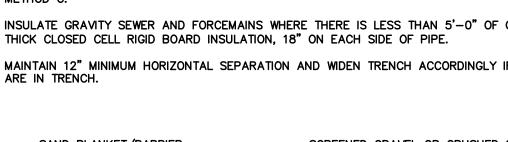
#### STANDARD TRENCH NOTES

- 1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
- 2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL
- 3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON. AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
- 4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION. BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
- 5. BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE MAINE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES
- 6. SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAT 1 FOOT ABOVE THE TOP
- 7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- 8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE MAINE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS: CEMENT: 6.0 BAGS PER CUBIC YARD WATER: 5.75 GALLONS PER BAG
- CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH CONCRETE ENCASEMENT IS <u>NOT</u> ALLOWED FOR PVC PIPE.
- 10. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 11. MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO TOWN'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.
- 12. IN AREAS WHERE DEWATERING IS REQUIRED OR THE TRENCH SLOPE EXCEEDS 5%, THE CONTRACTOR SHALL INSTALL TRENCH DAMS IN ACCORDANCE WITH MEDEP REGULATIONS.

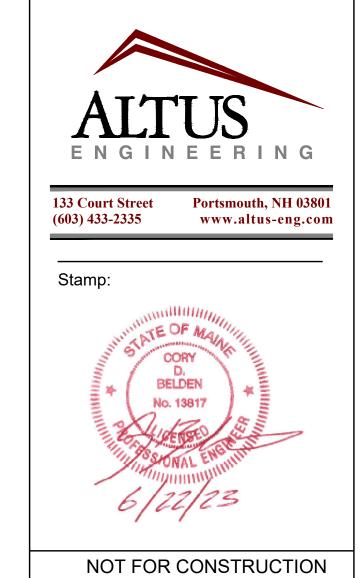
NON-PAVED AREA | PAVED AREA LOAM AND SEED OR OTHER SURFACE TREATMENT PER PLANS -- SEE PAVEMENT SECTION 6" GRAVEL BORROW -SUITABLE EXCAVATED — SEE PAVEMENT SECTION BACKFILL OR CLEAN GRANULAR BACKFILL SEE PAVEMENT SECTION MATERIAL COMPACTED AS SPECIFIED "CAUTION - WARNING" TAPE 18" BELOW SURFACE SAND BLANKET AS SPECIFIED BELOW -SCREENED GRAVEL OR CRUSHED STONE BEDDING FOR FULL WIDTH OF THE TRENCH NON-WOVEN GEOTEXTILE UP TO SPRINGLINE OF PIPE, 6" A.O.S.=70 OR LESS -BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UNDISTURBED SOIL -3'-0" (MIN) OR D+2 - ROCK SUBGRADE (TEMPLATE) FOR SINGLE PIPE (WHICHEVER IS GREATER)

- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99,
- 2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2"
- 3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES

SAND BLANKET/BARRIER		SCREENED GRAVEL O	R CRUSHED STONE BEDDING
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2 <b>"</b> 200	90 - 100 0 - 15	1" 3/4" 3/8" # 4 # 8	100 90 - 100 20 - 55 0 - 10 0 - 5







ISSUE DA	TE:		
	J	JNE 22,	2023
REV No:	DATE:	NAME:	
DRAWN E	3Y:		CDB
APPROVE	BY:		CDB
	CU C.	5390-	SITF.dwa

SCALE:

OWNER:

ISLAND GIRL PROPERTIES, LLC

104 WASHINTON STREET #516 DOVER, NH 03820

NOT TO SCALE

APPLICANT:

DAVID DANIELS C/O ISLAND GIRL PROPERTIES, LLC

> 104 WASHINTON STREET #516 DOVER, NH 03820

PROJECT:

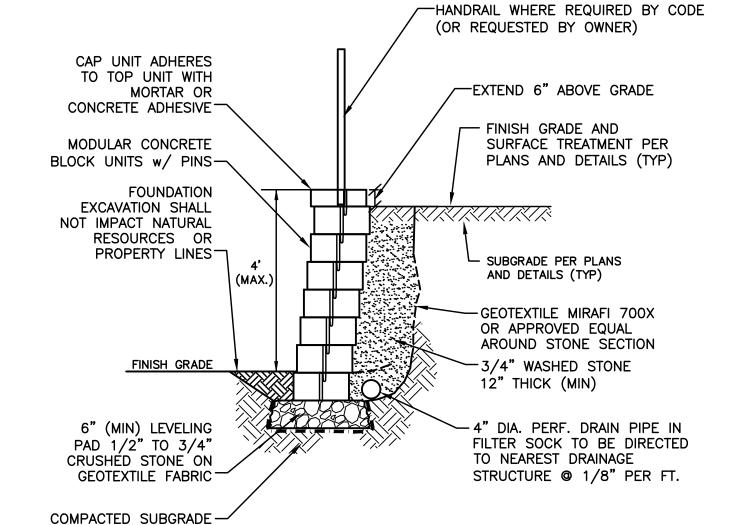
SITE DEVELOPMENT

21 BADGERS ISLAND WEST KITTERY, MAINE

DRAWING TITLE:

CONSTRUCTION **DETAILS** 

SHEET NUMBER:



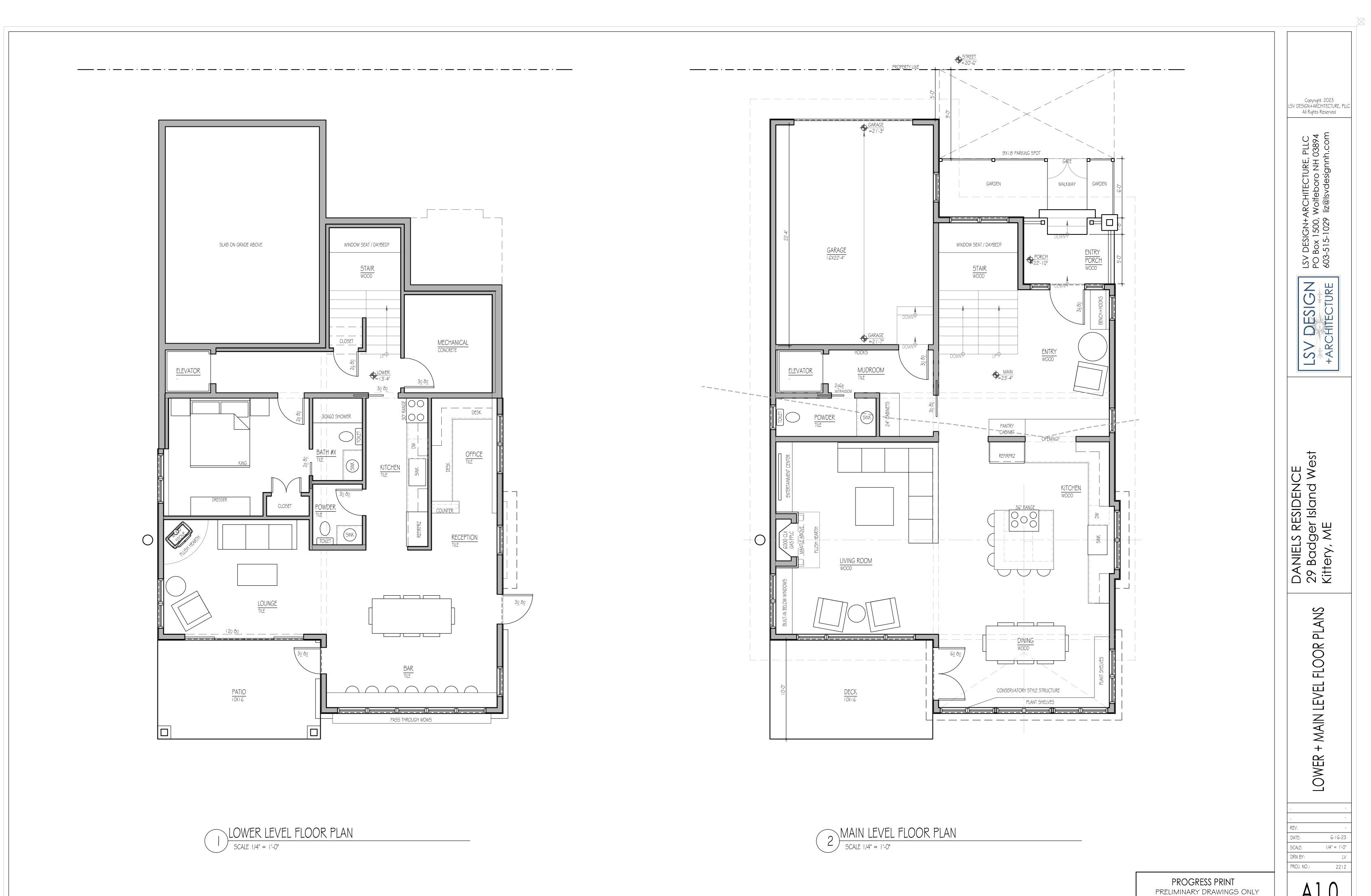
#### <u>NOTES:</u>

THE SELECTED MANUFACTURER.

- 1. TYPICAL MODULAR BLOCK SHALL BE PRECAST CONCRETE MEASURING APPROXIMATELY 16"x12"x6". OTHER BLOCK SIZES MAY BE APPROVED BY THE ENGINEER UPON REQUEST. CAP UNITS SHALL BE PER THE STANDARDS OF
- 2. BLOCK MANUFACTURER SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. 3. WALL SHALL BE INSTALLED PER THE REQUIREMENTS OF THE MANUFACTURER.
- 4. WALL HEIGHT SHALL NOT EXCEED 4' WITHOUT DESIGN DRAWINGS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
- 5. LOCKING PINS MAY OR MAY NOT BE REQUIRED BASED ON THE WALL MANUFACTURER APPROVED BY THE ENGINEER. 6. WALL SHALL BE EMBEDDED BELOW EXISTING GRADE THE DEPTH OF AT LEAST ONE BLOCK UNLESS OTHERWISE
- SPECIFIED BY THE WALL MANUFACTURER. 7. WALL BATTER SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS.
- 8. BLOCK FINISH SHALL BE AT THE DISCRETION OF THE OWNER. 9. MODULAR BLOCK RETAINING WALL SHALL BE VERSA-LOK RETAINING WALL SYSTEMS (OR APPROVED EQUAL).

MODULAR BLOCK RETAINING WALL

NOT TO SCALE



Documents are for design review only and are not to be used for construction. DATE: -

DD\2212-A1.0

×

BEDROOM#2 WOOD WINDOW SEAT / DAYBED? STAIR WOOD DRY WASH MASTER BATH BUILT-IN BOOKCASE BELOW WINDOWS (SILL=30")

UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

WINDOW SEAT / DAYBED? <u>-----</u> \_\_\_\_\_\_

------

\_\_\_\_\_\_

2 ATTIC LEVEL FLOOR PLAN

SCALE 1/4" = 1' O"

PROGRESS PRINT PRELIMINARY DRAWINGS ONLY Documents are for design review only and are not to be used for construction. DATE: - Copyright 2023 LSV DESIGN+ARCHITECTURE, PLI All Rights Reserved

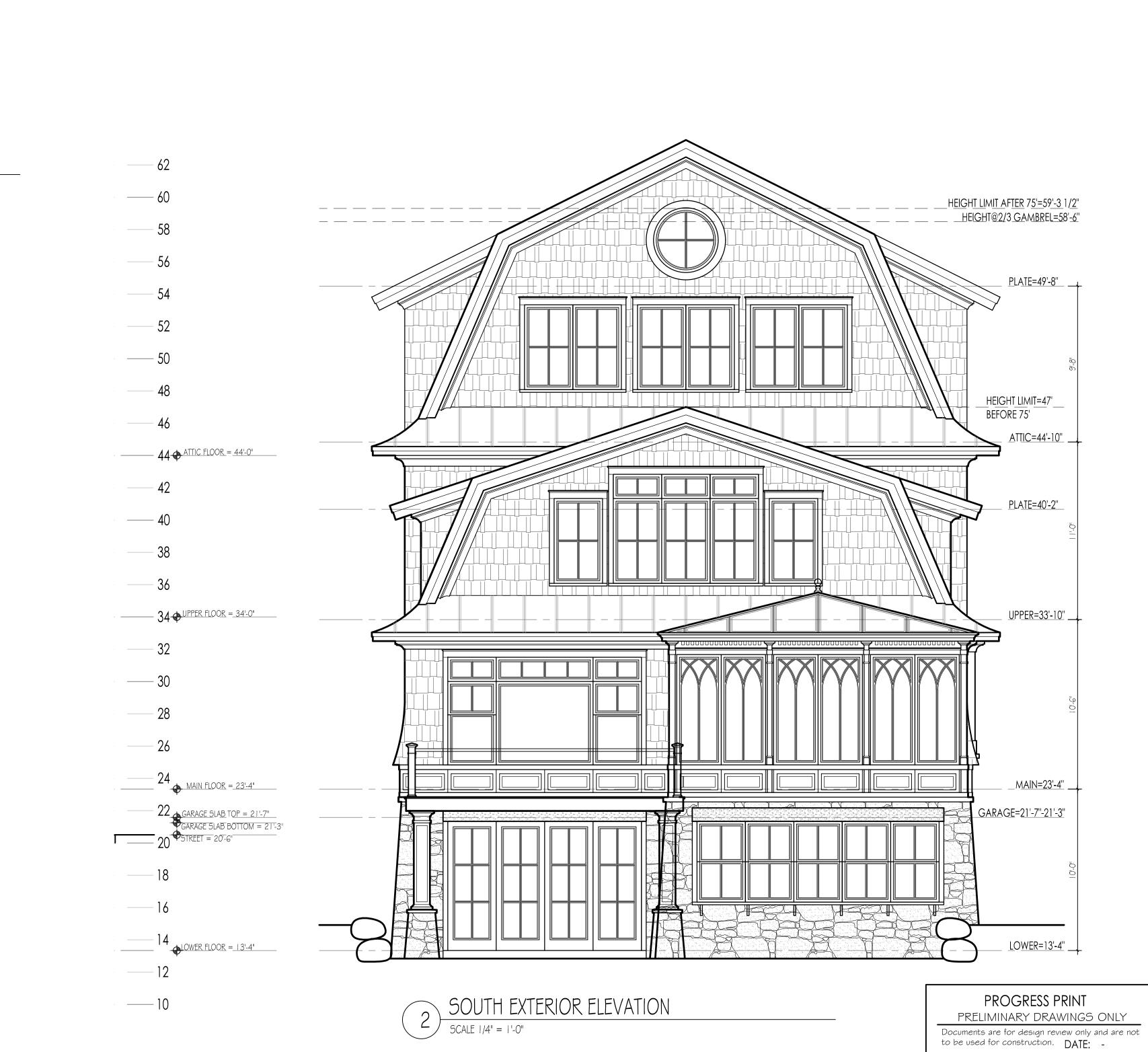
LSV DESIGN +ARCHITECTURE

INCE Id West DANIELS RESIDEN 29 Badger Islanc Kittery, ME

> **PLANS** FLOOR LEVEL ATTIC UPPER

6-16-23 1/4" = 1'-0" DRN BY: PROJ. NO.: 2212

DD\2212-A1.0



WEST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

LSV DESIGN +ARCHITECTURE

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DANIELS RESIDENCE 29 Badger Island West Kittery, ME

EXTERIOR ELEVATIONS

. - REV. - DATE: G-16-23

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

DRN BY: LV

PROJ. NO.: 2212

A2.0
DD\2212-A1.0



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LSV DESIGN +ARCHITECTURE

DANIELS RESIDENCE 29 Badger Island West Kittery, ME

**ELEVATIONS** EXTERIOR

6-16-23 PROJ. NO.: 2212

DD\2212-A1.0



Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

June 22, 2023

Kittery Planning Board 200 Rogers Road Kittery, Maine 03904

Re: Sketch Plan Review
21 Badgers Island West
Kittery, York County, Maine

Dear Members of the Board,

On behalf of the applicant, David and Lisa Daniels, we are pleased to submit the attached Shoreland Development Plan application for the property located at 21 Badgers Island West. The property currently has a residence and waterfront business on the Piscataqua River. The applicant is proposing to raze the existing house and construct a new one along with various other site improvements. The existing lot is identified as Tax Map 1, Lot 27 and is 6,648 sf in size. The property is located in the Mixed-Use Badgers Island (MU-BI) Zoning District and is subject to the Shoreland Protect (OZ-SL-250), resource Protection (RP), and Commercial Fisheries / Maritime Uses (CFMY) Overlay Districts. The existing waterfront business will be maintained. Therefore, the proposed site is subject to the waterfront activity incentives, per Section 16.4.24 (D.3.b), which allows for a 25 ft setback to the water body. The proposed building is set back 44.9 ft, with the deck extending to 40.8 ft. The existing structural setback is at 46.9 ft with a concrete patio extending to 38.9 ft from the HAT line. The existing site de-vegetation is 72.4% and will be decreased to 70.2% by adding back 146 sq ft of vegetated area.

If you have any questions or need additional information, please contact us. Thank you for your time and consideration.

Sincerely,

Cory D. Belden, PE

Principal

 $ebs/5390\hbox{-}CoverLetter\hbox{-}062223.docx$ 

**Enclosures** 

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com



Civil Site Planning Environmental Engineering

133 Court Street Portsmouth, NH 03801-4413

#### **PROJECT NARRATIVE**

#### 21 Badgers Island West Shoreland Development Plan Application

June 22, 2023

The owner and applicant, David and Lisa Daniels of Island Girl Properties, LLC propose to remove the existing single family residence located at 21 Badgers Island West to construct a new single family residence in approximately same location. The existing house was built in approximately 1955 (based on town tax records) and is antiquated in many facets. The owners are proposing to build a new shingled gambrel style house, consistent with the character of coastal Maine. The property also has a waterfront business (lobster business) on the Piscataqua River that will be maintained.

The existing lot is identified as Tax Map 1, Lot 27 and is 6,648 sf in size. The property is located in the Mixed-Use Badgers Island (MU-BI) Zoning District and is subject to the Shoreland Protect (OZ-SL-250), resource Protection (RP), and Commercial Fisheries / Maritime Uses (CFMY) Overlay Districts.

There is an existing dock, building, and boat slips that is accessed by the property to support a water-dependent lobster business that will be retained as part of this development. Per Section 16.4.24 (D.3.b) of MU-BI Zoning regulations, the proposed site is subject to the waterfront activity incentives, which allow for reductions in the building setbacks and an increase to the building size. The property is still subject to the shoreland height requirements and de-vegetation requirements.

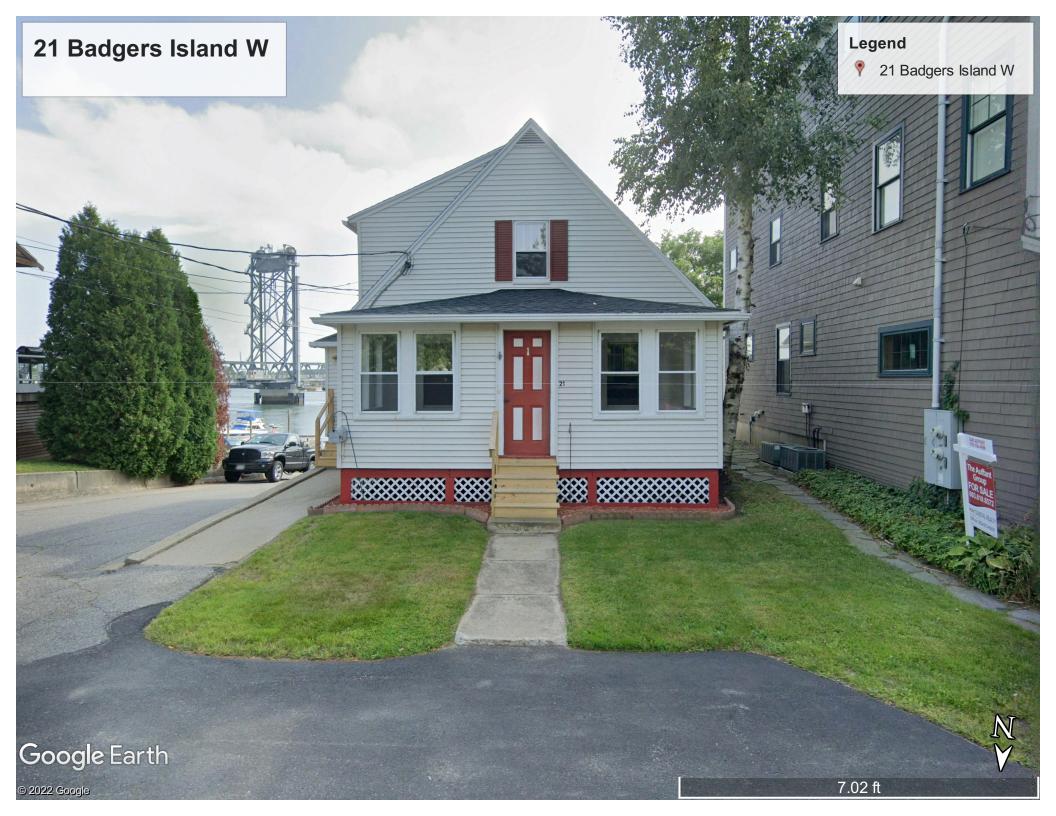
The existing lot is non-conforming by the following dimensional requirements.

- 1. 72.6% De-vegetation where 70% is allowed.
- 2. 5 Foot side setback where 10 feet is required.
- 3. 46.9 Foot structural setback, where 75 feet is required.
- 4. 27.7 Foot building height, where 20 feet is allowed (within 75 foot shoreland setback)

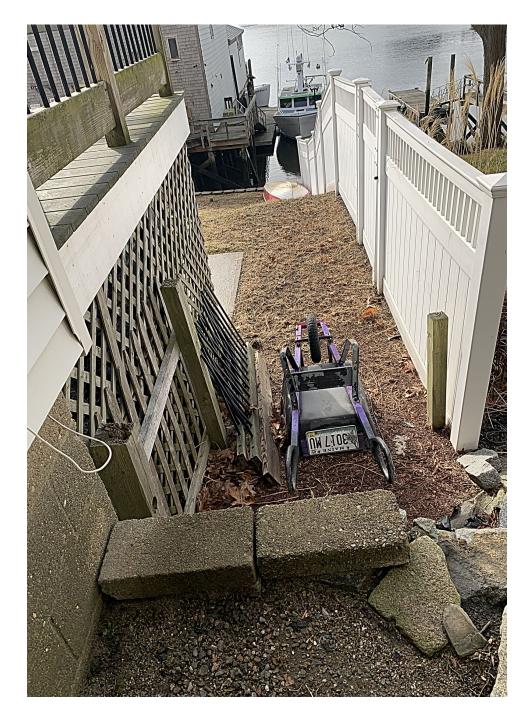
The proposed project will construct a new 1738 square foot (footprint) building with associated site improvements. The building will be located 44.9 feet from the Highest Annual Tide (HAT) line with the deck at 40.8 feet. The average existing grade around the building is 19.3 elevation. Therefore the maximum allowed height in the Shoreland Zone is 40.0 (27.7 ft building Height), while it is 59.3 (40 ft building height) outside the 75 foot shoreland zone. The architectural elevations show that the new building will comply with the height requirements.

The existing de-vegetation area is 4,814 square feet (72.4%) of the site. The proposed site development will increase the vegetated are by 146 square feet, which will reduce the de-vegetation area to 4,668 square feet (70.2%). In addition, the owner is proposing to add shrub plantings to enhance the shoreland frontage with a combination of dogwood, serviceberry, and cotoneaster (or otherwise approved species).

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com



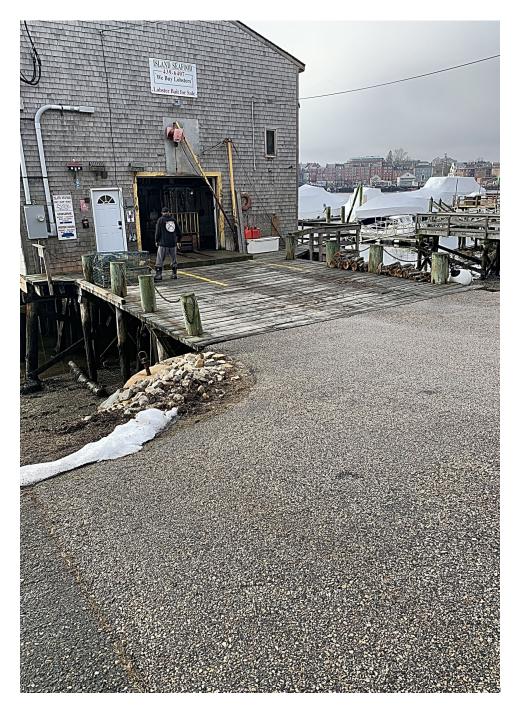




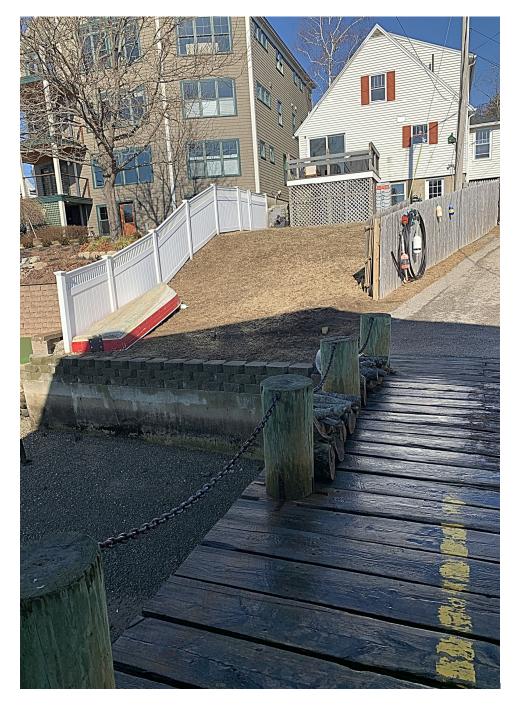














#### **Letter of Authorization**

We, David and Lisa Daniels of 104 Washington Street #516, Dover, NH and owners of Island Girl Properties, LLC hereby authorize Altus Engineering, LLC of Portsmouth, New Hampshire to represent us as the Applicant and Owner in all matters concerning engineering and related permitting for Kittery Tax Map 1, Lot 27 located at 21 Badgers Island West in Kittery, Maine. This authorization shall include any signatures required for State and Municipal permit applications.

	David Daniels	6/20/23
Signature	Λ	Date
Jus Den	Lisa Daniels	(/00/02
		6/20/23
Signature		Date