
CIVIL CONSULTANTS MEMORANDUM

TO: Town of Kittery Planning Department
FROM: Geoffrey R. Aleva, PE
SUBJECT: SKETCH PLAN PROJECT NARRATIVE
DATE: 11/14/2022
PROJECT: 2133500 – FAIRTIDE / 22 SHAPLEIGH RD



This memorandum provides a project narrative and zoning information on the proposed unique redevelopment project at 22 Shapleigh Road, Map 15, lot 64 that will serve the community. The project will require a Major Site Plan review to redevelop the existing building, parking areas and new residential construction into what is proposed for the property. The redevelopment is divided into two distinct areas due to the onsite wetland that divides the property. The northern portion of the property where the existing building is to be redeveloped and the southern portion of the property where a new residential development is proposed.

The northern portion of the property will be comprised of a collective of social service agencies know as Mainspring. Mainspring will be home to Fair Tide’s thrift store and administrative offices, Footprints Food Pantry, York County Community Action, and other programs and services that supports our community. Please refer to the link for Mainspring Collective website for additional information.
(<https://www.mainspringcollective.org>).

The southern portion of the property will be developed to create 6 affordable housing units located in one structure on the southern portion of the property. The building will have 5 one-bedroom units and one studio unit. The 6-unit building will be owned by Fair Tide and managed by York Housing. Fair Tide will provide case management support to the residents, as needed. These households will also have easy access to the services provided by Mainspring.

Detailed information will be presented at the Planning Board meeting that indicates use and how this project will benefit the community. The project architect for the redevelopment of the existing building will be ARQ Architects, Kittery, Maine. The apartment building architect is Ryan Senatore Architecture, Portland, Maine. Copies of the building appearance and floor plans are included in this Sketch Plan submission.

This document for the project narrative will emphasize the zoning specific portions of the project, potential waiver requests and site design implications. The project is serviced by municipal water and sanitary services.



The project parcel is located at the intersection of Shapleigh Road and Manson Avenue. The building was constructed in the 1980's as a doctor's office and recently was used as office and storage space for the Old York Historical Society.

The northern redevelopment will utilize the existing driveway access locations onto the property. The entrances will be redesigned, and interior traffic flow will be modified to reduce vehicle access onto Shapleigh Road. The southern residential portion of the project will have a new driveway access onto Shapleigh Rd.

BASE ZONE INFORMATION

The property is divided into two zones, the western portion of the property is located in the Business-Local 1 (B-L1) zone, the eastern portion of the property is located in the Residential-Urban (R-U) zone. The proposed development also utilizes the recently approved (10/2022) revision in the B-L1 zone for affordable housing.

The project is proposing to utilize the 50 ft zone extension provision indicated in 16.1.8.B.5. The proposed extension would place all building footprint area on the property in the B-L1 zone. The proposed extension of the B-L1 zone will not prevent reasonable use of adjacent properties, as the adjacent properties are all developed. The proposed development and extension will not create negative environmental impacts nor reduce adjacent property values. The extension of the zone will not have impacts on traffic or create undue traffic congestion on the streets in the adjacent zone.

The proposed uses for the property will contain the zoning allowed uses of retail sales, neighborhood grocery store, business and professional offices and affordable multifamily housing.

The property lot area is 84,831 SF, with frontage on both Manson Avenue and Shapleigh Road. The lot area within the current B-L1 zone is 40,253 SF, if the 50 ft extension is approved, the land area in the B-L1 zone is 54,000 SF. The intent is to have the northern portion of the site be composed of the commercial uses and the southern portion of the site the multifamily residential use. The various uses will be connected via the existing sidewalk along Shapleigh Road.

The required land area for each affordable residential unit will be 1,500 SF per unit, since the project will have the residential use separated from the commercial use in two structures. The available lot areas can easily support the density of the 6 multifamily units based on land area, (6 x 1,500 (9,000 SF) < 54,000 SF).

The proposed development meets the zoning requirements for frontage, density and lot coverage, additional information is provided on the attached site plans.

The intent is to utilize and supplement existing landscaping on the property around the



commercial redevelopment in the north. Most of the existing street trees as depicted on the plans along Shapleigh Rd and Manson Ave will remain.

For the residential development, the intent is to provide new vegetation and fencing along the southern property line to provide visual buffers for the residential units located on Busdick Drive. Other than the new area to be developed, the existing tree cover will remain on site. The applicant has received commitments for donated services from many local businesses, one business is a tree removal and landscaping company. Since the majority of the existing trees will remain, it is requested of the Planning Board that a Landscape Architect not be required to prepare plans and details indicating the proposed vegetation.

A lighting plan will be presented with the application as the project moves forward. The lighting will indicate down lit fixtures that comply with the dark sky requirements.

The design intent is to provide stormwater BMP's to address the stormwater flows at the existing developed areas along the northern portion of the property. The redevelopment of the property will reduce the existing impervious surface values by 11%. The redevelopment is also investigating the use of vegetated green roof systems for the new building footprints to provide additional stormwater treatment. The use of these roofs will be dependent on project costs. If utilized these would provide further stormwater controls.

The new residential area will be designed utilizing stormwater LID and BMP's to address flows generated from the new work. A detailed report and maintenance plan will be prepared and submitted as the project moves forward.

Parking requirements on the property are based on The Town of Kittery.

WETLAND SETBACKS / CODE DETERMINATION:

As can be seen on the site plans, there is an existing wetland on the property that divides the upland areas to the north and south. The wetland on the property has been delineated by Mark Hampton Associates in 2021 and determined to be forested wetlands related to stormwater directed to the location from several culverts in the vicinity. The wetlands are not classified as wetlands of special significance following MDEP guidelines. The wetland area is approximately 24,000 SF, less than 1 acre.

Portions of the existing building and pavement are located within the 50 ft setback from the wetland. A waiver is being requested to maintain the existing building and pavement within the wetland setback. This paved area was previously approved on the original site plan before wetland setbacks were required by the ordinance.



Per Table 16.5.30, the required wetland setbacks are as follows: Buildings require 50 ft, parking for 6-20 stalls incorporating stormwater BMP require 40 ft, parking for 21 or more stalls incorporating stormwater BMP require 50 ft.

For the redevelopment of the property the applicant spoke with Planning Staff regarding this situation. Staff conferred with Code Enforcement, and it was determined that redevelopment with the setback can be completed provided no further increase in the nonconformity occurs. The proposed redevelopment shown on the plans does not increase this nonconformity.

The redesign of the pavement reduces the amount of impervious coverage in the 50 ft setback from the wetland. The proposed project is addressing stormwater quality by utilizing deep sumps in catch basins to capture sediment and installing a rip-rap edge along the edge of pavement to capture sediment along the paved edges. Currently there are not sediment controls from the pavement area along the wetland. Areas of existing pavement that will not be replaced will be landscaped and the building is investigating the potential for the installation of vegetated roofs to further reduce the untreated stormwater flows from the property. This redevelopment will not create a negative impact on the receiving wetland or downstream abutters.

The intent is to redesign the pedestrian and vehicular access to the building and parking without increasing the impervious area within this setback. The new work will provide sidewalk access and diagonal parking to the lower food pantry use of the building. It is proposed that a canopy be placed over the new sidewalk to provide weather protection for the users. This canopy would be located within the 50 ft setback area, over existing impervious surfaces. The proposed building additions have been located to meet the 50ft setback requirements.

CONCLUSION:

It is our opinion that this project will meet the needs of the greater Kittery community while redeveloping the existing property. The project will provide a much-needed service to the area. The site design incorporates redevelopment to existing property. The applicant looks forward to presenting the project at the next available meeting.

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