Town of Kittery
Planning Board Meeting
August 24th, 2023

ITEM 2 – 23 Bond Road– Shoreland Development Plan Review

Action: Approve or deny plan: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Ryan McCarthy of Tidewater Engineering & Surveying Inc, on behalf of Touchdown Capital LLC, requests approval for the demolition and reconstruction of a house and garage/guest house, new septic system, and associated walkways/driveways on the property of 23 Bond Road, Tax Map 25, Lot 9, in the Residential-Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Zone (OZ-RP).

PROCESS SUMMARY

REQUIRED	ACTION	COMMENTS	STATUS
Yes	Determination of Completeness	June 1st, 2023	Completed
No	Site Visit	June 19th, 2023	Completed
No	Public Hearing	June 22nd, 2023	Pending
Yes	Final Plan Approval	TBD	TBD

PROJECT INTRODUCTION

23 Bond Road is a 23,143 sq ft. legally nonconforming lot along Spruce Creek located entirely within the Shoreland Overlay Zone, with a Resource Protection Overlay touching the northern shoreline of the property. All structures on the property are located within the 100-foot setback from the highest annual tide (HAT) line of Spruce Creek. The lot contains a 968 sq ft. house in the northwest corner of the property with a concrete patio 15.9' from the HAT line; a primitive septic disposal system including a 250-gallon septic tank adjacent to the house; a 733 sq ft. garage/guest house with 145 sq ft. deck 53.5' from the water line with a nonconforming side yard setback of 1.3'; and a 148 sq ft. freestanding cabin with a bathroom and concrete patio within both the 100-foot shoreland setback and the 15' side yard setback.

The applicant is proposing to demolish and rebuild the main house and garage further from the HAT line, providing a 25' shoreland setback for all structures and improving the side and front yard setbacks of the garage. The bathroom and concrete patio of the freestanding cabin will be removed, leaving a bedroom that would not be considered a dwelling unit per the definition in **§16.3**. The proposed plan would also replace the current septic system with a 1000-gallon tank and Norweco tank and pump chamber 35' from the HAT line, while also adding a 12'x31' disposal field 55' from the HAT line.

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. Any development must reduce non-conformity to the shoreland to the greatest practical extent and must not expand building coverage by more than 30% of the building footprint existing on January 1st, 1989. This application was first brought to the planning board on June 8th, 2023. The planning board voted 7-0-0 to accept the plan, then scheduled a site walk (held June 19th) and a public hearing (held on June 22nd). The public hearing raised questions regarding the Town code's provisions on discontinuance of non-conforming uses, structure expansion calculations, and septic system requirements. The applicant's legal representation has provided a response to the questions raised. The Town anticipates a letter from an attorney contracted on behalf of the Town to provide their response

before the planning board meeting on 8/24/23, which will be required to be shared with the board before they may entertain project approval.

QUESTIONS RAISED DURING PUBLIC HEARING

After review of the code, both the applicant's legal representation has drawn the following conclusions:

1. During the public hearing, someone claimed the proposed development could not be approved as the use of the garage/guest house had not been used in years and was therefore a discontinued use. The discontinuance clause in **§16.1.8.C.(5).** states that non-conforming uses are discontinued if they are not used after 1 year, except dwellings, which are discontinued after 5 years. However, a garage would be considered an accessory structure which, per the zoning standards in §**16.4.12.E,** is an allowable use in the Shoreland Overlay Zone. Because the guest house in the garage does not contain a place to cook, prepare, and store food, it is not considered a dwelling. This means that while the garage remains a legally nonconforming structure (due to failure to meet waterbody setbacks), it is a conforming **use**. Because the discontinuance clause only applies to nonconforming uses, the garage cannot be discontinued. The applicant provided assessor records confirming the house, garage/guest house, and cabin are registered legally nonconforming structures on the lot.
    a. The legal briefing states the guest house in the proposed plan would have a sink and a fridge. To prevent the guest house from being considered a dwelling, a place to cook food must **not** be installed. When asked, the applicant stated they would be willing to provide this assurance in the final copy of the plan.
    b. The house is a legally non-conforming structure and use; because the house is currently being used, its discontinuance is not in question.
    c. Because the dimensions of the cabin are not being changed, and removal of the bathroom would not change the cabin's use as an accessory structure, the discontinuance clause does not apply to it.
2. During the public hearing, concerns were raised regarding the structure expansion calculations, as it appeared the site plan included structures on the property not considered when determining the 30% expansion maximum for the purposes of **§16.1.8.C.4.(b).** After confirming with Town and MDEP staff, the applicant has provided an updated site plan incorporating only the portions of the property considered "structures" for the expansion calculation, discussed further below.
3. Concerns were raised regarding the proposed subsurface wastewater system for the property. The proposed wastewater system has been inspected and approved by Code Enforcement staff, who confirm it meets both Town and State requirements.

APPLICATION & PLAN REVIEW

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

1. The shoreland revegetation plan is a combination of native shrubs and trees to be planted along the shoreland and around the proposed home. The new vegetation will provide food and habitat for wildlife, enhance aesthetics, and reduce the risk of erosion.
2. The current 250-gallon tank will be drained and removed from the property. The submitted wastewater subsurface disposal application lists a confirmation from Code Enforcement Officer Craig Alfis that septic reinstallation would not be considered a new installation. The wastewater disposal application also states the new septic system has been sited as far from Spruce Creek as possible given similar constraints.

3. The plan entails adding a new deck to the house. The deck will remain out of the 25' setback along with the rest of the rebuilt house and will not increase non-conformity.
4. General provision **§16.1.8.C.4.(b)** requires expansion of structures within the base zone setback of the HAT line not exceed 30% of the total footprint of structures existing within the property on January 1, 1989. The existing footprint is 2,018 sq ft. The proposed plan would provide for an expansion of 2,621 sq ft, or 30%, which is within the allowable limit.
5. The Shoreland Overlay Zone provision **§16.4.28.E.3.(a)** requires new principal and accessory structures to be set back at least 100 feet, horizontal distance, from the normal HAT line of any water bodies, tributary streams, the upland edge of a coastal wetland, or the upland edge of freshwater wetlands. The application states the steep topography, steep ledge, existing mature vegetation, and area of proposed new septic system prevent the house from being moved further from the water line. Shifting the garage/guest house further from the water than proposed would increase non-conformity with respect to the front yard setback.
6. **§16.4.28.E.2** allows 20% of total lot area in the shoreland zoning overlay to be comprised of non-vegetated surfaces or structures. With a lot size of 23,143 sq ft, current devegetation sits at 4,379 sq ft, or 18.9%. The plan proposes to increase coverage to 4,619 sq ft, which meets the maximum 20% allowable coverage of the lot.

DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS

All rebuilt structures will be moved further from the waterbody, and improving upon the pre-existing septic system will reduce contamination risk of human waste into Spruce Creek. Following revisions from the applicant, the proposal also meets structure expansion limits. As long as the Town's legal representation agrees, staff are satisfied with the findings of the legal determination and suggest approval of the plan on the condition that the final plan indicate the guest house will not receive appliances used to cook food or any other improvements that would make it a dwelling. The Planning Board should discuss the plan to direct the applicant to make any changes that are necessary, and/or determine the necessity of an additional site walk and public hearing.

RECOMMENDED MOTIONS

Below are motions for the Planning Board's consideration:

Motion to conditionally approve the application

Move to approve (with the conditions listed above) the plan for a shoreland development application from Touchdown Capital LLC and agent Ryan McCarthy requesting to demolish and replace an existing house, garage, and septic system to reduce non-conformity along the shoreline of 23 Bond Road, Tax Map 25, Lot 9, in the Residential-Kittery Point Village Zone (R-KPV), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Zone (OZ-RP).

Kittery Planning Board
Findings of Fact
For 23 Bond Road
Shoreland Development Plan Review

DRAFT
M 25 L 19

WHEREAS: Ryan McCarthy, on behalf of Tidewater Engineering & Surveying, Inc., requests approval for the demolition and reconstruction of a house and garage/guest house, new septic system, and associated walkways/driveways on the property of 23 Bond Road, Tax Map 25, Lot 9, in the Residential-Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Zone (OZ-RP).

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the plan review notes prepared for 6/8/2023 and 6/22/2023.

Staff Shoreland Development Plan Review	June 8th 2023
Site Walk	June 19th 2023
Public Hearing	June 22nd 2023
Approval	August 24th 2023

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 5/18/2023 from Ryan McCarthy of Tidewater Engineering & Surveying.
2. Subsurface wastewater disposal system application dated 5/6/2023 from site evaluator Joseph W. Noel.

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 property is legally non-conforming with a devegetated area of 18.9%. The proposed plan will increase devegetation up to the allowable limit of 20%.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

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:

Finding: The proposed septic system as represented in the plans will maintain healthful conditions and the reconstruction of the house does not appear to have an adverse impact on public health and safety.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

(b) Not result in water pollution, erosion or sedimentation to surface waters:

Finding: 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.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

(c) Adequately provide for the disposal of all wastewater:

Finding: The proposed development adequately provides for the disposal and treatment of the property's wastewater and improves upon current disposal systems.

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:

Finding: The proposed development as represented in the plans appears to reduce the risk of adverse impact on nearby natural resources, while also ensuring revegetation of native habitat.

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:

Finding: 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:

Finding: 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: Finding: The property is not located in the Commercial Fisheries / Maritime Use Zone and will have no adverse effect on commercial fishing nor maritime activities. Conclusion: This requirement is not applicable.
Vote: ___ in favor ___ against ___ abstaining
(h) Avoid problems associated with floodplain development and use: Finding: The proposed septic system will be placed in the optimal location on the property. Conclusion: This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
(i) Is in conformance with the provisions of this code: Finding: The proposed project is an existing non-conforming system, and the proposed improvements will improve the property's conformity to 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: Finding: A plan suitable for recording once the Surveyor's stamp is added has been prepared by Tidewater Engineering & Surveying. Conclusion: 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):

1. 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 8/24/2023).

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.
3. Appliances for cooking will never be provided or installed within the accessory structures located on 23 Bond Road.

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.

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 _____

_____
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.

August 3, 2023

Mr. Maxim Zakian
Kittery Town Planner
200 Rogers Rd
Kittery, Maine 03904

Re: Revision 2: Shoreland Development Plan Application
Applicant: Touchdown Capital, LLC, 23 Bond Road, Kittery, ME
Job No. 20-146

Dear Mr. Zakian,

On behalf of Touchdown Capital, LLC, Tidewater Engineering & Surveying, Inc. has made modifications to the Shoreland Development Plan application for the proposed improvements to 23 Bond Road (Tax Map 25 Lot 9). The following is a general outline of the said modifications.

1. Updated the non-conforming expansion calculations to conform to the types of structures identified by the Town staff in collaboration with the Maine DEP. This includes the buildings, porches, attached decks, and attached steps. Patios, retaining walls, walkways and paved surfaces were excluded as directed.
2. Reduced the size of the garage/accessory building from 1247 sf to 1181 sf which further improved the setbacks from Spruce Creek, the side lot line, and the front lot line.
3. Removed the northerly small deck on the main house and identified the patio on the walk-out level below.
4. Minor grading adjustments to accommodate the above changes.
5. Updated the devegetated area coverage calculations and the building coverage calculations accordingly.
6. Updated architectural plans to reflect changes to building size and floor plans.
7. Updated landscape plan to reflect changes to site described above.

The following revised documents are submitted for your review (via the online portal):

1. Approved Subsurface Wastewater Disposal System Application (HHE-200)
2. Revision 1: Shoreland Development Plan by Tidewater Engineering & Surveying, Inc. dated 8/1/2023.
3. Revised Architectural Sheets by Tobey Design Group
4. Revised Shoreland Re-vegetation Plan by McDermott Landscape Design
5. Letter from Gordon Smith of Verrill Dana, LLP (submitted separately)

We look forward to the opportunity to present these updates at the next available Planning Board meeting. If you have any questions, please do not hesitate to contact us at (207) 439-2222.

Sincerely,

Ryan M. McCarthy, P.E., P.L.S.
President
Tidewater Engineering & Surveying, Inc.
(207) 439-2222
ryan@tidewatercivil.com

Cc w/ Enclosures: Touchdown Capital, LLC
Gordon Smith

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. of Environmental Health, 11 SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	KITTERY
Street or Road	23 BOND ROAD
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI) TOUCHDOWN CAPITAL, LLC ■ Owner
IRANI, MARTIN & NANCY □ Applicant

Mailing Address of Owner/Applicant: 16266 Dorilee Lane [redacted]
LOS ANGELES, CALIFORNIA [redacted] 91436

Daytime Tel. #: 818-425-4378 (MARTIN IRANI)

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Martin A. Irani — Signature of Owner or Applicant — 5/10/23 Date

Touchdown Capital, LLC

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City SSDS-9 K-Hwy Permit # SSDS-9

Date Permit Issued 8/3/23 Fee: $335.00 Double Fee Charged [ ]

[signature] L.P.I. # 1322

Local Plumbing Inspector Signature

Fee $285.00 state min fee/$ 50.00 Locally adopted

Fee Copy [ ] Owner [ ] Town [ ] State

The Subsurface Wastewater Disposal System ***shall not*** be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 25 Lot # 9

CAUTION: INSPECTION REQUIRED

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

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

PERMIT INFORMATION

TYPE OF APPLICATION

□ 1. First Time System
□ 2. Replacement System
Type replaced: 250 gal. tank & overboard
Year installed: ? (old)
□ 3. Expanded System
□ a. <25% Expansion
□ b. >25% Expansion
□ 4. Experimental System
□ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

□ 1. No Rule Variance
□ 2. First Time System Variance
□ a. Local Plumbing Inspector Approval
□ b. State & Local Plumbing Inspector Approval
■ 3. Replacement System Variance
□ a. Local Plumbing Inspector Approval
■ b. State & Local Plumbing Inspector Approval
□ 4. Minimum Lot Size Variance
□ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

■ 1. Complete Non-engineered System
□ 2. Primitive System (graywater & alt. toilet)
□ 3. Alternative Toilet, specify: _____
□ 4. Non-engineered Treatment Tank (only)
□ 5. Holding Tank, _____ gallons
□ 6. Non-engineered Disposal Field (only)
□ 7. Separated Laundry System
□ 8. Complete Engineered System (2000 gpd or more)
□ 9. Engineered Treatment Tank (only)
□ 10. Engineered Disposal Field (only)
□ 11. Pre-treatment, specify: _____ refer to back of page 1 for pretreatment info
□ 12. Miscellaneous Components

SIZE OF PROPERTY

.53 □ SQ. FT. ■ ACRES

DISPOSAL SYSTEM TO SERVE

main house

■ 1. Single Family Dwelling Unit, No. of Bedrooms: 2
□ 2. Multiple Family Dwelling, No. of Units: _____
■ 3. Other: (1) 1 bedroom 2nd dwelling unit (detached) + (1) 1 bedroom detached with 1/2 bath removed not a dwelling unit (specify)

Current Use □ Seasonal ? □ Year Round □ Undeveloped

TYPE OF WATER SUPPLY

□ 1. Drilled Well □ 2. Dug Well □ 3. Private
■ 4. Public □ 5. Other

SHORELAND ZONING

■ Yes □ No

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

■ 1. Concrete
■ a. Regular or
■ b. Low Profile
□ 2. Plastic
□ 3. Other: _____
CAPACITY: 1000 GAL.
with outlet filter

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
2 / AIII
at Observation Hole # 1
Depth 36 "
of Most Limiting Soil Factor

DISPOSAL FIELD TYPE & SIZE

■ 1. Stone Bed □ 2. Stone Trench
□ 3. Proprietary Device
□ a. cluster array □ c. Linear
□ b. regular load □ d. H-20 load
□ 4. Other: _____
SIZE: 372 ■ sq. ft. □ lin. ft.
12' x 31' Stone Bed with Norweco 960-500 Singulair Tank (refer to back of page 1)

DISPOSAL FIELD SIZING

□ 1. Medium---2.6 sq. ft. / gpd
■ 2. Medium---Large 3.3 sq. ft / gpd
□ 3. Large---4.1 sq. ft. / gpd
□ 4. Extra Large---5.0 sq. ft. / gpd

GARBAGE DISPOSAL UNIT

■ 1. No □ 2. Yes □ 3. Maybe
If Yes or Maybe, specify one below:
□ a. multi-compartment tank
□ b. ___ tanks in series
□ c. increase in tank capacity
□ d. Filter on Tank Outlet

EFFLUENT/EJECTOR PUMP

□ 1. Not Required
□ 2. May Be Required
■ 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

DESIGN FLOW

450 gallons per day
BASED ON:
■ 1. Table 4A (dwelling unit(s))
□ 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
2 bedroom main home = 180 gpd + 1 bedroom detached 2nd dwelling unit = 180 gpd + 1 bedroom (not dwelling unit) = 90 gpd
Do not hook any component of a water softener unit to the wastewater disposal system.
□ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

LATTITUDE AND LONGITUDE at center of disposal area
Lat. 43 d 05 m 14 s
Lon. 70 d 43 m 01 s
If g.p.s. state margin of error. 30'+/-

SITE EVALUATOR STATEMENT

I certify that on 2/11/21 & 3/1/21 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

[signature] — Site Evaluator Signature
221 — SE #
Revised 5/6/23 — Date

JOSEPH W. NOEL JWN # 21-12 — Site Evaluator Name Printed
207-384-5587 — Telephone Number
E-mail Address

STATE OF MAINE ★ JOSEPH W. NOËL #221 ★ LICENSED SITE EVALUATOR

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

BACK OF HHE-200 PAGE 1 NOTES – 23 Bond Road – Kittery, Maine – JWN #21-12

If both the 1000 gallon tank and the Norweco tank are plastic, the fill around the tanks should be stone-free and clean fill. Installer shall take measures to assure there will be adequate tank uplift restraint. Tanks and pump chamber to have watertight conditions. If the retaining wall around the tanks are as shown on page 2, it should be at least 8' away from tanks with clean fill used. The building sewers that flow to the septic tanks shall be 4" schedule 40 PVC and uniformly sloped and bedded in sand. The existing structures were examined by Craig Alfis, Kittery CEO. The proposed use on this application was reviewed and approved by the Kittery Code Office & Planning Department.

The existing ERP appears to be in the proposed walkway. Prior to any construction, the ERP nail can be transferred level to a new location (if necessary). Call the site evaluator. If the ERP tree is removed prior to transferring the nail, new elevations/fieldwork will need to be conducted.

NORWECO SINGULAIR BIO-KINETIC TREATMENT SYSTEM MODEL 960 – 500 GPD

1. The installer of this system shall be familiar with the latest version of the Norweco Singulair Bio-Kinetic Wastewater Treatment Unit Installation Manual.

   Norweco Distributor:

   Mr. Jon Cardinal
   Andrew J. Foss Company, Inc.
   100 Cocheco Road
   Farmington, New Hampshire 03835
   www.ajfoss.com
   603-755-2515

2. The owner shall have the Norweco Owner's Manual. Follow the service plan.

3. The disposal system utilizing this treatment unit does not require a septic tank, however, since this a 2 bedroom home, 1 bedroom ADU, and a detached 1 bedroom, a 1000 gallon tank is proposed prior to the Norweco tank.

4. Maintenance agreement contracts must be included with all system installations. Terms and duration of the contracts shall be in accordance with Norweco company policies.

5. This treatment system is a living system with billions of living microbes that consume pollutants from the wastewater. Excessive fats, oils, and greases can smother living microbes. Toxic substances can poison them. Please refrain from introducing such items into your system.

6. This system is not designed for the use of a garbage disposal. Garbage disposal devices inject heavy and inconsistent organic loads into the system, which can interfere with normal processing.

7. This system is not designed for backwash from a water softener.

8. The inlet and outlet elevations on all tanks and pump chambers are to be determined by installer in coordination with Norweco distributor.

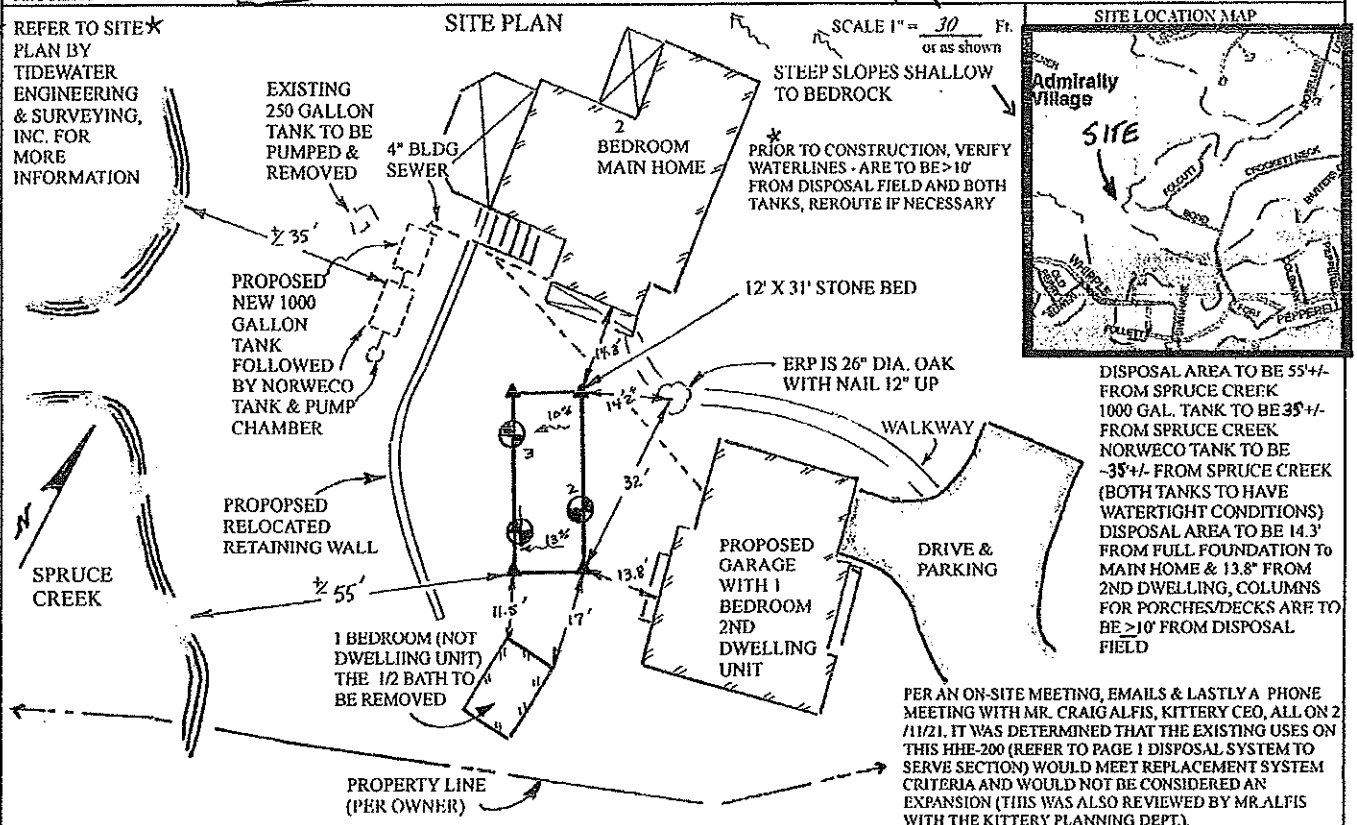
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

DEPARTMENT OF HUMAN SERVICES
DIVISION OF HEALTH ENGINEERING
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
KITTERY	23 BOND ROAD	IRANI

SITE PLAN

SCALE 1" = 30 Ft. or as shown



SITE LOCATION MAP

DISPOSAL AREA TO BE 55'+/- FROM SPRUCE CREEK
1000 GAL. TANK TO BE 35'+/- FROM SPRUCE CREEK
NORWECO TANK TO BE ~35'+/- FROM SPRUCE CREEK (BOTH TANKS TO HAVE WATERTIGHT CONDITIONS)
DISPOSAL AREA TO BE 14.3' FROM FULL FOUNDATION To MAIN HOME & 13.8' FROM 2ND DWELLING, COLUMNS FOR PORCHES/DECKS ARE TO BE >10' FROM DISPOSAL FIELD

PER AN ON-SITE MEETING, EMAILS & LASTLY A PHONE MEETING WITH MR. CRAIG ALFIS, KITTERY CEO, ALL ON 2/11/21, IT WAS DETERMINED THAT THE EXISTING USES ON THIS HHE-200 (REFER TO PAGE 1 DISPOSAL SYSTEM TO SERVE SECTION) WOULD MEET REPLACEMENT SYSTEM CRITERIA AND WOULD NOT BE CONSIDERED AN EXPANSION (THIS WAS ALSO REVIEWED BY MR.ALFIS WITH THE KITTERY PLANNING DEPT.).

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

Observation Hole 1 ■ Test Pit ☐ Boring

1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	DARK BROWN & STRONG BROWN	NONE
10			DARK YELLOWISH BROWN	
20				
30				
36	BEDROCK @ 36"			
40				
50				

NOTE: INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE CONCERNING PROPERTY LINES, WELLS, EXISTING UNDERGROUND UTILITIES, ZONING INFORMATION, ETC., IS ACCEPTED IN GOOD FAITH AS BEING CORRECT BY THE SITE EVALUATOR. THE SITE EVALUATOR ACCEPTS NO RESPONSIBILITY FOR THE VERACITY OF SUCH INFORMATION. UNLESS SPECIFICALLY NOTED ON PAGE 1, THIS HHE-200 IS NOT DESIGNED TO ACCOMMODATE APARTMENTS, BOARDING ROOMS, AIRBNB RENTALS, ETC.

Soil Classification		Slope	Limiting Factor	
2 Profile	AIII Condition	~10 %	36 "	☐ Ground Water ☐ Restrictive Layer ■ Bedrock ☐ Pit Depth

Observation Hole 2&3 ■ Test Pit ☐ Boring

1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	STONY FINE SANDY LOAM	FRIABLE	MIXED DARK BROWN & STRONG BROWN	NONE
10			DARK YELLOWISH BROWN	
20				
30				
40	BEDROCK @ 40"			
50				

Soil Classification		Slope	Limiting Factor	
2 Profile	AIII Condition	~10 %	40 "	☐ Ground Water ☐ Restrictive Layer ■ Bedrock ☐ Pit Depth

John W. Michael — Site Evaluator Signature

221 — SE #

Revised 5/6/23 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

DEPARTMENT OF HUMAN SERVICES
DIVISION OF HEALTH ENGINEERING
(207) 287-5672 FAX (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
KITTERY	23 BOND ROAD	IRANI

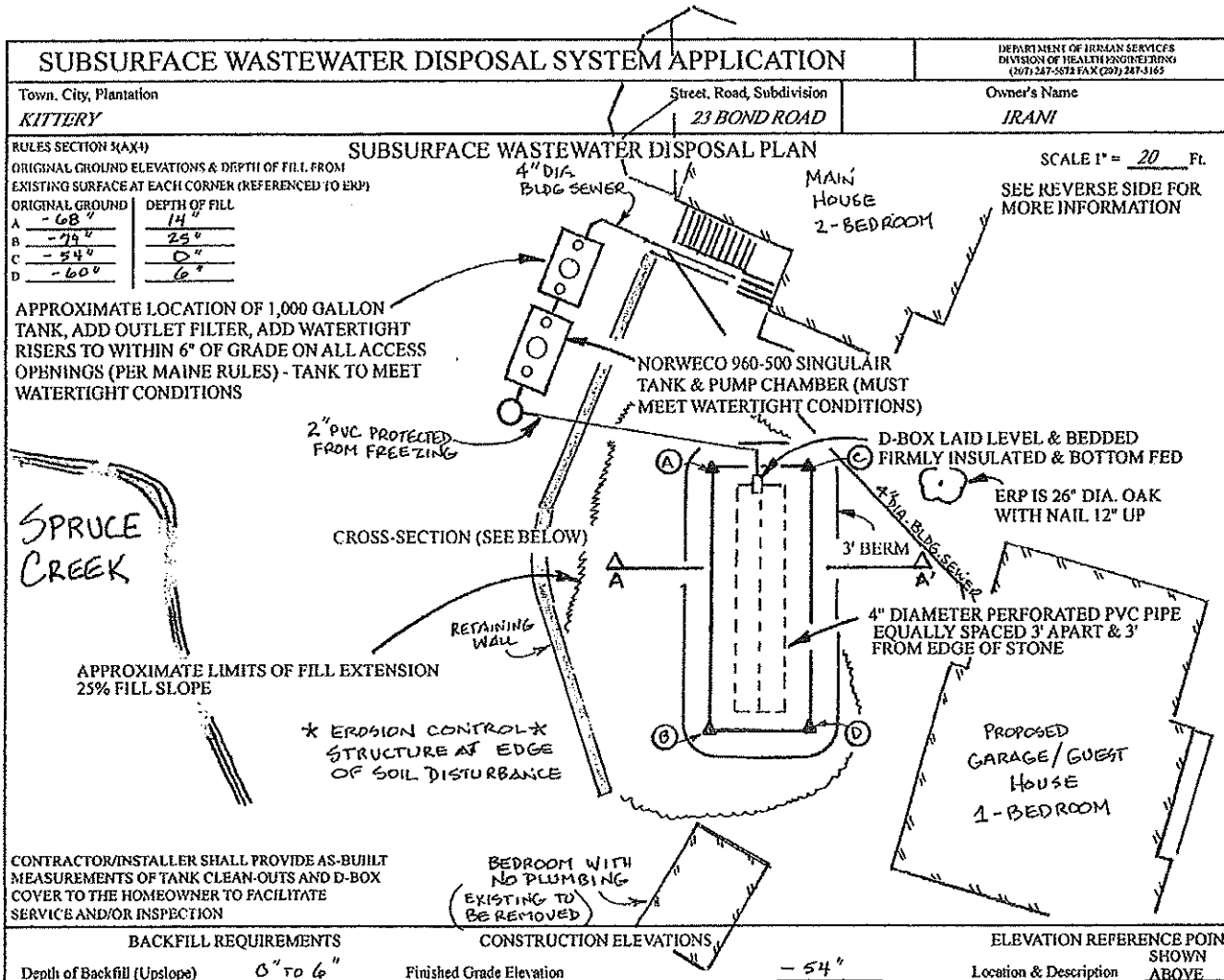
RULES SECTION 5(A)(4)

ORIGINAL GROUND ELEVATIONS & DEPTH OF FILL FROM EXISTING SURFACE AT EACH CORNER (REFERENCED TO ERP)

	ORIGINAL GROUND	DEPTH OF FILL
A	-68"	14"
B	-79"	25"
C	-54"	0"
D	-60"	6"

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 Ft.



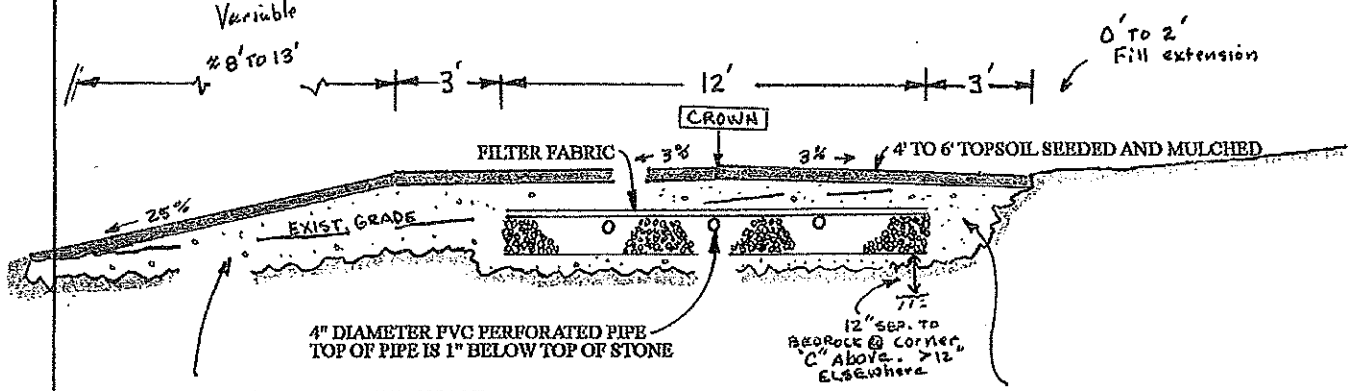
CONTRACTOR/INSTALLER SHALL PROVIDE AS-BUILT MEASUREMENTS OF TANK CLEAN-OUTS AND D-BOX COVER TO THE HOMEOWNER TO FACILITATE SERVICE AND/OR INSPECTION

BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Backfill (Upslope)	0" TO 6"	Finished Grade Elevation	-54"	Location & Description	SHOWN ABOVE
Depth of Backfill (Downslope)	14" TO 25"	Top of Distribution Pipe ~~or Proprietary Device~~	-67"		
APPROX. DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Area (STONE)	-78"	Reference Elevation:	NAIL = 0.0"

DO NOT DRIVE OVER PVC PIPE WHEN BACKFILLING

DISPOSAL AREA CROSS SECTION
SECTION A - A'

SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'



REMOVE VEGETATION AND ORGANIC TOPSOIL AND SCARIFY SURFACE BEFORE PLACING FILL. CREATE A TRANSITION HORIZON BY DISKING/PLOWING 4" OF BACKFILL INTO THE NATURAL SOIL (PER MAINE RULES)

12" CLEAN WASHED STONE FREE OF FINE DUST AND UNIFORM SIZE (1 1/2" DIA.)

REMOVE THE MIXED DARK BROWN SURFACE LAYER DESCRIBED IN TEST PITS 2 & 3 ON PAGE 2.

CLEAN GRAVELLY COARSE SAND BACKFILL MATERIAL PLACED IN 8" LIFTS MINIMUM OF 8" FILL OVER DISPOSAL AREA

Site Evaluator Signature	SE #	Date
Joshua W. Merrill	221	Revised 5/6/23

The most recent revision of the Maine Subsurface Wastewater Disposal Rules ("this code") is hereby made a part of this HHE-200 Form and shall be consulted by the disposal system installer for further construction details, material specifications, cautions, and other related details pertinent to the installation of the disposal system.

As this application pertains only to "this code" referenced above, the owner/applicant must check both local and state ordinances and regulations regarding other building regulations (i.e., zoning, wetlands, building codes, minimum lot size, etc.) before considering this an approved suitable site.

All information shown on this application relating to property lines and subsurface structures (such as but not limited to: water lines, septic tanks, cesspools, cellar drains, utility lines, etc.) are noted, plotted or left off as not affecting the system based on information provided by the owner or his agent. It is the responsibility of the owner or his agent to confirm BEFORE CONSTRUCTION BEGINS, the above and/or any other feature that may affect (or be adversely affected by) the installation of this system.

All construction shall be inspected by the local plumping inspector (LPI) as required in "this code". Backfill materials shall comply with Section 11 of "this code". Do not work soils when wet. Construction techniques Section 11 of "this code" shall be consulted and include: (A) The vegetation, organic and dark brown topsoil layers in the proposed disposal area and fill extensions shall be removed and the ground surface scarified (rototilled with backfill material) to minimize glazing of the original soil; (B) The bottom of the disposal area and distribution line shall be level with a maximum grade tolerance of 2 inches per 100 feet; (C) Fill shall be clean, gravelly coarse sand, free of foreign material, placed in 8-inch lifts; (D) The finish grade of the backfill over the disposal area shall extend 3 to 5 feet beyond the edge of the disposal area. At that point, the fill shall be sloped at a uniform grade of no greater than 25% (4:1) to the original ground; (E) The land adjacent to the disposal area shall be graded to prevent both the accumulation of surface water on the disposal area and the flow of surface water across the disposal area; and (F) The finished disposal area and fill extensions shall be seeded to prevent erosion: grass, clover, trefoil, vetch, perennial wildflowers, or other herbaceous perennials may be utilized for the disposal area surfaces. Woody shrubs are unacceptable. Woody shrubs in conjunction with hardy perennial ground clover may be used on the fill extensions only.

When a gravity system is proposed BEFORE CONSTRUCTION BEGINS, the disposal system installer and building contractor shall review the relative elevation of all points given on the HHE-200 Form and the elevation of the existing or proposed building drain and septic tank openings for compatibility to the minimum code pitch requirements. Any questions that arise should be directed to the local plumbing inspector or myself. When a pump system is installed, provisions shall be made to keep the tank and lift station outlets above the high water table. An alarm device warning of pump failure is required. Refer to the code for additional pumping requirements.

If the use of a laundry machine becomes excessive, a separate laundry bed should be designed and installed. A distribution box has been shown in the design and is intended to offer an inspection port whereby the owner can check for excessive lint or grease build-up before damage to the system is done. Inspection should be frequent. This system has not been designed or sized to accommodate a garbage disposal. If one is used, you must first notify me so that I can increase the disposal size and septic tank capacity. Pump tank every year if you have a garbage disposal.

The setback distance between a well and disposal area serving a single-family residence (<1,000 gpd) is 100 feet (50 feet for septic tanks). The location of a new well that is within 100 feet of the proposed disposal area may void this design. For additional setback information and variances to these setbacks, refer to Section 7 of "this code".

THE SEPTIC TANK SHALL BE PUMPED WITHIN TWO YEARS OF INSTALLATION and subsequently as recommended by the pump service, but in no case shall the septic tank be pumped less often than once every three years (the tank should be pumped when the sludge or scum occupies one-third of the tank's liquid capacity – refer to Section 6 of "this code"). If town regulations are more stringent for pumping frequency, pump tank according to the local requirements. Two-compartment tanks should have both compartments of the tank pumped. Make sure your pumper knows there are 2 compartments and to pump-out both. Outlet filters should be cleaned when the septic tank is pumped (if part of the septic system). Avoid introducing kitchen grease into the septic system. No septic tank degreasers or cleaners, chlorine, water softening system chemicals/backwash, paints, hazardous or controlled substances shall be disposed of in the system. No chemicals other than normal household cleaners shall be disposed of in the disposal field (refer to Section 1 page 2 of "this code"). No hot tubs may discharge into this system (requires separate gray water system).

If the owner and/or installer have any questions, please do not hesitate to call at 207-384-5587. Revised 4/22

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services

Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION Town of KITTERY

Property Owner's Name: NANCY & MARTIN IRANI Tel. No.: 818-425-4378 (MARTIN)

System's Location: 23 BOND ROAD

Property Owner's Address: 11100 SANTA MONICA BLVD. SUITE 600 – LOS ANGELES, CALIFORNIA Zip Code 90025

e-mail address:

The subsurface wastewater disposal system design for the subject property requires a ☑ replacement system variance ☐ first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires ☐ local approval ☑ local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)

	SECTION OF RULE
1. DISPOSAL FIELD TO BE ~55' FROM SPRUCE CREEK	SECTION 8, TABLE 8A
2. 1000 GAL. TANK, NORWECO TANK, & PUMP CHAMBER TO BE ~35' FROM SPRUCE CREEK	SECTION 8, TABLE 8A
3. DISPOSAL FIELD TO BE 13.8' & 14.3' FROM FULL FOUNDATIONS AT THE CLOSEST POINTS	SECTION 8, TABLE 8A

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

A NEW PRETREATMENT SYSTEM IS PLANNED. A 12' X 31' STONE BED, 1000 GALLON TANK & NORWECO 960-500 SINGULAIR TANK ARE PROPOSED. THE TANKS & PUMP CHAMBER MUST HAVE WATERTIGHT CONDITIONS. DUE TO SITE CONSTRAINTS (SMALL LOT SIZE, SHALLOW TO BEDROCK SOILS, WATER COURSE MAJOR, & WATERLINES), THE SYSTEM IS AS FAR AS REASONABLY POSSIBLE FROM THE REQUESTED VARIANCES. THE EXISTING SYSTEM/PIPING DRAINS TO SPRUCE CREEK.

I, JOSEPH W. NOEL, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

Joseph W. Noel — SIGNATURE OF SITE EVALUATOR

Revised 5/6/23 — DATE

PROPERTY OWNER

I, Martin R. Irani, am the ☒ owner ☐ agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

Martin R. Irani — ☒ SIGNATURE OF OWNER ☐ AGENT FOR THE OWNER

5/10/23 — DATE

Touchdown Capital, LLC

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.
I, Craig Alfis, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☒ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☒ do ☐ do not) approve the requested variance. I (☒ will ☐ will not) issue a permit for the system's installation as proposed by the application.

Craig Alfis — LPI Signature

7/31/23 — Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.
I, Craig Alfis, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☒ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☒ do ☐ do not) recommend the issuance of a permit for the system's installation as proposed by the application.

Craig Alfis — LPI Signature

6/27/23 — Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT — DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

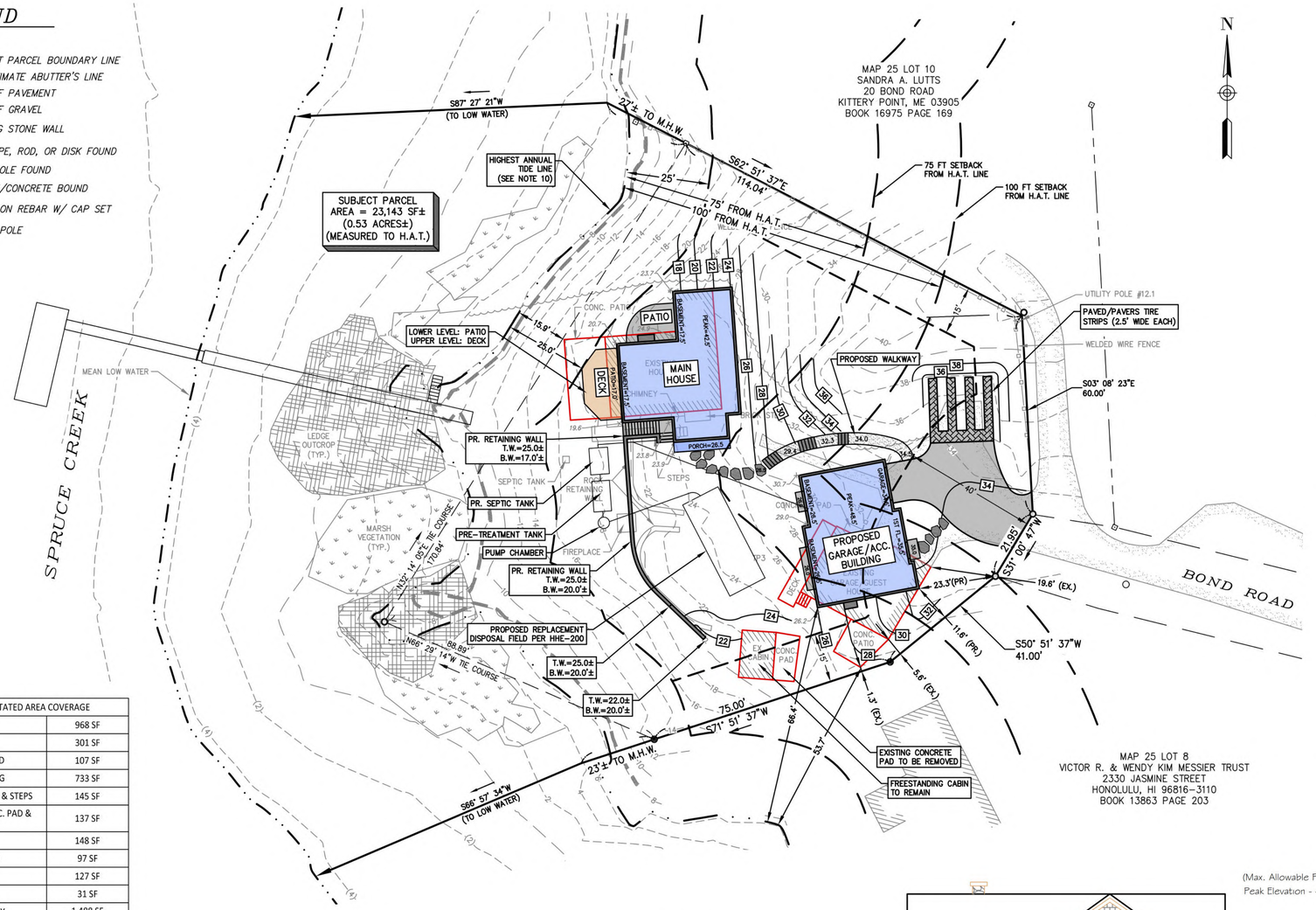
SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
	TOTAL POINT ASSESSMENT:	

Minimum Points (Check One): ☐ Outside Shoreland Zone-50 ☐ Inside Shoreland Zone-65 ☐ Subdivision-65

LEGEND

- SUBJECT PARCEL BOUNDARY LINE
- APPROXIMATE ABUTTER'S LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING STONE WALL
- IRON PIPE, ROD, OR DISK FOUND
- DRILL HOLE FOUND
- GRANITE/CONCRETE BOUND
- 5/8" IRON REBAR W/ CAP SET
- UTILITY POLE



EXISTING SHORELAND DEVEGETATED AREA COVERAGE	
MAIN HOUSE	968 SF
MAIN HOUSE PATIO	301 SF
MAIN HOUSE STEPS/BRICK PAD	107 SF
GARAGE/ACCESSORY BUILDING	733 SF
GARAGE/ACCESSORY BUILDING DECK & STEPS	145 SF
GARAGE/ACCESSORY BUILDING CONC. PAD & PATIO	137 SF
FREESTANDING CABIN	148 SF
FREESTANDING CABIN PATIO	97 SF
RETAINING WALLS	127 SF
EXTERIOR FIREPLACE	31 SF
PAVED DRIVEWAY & WALKWAY	1,488 SF
PIER (PORTION ABOVE HAT)	97 SF
TOTAL DEVEGETATED AREA	4,379 SF
TOTAL LOT AREA (ABOVE HAT)	23,143 SF
TOTAL DEVEGETATED AREA COVERAGE	18.9%

PROPOSED SHORELAND DEVEGETATED AREA COVERAGE	
MAIN HOUSE	1,305 SF
MAIN HOUSE DECK	211 SF
MAIN HOUSE PATIO	134 SF
GARAGE/ACCESSORY BUILDING	1,181 SF
FREESTANDING CABIN	148 SF
RETAINING WALL	81 SF
RETAINING WALL STEPS	71 SF
GARAGE/ACCESSORY BUILDING FRONT WALKWAY	47 SF
GARAGE/ACCESSORY BUILDING BACK LANDINGS	38 SF
WALKWAY TO MAIN HOUSE FROM DRIVEWAY	228 SF
PIER (PORTION ABOVE HAT)	97 SF
DRIVEWAY - PAVEMENT	851 SF
DRIVEWAY - TIRE STRIPS	227 SF
TOTAL DEVEGETATED AREA	4,619 SF
TOTAL LOT AREA (ABOVE HAT)	23,143 SF
TOTAL DEVEGETATED AREA COVERAGE	20.0%

BASE ZONE (R-KPV) BUILDING COVERAGE CALCULATION		
	EXISTING	PROPOSED
MAIN HOUSE	968 SF	1305
GARAGE/ACCESSORY BUILDING	733 SF	1181
FREESTANDING CABIN	148 SF	148
TOTAL BUILDING AREA	1,849 SF	2,634 SF
TOTAL LOT AREA (ABOVE HAT)	23,143 SF	23,143 SF
EXISTING BUILDING COVERAGE	8.0%	11.4%
ALLOWABLE COVERAGE (R-KPV)	20%	20%

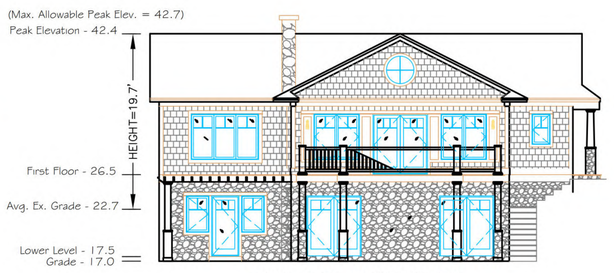
SHORELAND NON-CONFORMING STRUCTURE EXPANSION CALCULATIONS		
	EXISTING	PROPOSED
MAIN HOUSE	968 SF	1,305 SF
MAIN HOUSE DECK	-	211 SF
MAIN HOUSE STEPS	24 SF	-
GARAGE/ACCESSORY BUILDING (PORTION W/IN SETBACK)	733 SF	957 SF
GARAGE/ACCESSORY BUILDING DECK & STEPS	145 SF	-
FREESTANDING CABIN	148 SF	148 SF
EXISTING NON-CONFORMING STRUCTURE AREA	2,018 SF	2,621 SF
% EXPANSION PROPOSED		29.9%
% EXPANSION ALLOWED		30%
*EXCLUDES PATIOS, RETAINING WALLS, WALKWAYS, DRIVEWAYS AND EAVES LESS THAN 24" PER TOWN		

GRAPHIC SCALE

20 0 10 20 40 80

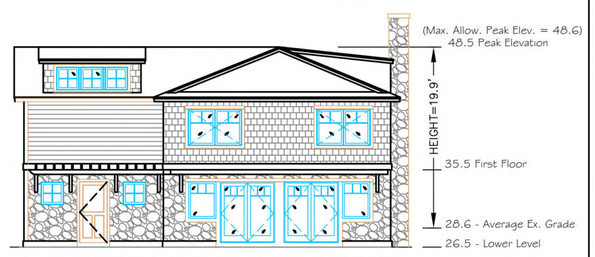
(IN FEET)
1 inch = 20 ft.

MAIN HOUSE - FRONT VIEW



MAIN HOUSE - WATERSIDE VIEW

GARAGE/ACCESSORY BUILDING: FRONT VIEW



GARAGE/ACCESSORY BUILDING: WATERSIDE VIEW

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT LOCATED WITHIN THE SHORELAND ZONE ON TAX MAP 25 LOT 9 IN THE TOWN OF KITTERY, MAINE.
2. OWNER OF RECORD:
   TOUCHDOWN CAPITAL, LLC
   16266 DORILEE LANE
   ENCINO, CA. 91436
   Y.C.R.D. BOOK 18350 PAGE 321
3. THE PROPERTY IS LOCATED WITHIN THE RESIDENTIAL–KITTERY POINT VILLAGE (R–KPV) ZONING DISTRICT. THE FOLLOWING DIMENSIONAL REGULATIONS ARE IN EFFECT AT THE TIME OF THIS SURVEY AND ARE SUBJECT TO THE REVIEW BY THE TOWN OF KITTERY.

MINIMUM LAND AREA:	40,000 SF
MINIMUM STREET FRONTAGE:	150 FEET
MINIMUM FRONT YARD SETBACK:	40 FEET
MINIMUM SIDE/REAR YARD SETBACK:	15 FEET
MAXIMUM BUILDING COVERAGE:	20%
MAXIMUM BUILDING HEIGHT:	35 FEET

4. THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE SHORELAND OVERLAY ZONE (OZ–SL). ANY DEVELOPMENT SHALL COMPLY WITH §16.3.2.17 OF THE KITTERY CODE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING REGULATIONS.

MAX. DEVEGETATED AREA	20%
SHORELAND STRUCTURE SETBACK	100 FEET

5. EXISTING BUILDING HEIGHT CALCULATION: HEIGHT OF STRUCTURE – "THE VERTICAL DISTANCE BETWEEN THE MEAN ORIGINAL GRADE AT THE DOWNHILL SIDE OF THE STUCTURE AND THE HIGHEST POINT OF THE STUCTURE, EXCLUDING CHIMNEYS, STEEPLES, ANTENNAS AND SIMILAR APPURTENANCES WHICH HAVE NO FLOOR AREA."

   EXISTING HOUSE:
   PEAK ELEV. = 36.02'
   MEAN ORIGINAL GRADE ON DOWNHILL SIDE = AVERAGE(23.9, 24.7, 19.1, 18.8) = 21.63'
   HEIGHT OF STRUCTURE: 36.02'–21.63' = 14.39'
   ALLOWABLE HEIGHT PER §16.1.8.C.(4)(b)[3][e][v][A] = 20.0'

   EXISTING GARAGE/GUEST HOUSE:
   PEAK ELEV. = 46.94'
   MEAN ORIGINAL GRADE ON DOWNHILL SIDE = AVERAGE(25.9, 26.4, 27.9, 28.8) = 27.25'
   HEIGHT OF STRUCTURE: 46.94'–27.25' = 19.69'
   ALLOWABLE HEIGHT PER §16.1.8.C.(4)(b)[3][e][v][A] = 20.0'

6. BASIS OF BEARING IS MAINE STATE PLANE (NAD83) WEST ZONE, US FOOT. ELEVATIONS, IF SHOWN HEREON, CORRESPOND TO NAVD88.
7. THE BOUNDARY SHOWN HEREON IS PER REFERENCE PLAN 1..
8. ABUTTER LINES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY. ABUTTER LINES SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
9. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE.
10. THE 2018 HIGHEST ANNUAL TIDE (H.A.T.) ELEVATION PUBLISHED BY MAINE DEP FOR KITTERY POINT IS ELEV. = 6.3' (NAVD88). THE H.A.T. ELEVATION IS USED TO DELINEATE THE UPLAND EDGE OF THE COASTAL RESOURCE FOR REGULATORY PURPOSES UNDER THE MANDATORY SHORELAND ZONING ACT.
11. THE TIE COURSE SHOWN HEREON IS FOR MATHEMATICAL CLOSURE PURPOSES ONLY AND DOES NOT REFLECT THE BOUNDARY LIMITS OF THE PARCEL NOR IS IT INTENDED TO LIMIT ANY RIGHT, TITLE OR INTEREST THE OWNER MAY HAVE TO THE LOW WATER MARK OF SPRUCE CREEK.
12. THE REPLACEMENT SUBSURFACE WASTEWATER DISPOSAL SYSTEM WAS DESIGNED BY JOSEPH NOEL ON 5/6/2023 AND APPROVED BY THE TOWN OF KITTERY LOCAL PLUMBING INSPECTOR ON 7/31/2023.
13. THE PROPOSED BUILDINGS SHOWN HEREON WERE PROVIDED BY TOBEY DESIGN GROUP.
14. PROPOSED BUILDING HEIGHT CALCULATION:

    PROPOSED HOUSE:
    PEAK ELEV. = 42.4'
    MEAN ORIGINAL GRADE ON DOWNHILL SIDE = AVERAGE (23.7, 24.9, 20.7, 19.6, 23.8, 23.9) = 22.7'
    HEIGHT OF STRUCTURE: 42.4' – 22.7' = 19.7'
    ALLOWABLE HEIGHT PER §16.1.8.C.(4)(b)[3][e][v][A] = 20.0' (REQUIREMENT MET)

    EXISTING GARAGE/GUEST HOUSE:
    PEAK ELEV. = 48.5'
    MEAN ORIGINAL GRADE ON DOWNHILL SIDE = AVERAGE (30.7, 29.0, 26.2) = 28.6'
    HEIGHT OF STRUCTURE: 48.5' – 28.6' = 19.9'
    ALLOWABLE HEIGHT PER §16.1.8.C.(4)(b)[3][e][v][A] = 20.0' (REQUIREMENT MET)

REFERENCE PLANS:

1. "EXISTING CONDITIONS SURVEY OF LAND LOCATED AT 23 BOND ROAD KITTERY, YORK COUNTY, MAINE RECORD OWNER: TOUCHDOWN CAPITAL, LLC 16266 DORILEE LANE ENCINO, CA 91436" PREPARED BY TIDEWATER ENGINEERING & SURVEYING, INC. DATED JANUARY 2022.

STATE OF MAINE
RYAN M. MCCORMICK
#12895
LICENSED PROFESSIONAL ENGINEER
AUGUST 1, 2023

NOT VALID UNLESS SIGNED AND STAMPED

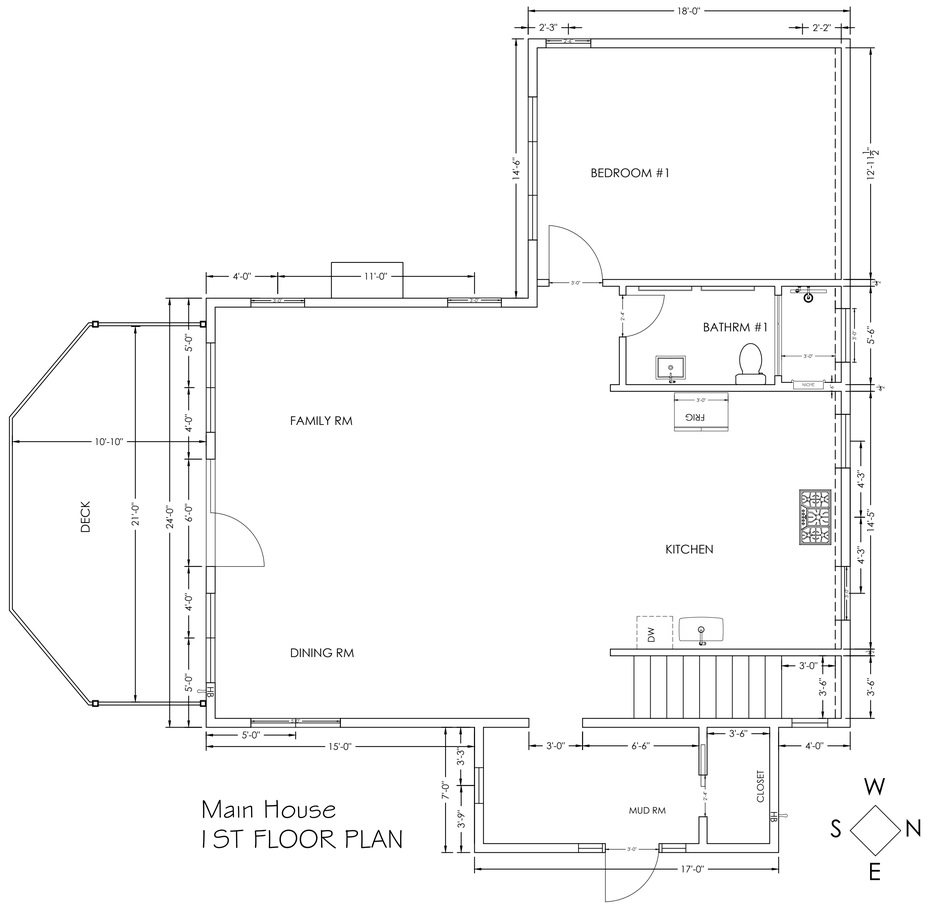
NO.	DATE:	SUBMISSION/REVISION DESCRIPTION
2	8/1/23	UPDATED STRUCTURE EXP. CALCS, REMOVED DECK, REVISED GARAGE
1	5/31/23	MODIFIED DRIVEWAY AND UPDATED ARCHITECTURAL DETAIL

TIDEWATER
ENGINEERING & SURVEYING, INC.
1021 Goodwin Rd Unit 1, Eliot, ME 03903
(207)439-2222 • www.tidewatercivil.com

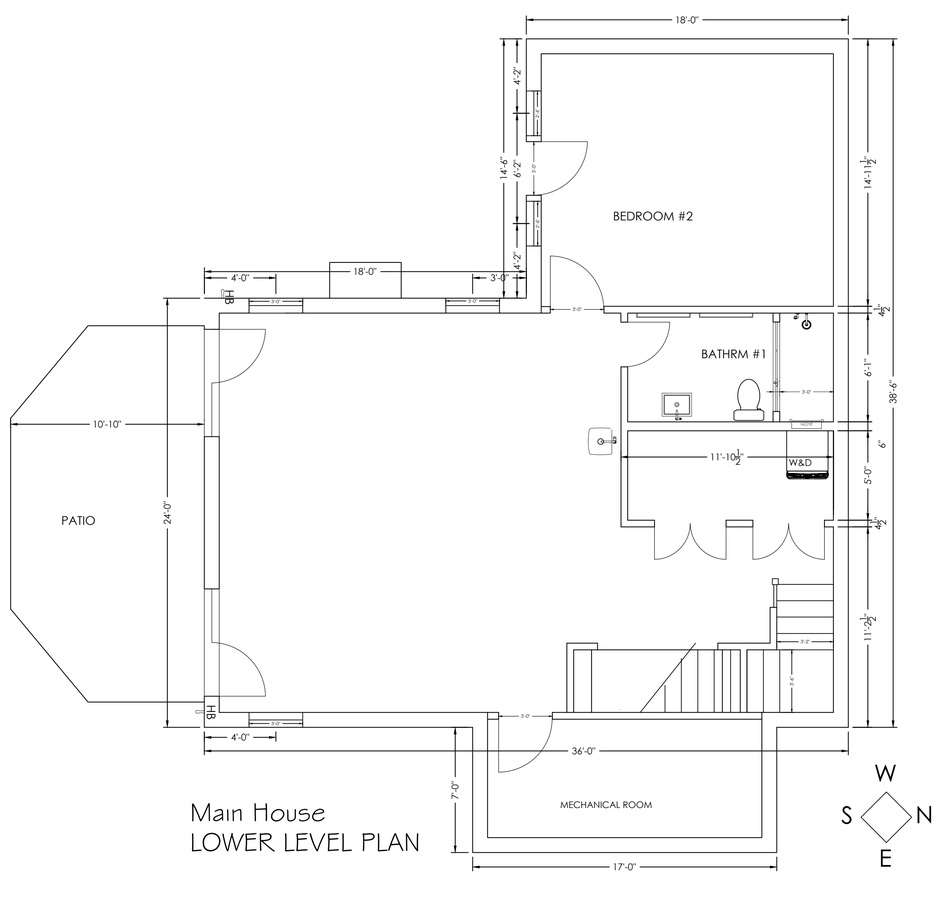
SHORELAND DEVELOPMENT PLAN
OF LAND LOCATED AT
23 BOND ROAD
KITTERY, YORK COUNTY, MAINE

RECORD OWNER: TOUCHDOWN CAPITAL, LLC
16266 DORILEE LANE
ENCINO, CA 91436

JOB #:	20–146
DATE:	MAY 18, 2023
SCALE:	1" = 20'
SHEET:	1 OF 1



Main House
1ST FLOOR PLAN



Main House
LOWER LEVEL PLAN

REVISIONS:

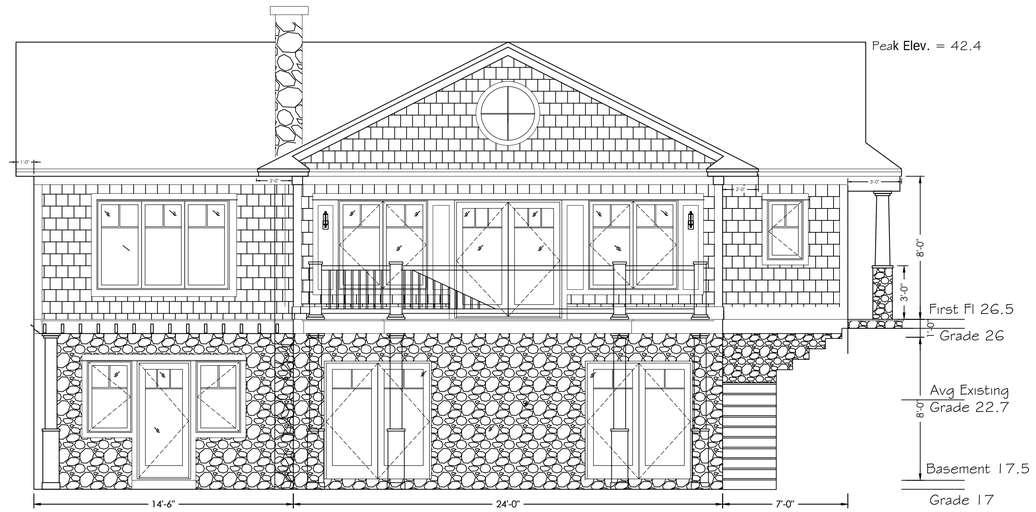
TOBEY DESIGN GROUP
143 Pepperrell Rd, Kittery Point, ME 03905
Phone: 603.430.7621
ttobey@tobeydesign.com
www.tobeydesign.com

The Irani Residence
23 Bond Rd
Kittery Point, ME 03905

TITLE:

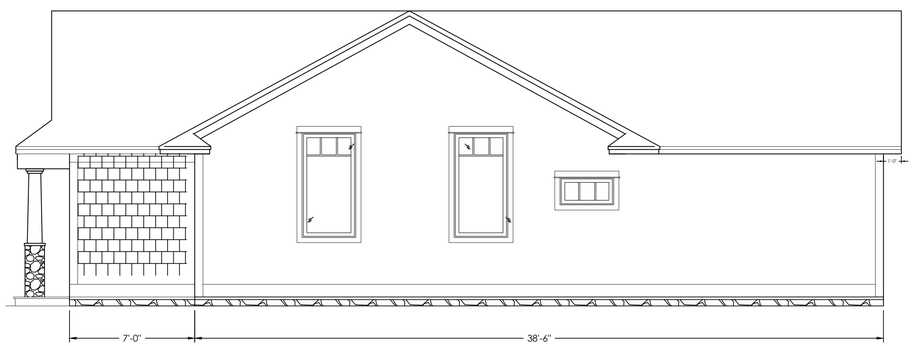
COTTAGE FLOOR PLANS
SCHEMATIC DESIGN

ID.1

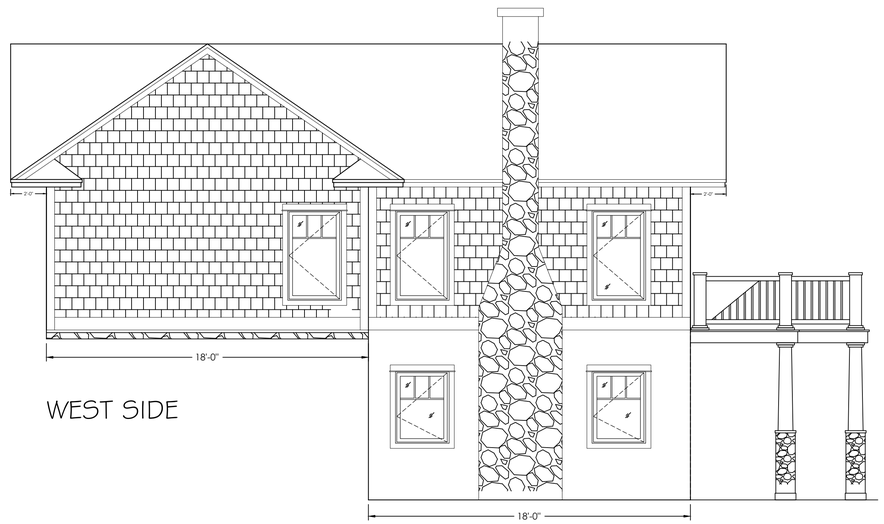


SOUTH / WATER SIDE

EAST SIDE



NORTH SIDE



WEST SIDE

REVISIONS:

TOBEY DESIGN GROUP
143 Pepperrell Rd, Kittery Point, ME 03905
Phone: 603.430.7621
ttobey@tobeydesign.com
www.tobeydesign.com

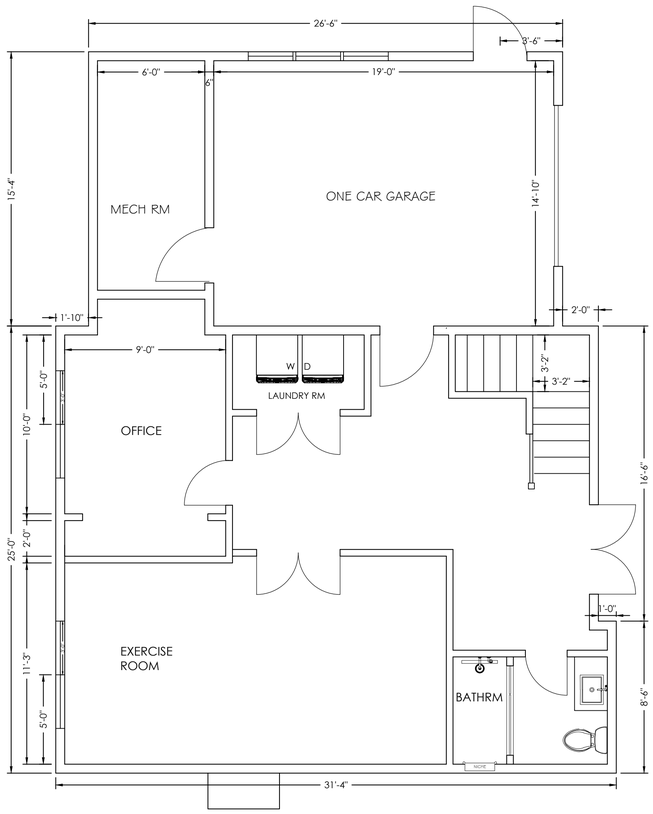
The Irani Residence
23 Bond Rd
Kittery Point, ME 03905

TITLE:

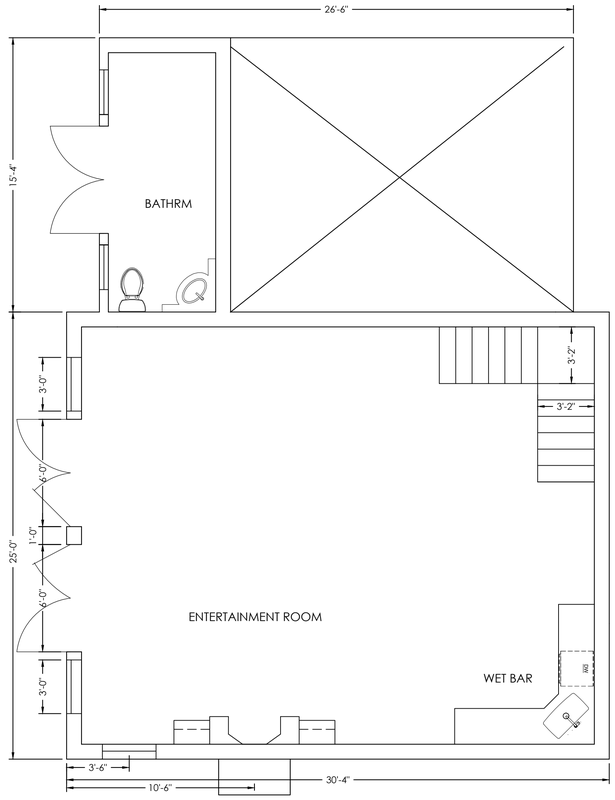
COTTAGE EXTERIOR ELEVATIONS

SCHEMATIC DESIGN

ID.2



Accessory Building
1ST FL PLAN



Accessory Building
LOWER LEVEL PLAN

TOBEY DESIGN GROUP
143 Pepperrell Rd, Kittery Point, ME 03905
Phone: 603.430.7621
ttobey@tobeydesign.com
www.tobeydesign.com

REVISIONS:

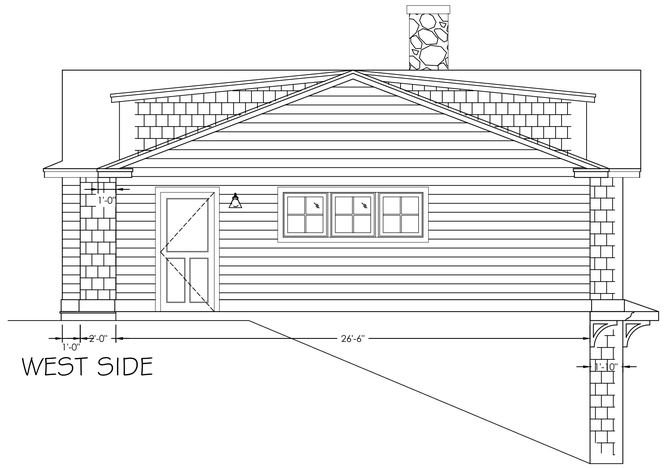
The Irani Residence
23 Bond Rd
Kittery Point, ME 03905

TITLE:

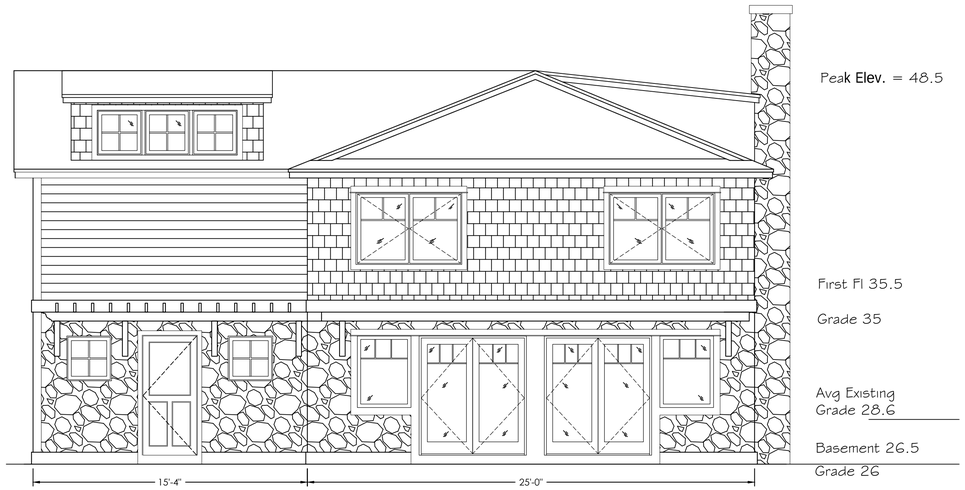
GARAGE FLOOR PLANS
SCHEMATIC DESIGN

ID.3

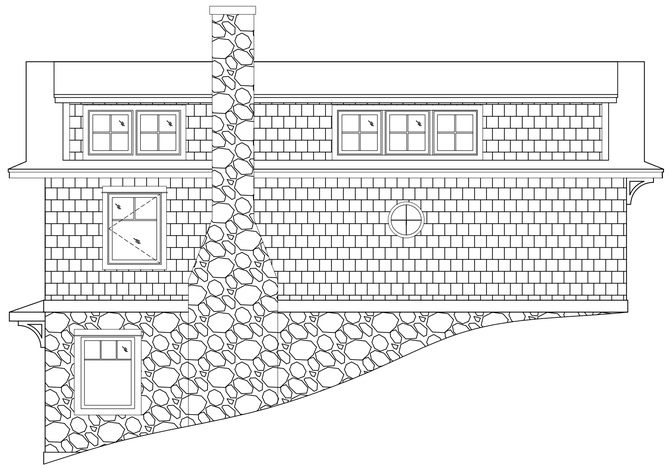
NORTH SIDE



WEST SIDE



SOUTH / WATER SIDE



EAST SIDE

REVISIONS:

TOBEY DESIGN GROUP
143 Pepperrell Rd, Kittery Point, ME 03905
Phone: 603.430.7621
ttobey@tobeydesign.com
www.tobeydesign.com

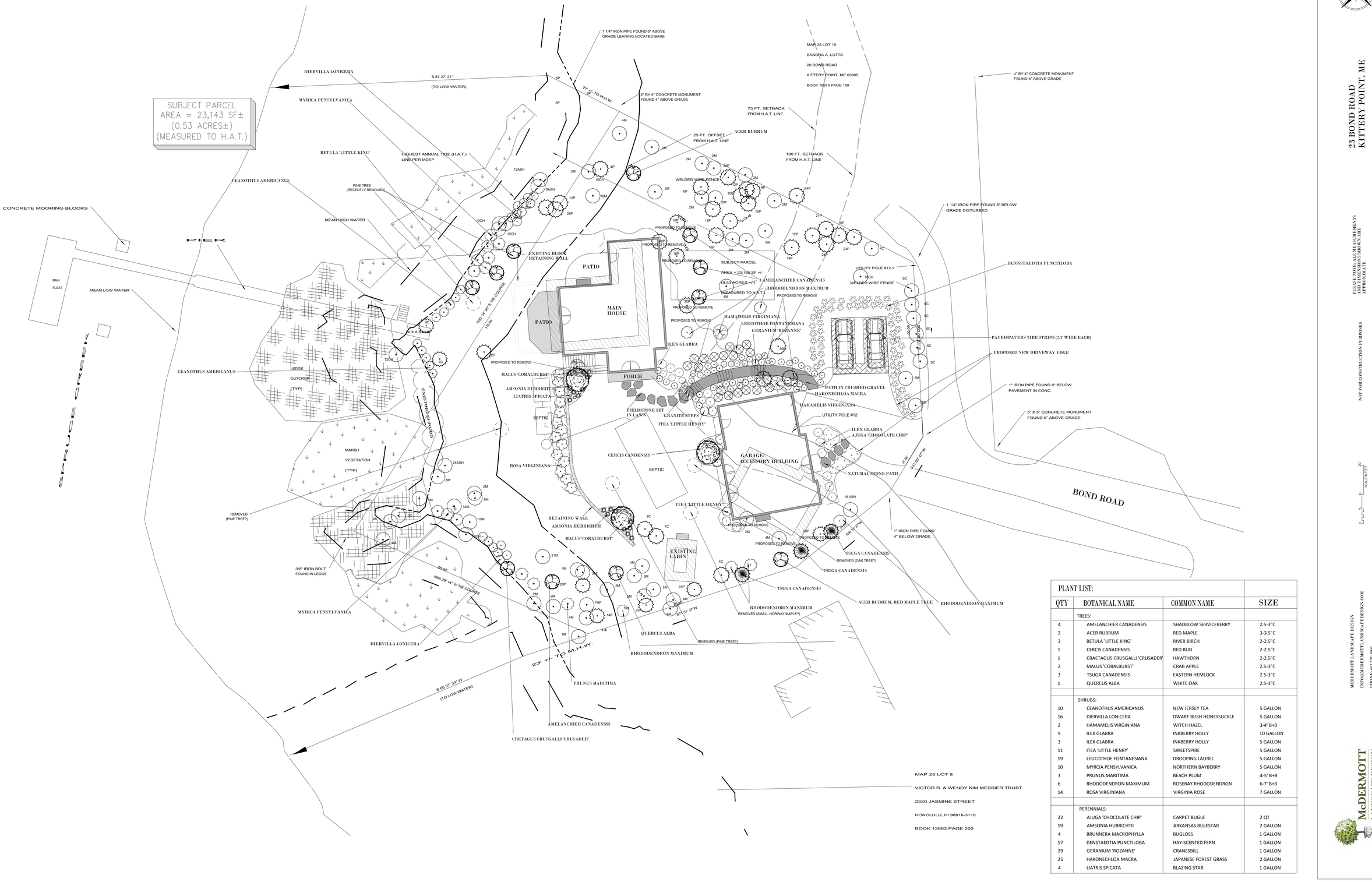
The Irani Residence
23 Bond Rd
Kittery Point, ME 03905

TITLE:

GARAGE EXTERIOR ELEVATIONS
SCHEMATIC DESIGN

ID.4

LANDSCAPE CONCEPT PLAN



PLEASE NOTE: ALL DIMENSIONS AND DIMENSIONS SHOWN ARE APPROXIMATE

NOT FOR CONSTRUCTION PURPOSES

PLANT LIST:			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
	TREES:		
4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5-3"C
2	ACER RUBRUM	RED MAPLE	3-3.5"C
3	BETULA 'LITTLE KING'	RIVER BIRCH	2-2.5"C
1	CERCIS CANADENSIS	RED BUD	2-2.5"C
1	CRAETAGUS CRUSGALLI 'CRUSADER'	HAWTHORN	2-2.5"C
2	MALUS 'CORALBURST'	CRAB APPLE	2.5-3"C
3	TSUGA CANADENSIS	EASTERN HEMLOCK	2.5-3"C
1	QUERCUS ALBA	WHITE OAK	2.5-3"C
	SHRUBS:		
10	CEANOTHUS AMERICANUS	NEW JERSEY TEA	5 GALLON
16	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GALLON
2	HAMAMELIS VIRGINIANA	WITCH HAZEL	3-4' B+B
9	ILEX GLABRA	INKBERRY HOLLY	10 GALLON
3	ILEX GLABRA	INKBERRY HOLLY	5 GALLON
11	ITEA 'LITTLE HENRY'	SWEETSPIRE	5 GALLON
19	LEUCOTHOE FONTANESIANA	DROOPING LAUREL	5 GALLON
10	MYRCIA PENSYLVANICA	NORTHERN BAYBERRY	5 GALLON
3	PRUNUS MARITIMA	BEACH PLUM	4-5' B+B
6	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	6-7' B+B
14	ROSA VIRGINIANA	VIRGINIA ROSE	7 GALLON
	PERENNIALS:		
22	AJUGA 'CHOCOLATE CHIP'	CARPET BUGLE	2 QT
19	AMSONIA HUBRICHTII	ARKANSAS BLUESTAR	2 GALLON
4	BRUNNERA MACROPHYLLA	BUGLOSS	1 GALLON
57	DENSTAEDTIA PUNCTILOBA	HAY-SCENTED FERN	1 GALLON
29	GERANIUM 'ROZANNE'	CRANESBILL	1 GALLON
25	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	2 GALLON
4	LIATRIS SPICATA	BLAZING STAR	1 GALLON

23 BOND ROAD
KITTERY POINT, ME

McDERMOTT LANDSCAPE DESIGN
INFO@MCDERMOTTLANDSCAPEDESIGN.COM
PHONE: 603-531-1001

McDERMOTT
LANDSCAPE DESIGN

GORDON R. SMITH
COUNSEL
gsmith@verrill-law.com
207-253-4926

Verrill Dana, LLP
One Portland Square
Portland, ME 04101-4054
Main 207-774-4000

August 2, 2023

Via E-Mail
Maxim Zakian, Kittery Town Planner
200 Rogers Road
Kittery, ME 03904

Re: Shoreland Zoning Application for 23 Bond Road

Dear Max,

I am writing on behalf of Touchdown Capital LLC ("Touchdown"), which owns property at 23 Bond Road in Kittery (the "Property"). This letter addresses zoning questions that have arisen on the Property in connection with a permit application submitted by Touchdown. As discussed below, the proposed reconstruction and use of structures in Touchdown's application are permitted under the Kittery Code.

1. The Buildings on the Property Are Legally Nonconforming Structures

The Property is located within the Residential - Kittery Point Village Zone (R-KPV) and the Shoreland Overlay Zone (OZ-SL). Within the OZ-SL Zone, new principal and accessory structures must be set back at least 100 feet from the normal high water line of any water body. Kittery Land Use and Development Code ("LUDC") § 16.4.28(E)(3)(a).

As shown on the Touchdown site plan dated August 1, 2023, there are three existing buildings on the Property. They are designated on the site plan as the Main House, Garage/Accessory Building, and Cabin. All three are located less than 100 feet from the high water line of Spruce Creek. However, the current footprints of all three buildings predate 1989, when shoreland zoning rules became effective. Attached to this letter are assessing and permitting records for the Property indicating that the buildings in their current configuration date back to the late 1970s and early 1980s. As such, the buildings on the Property are legally nonconforming structures with respect to current waterbody setback requirements.

Per the site plan, the proposed reconstructed Main House and Garage/Accessory Building will be situated farther from the water and expanded as allowed under Kittery Code. LUDC § 16.1.8(C)(4)(a & b). No changes are proposed for the Cabin except for removal of an existing concrete slab that will reduce footprint and impervious surface.

2. The Proposed Uses of the Buildings Are Allowed under Kittery Code

Uses within the OZ-SL Zone "are allowed in accordance with the land use standards established in the underlying base zone." LUDC § 16.4.28(D). The R-KPV Zone sets forth specific permitted uses on land that falls within both R-KPV and OZ-SL. LUDC § 16.4.12(E)

Within R-KPV and OZ-SL, permitted uses include single family dwellings "if located farther than 100 feet from the normal high-water line of any water bodies, or the upland edge of a wetland." LUDC § 16.4.12(E)(1)(d)(3). The Main House is less than 100 feet from the water, so it is a nonconforming use under current zoning. However, the Main House has been in use from the mid-1930s to the present as a single family dwelling, so it is a legally nonconforming use and may be continued. LUDC § 16.1.8(C)(5) ("The use of land, or structure, lawful at the time such use began, may continue although such use may not meet the provisions of this title."). The attached assessing and permitting records indicate that the Main House was built in 1935. The Main House is a "dwelling unit" with cooking, sleeping and toilet facilities, and is the principal use on the property.

Within R-KPV and OZ-SL, permitted uses also include "accessory buildings, structures, and uses." LUDC § 16.4.12(E)(1)(b). An "accessory building" is defined as "A subordinate building on the lot, the use of which is incidental to that of the main or principal building." LUDC § 16.3.2. The Garage/Accessory Building and the Cabin are both subordinate and incidental to the Main House.

From a quantitative standpoint, the Garage/Accessory Building and the Cabin will be smaller than the Main House. The total floor area of the proposed Main House will be 2,770 square feet (including a 211 square foot deck). The total floor area of the proposed Garage/Accessory Building will be 2,362 square feet (including a 303 square foot garage bay). The total floor area of the Cabin is 148 square feet.

From a qualitative standpoint, the Garage/Accessory Building and the Cabin are subordinate and incidental to the Main House because they are not "dwelling units" and would not be independently suitable for residential use absent the Main House. Neither the Garage/Accessory Building nor the Cabin constitute a "dwelling unit" or "accessory dwelling unit" because they do not contain cooking facilities. A "dwelling unit" in the shoreland overlay zone is defined as "A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time and containing cooking, sleeping and toilet facilities." LUDC § 16.3.2 (emphasis added).

The Cabin consists solely of a small sleeping area, a sink, and a toilet without any cooking facilities. The proposed Garage/Accessory Building will contain space for a vehicle, office, recreation, storage, bathrooms, laundry, and exercise without any cooking facilities. The Garage/Accessory Building floor plan designates an area for "wet bar," which will consist solely of a sink and refrigerator and will not contain any cooking appliances or other cooking facilities.

Accordingly, the Garage/Accessory Building and the Cabin are both incidental and subordinate to the Main House and constitute permitted accessory buildings. Because the proposed use of both accessory buildings is permitted under the current ordinance, it is

unnecessary to analyze whether the proposed use is a continuation of a grandfathered legally nonconforming use.

3. The Proposed Septic System Will Adequately Provide for Disposal of Wastewater

I understand that the Planning Board has asked about the proposed subsurface wastewater system for the Property. On July 31, 2023, the Kittery Licensed Plumbing Inspector (LPI) issued an HHE-200 permit for the proposed septic system. The new system will replace the existing overboard discharge system that drains into Spruce Creek. The new system will significantly improve effluent quality and volume because it will comply with current Maine Subsurface Wastewater Disposal Rules, 10-144 CMR 241.

In its review of projects subject to shoreland zoning, the Planning Board must find that the proposed development will "adequately provide for the disposal of all wastewater." LUDC § 16.9.3(F)(2)(c). The Planning Board may find this standard has been met based on the Kittery LPI's issuance of the HHE-200 permit pursuant to Maine wastewater rules.

Thank you very much for your attention.

Sincerely,

Gordon R. Smith

Attachment

cc: Stephen Langsdorf, Esq.
Kendra Amaral, Kittery Town Manager

TIDEWATER
ENGINEERING & SURVEYING INC.

PROJECT MEMORANDUM

TO: FILE
FROM: RYAN MCCARTHY, TIDEWATER ENGINEERING & SURVEYING, INC.
SUBJECT: 23 BOND ROAD – PERMIT/ASSESSING HISTORY
DATE: JUNE 28, 2023
CC:

1969 Assessing Record	Main House: 768sf Living w/ 150 sf Porch = 918 sf Garage: 325 sf garage only
Building Permit:	Date: 5/10/1978 Addition: 13x18 addition to garage
Building Permit:	Date: 8/26/1981 Addition: 8x25 addition with ½ bath to rear of existing buildings
1980's Assessing Record?	Main House: 768sf Living w/ 150 sf Porch = 918 sf Garage/Guest House: 325 garage + 396sf living + 110sf deck Cabin: 140 sf (1 rm with water closet and sink) Other Notes: Garage under conversion to living space 1983 8x25 addition w/ 1/2 bath to rear
1994 Assessing Record	Main House: 768sf Living w/ 134 sf Porch + 86sf bsmnt = 988 sf 2 bedroom 1.5 bath Garage: 312 sf Cabin 1: 396 sf (attached to garage) Cabin 2: 140 sf w/ plumbing
2003 Assessing Record	Main House: 768sf Living w/ 134 sf Porch + 86sf bsmnt = 988 sf 2 bedroom 1.5 bath Garage: 312 sf Cabin 1: 396 sf (attached to garage) Cabin 2: 140 sf w/ plumbing
Shoreland Permit:	VEG 21-4: 3/10/2021 Removal of 3 trees (1 hit by lightning, 1 conflict w/ new septic, 1 growing in fndn)
Shoreland Permit:	VEG 22-1: 1/18/2022 Removal of 1 tree (hazard tree)
Shoreland Permit:	VEG 23-1: 2/14/23 Removal of invasive species

Shoreland Vegetation Removal Permit

Town of Kittery
200 Rogers Road
Kittery, ME 03904
(207) 475-1308
ceo@kitteryme.org

Permit Number:
VEG-23-1
Date of Issue:
February 14, 2023
Permit Expiration:
February 14, 2025
Permit Fee Paid:
$$25.00

Owner:	TOUCHDOWN CAPITAL LLC
Applicant:	Scott McDermott
Contractor:	Scott McDermott, McDermott Landscape Design
Property Address:	23 BOND ROAD
Map/Lot:	25 9
Zoning:	R-KPV
Adjacent Water Resource:	Spruce Creek
Date of Site Walk:	February 8, 2023

Description of Work:
We are requesting permission to remove any invasive species (cutting down to base and leaving stumps). We are requesting permission to prune any remaining shrubs to a height of 3 feet. We are proposing to remove any fallen limbs/branches, and trash/debris along the shoreline in front of the residence. We are proposing to plant native species per landscape plan provided.

Conditions of Approval/Staff Comments:

Certification:
The Owner/Applicant certifies that the information contained in this application and any related submissions to be true and accurate to the best of their knowledge. The Owner/Applicant understands that they are responsible for compliance with all applicable Town, State and Federal regulations and that failure to comply may result in the imposition of fines, legal fees, and the abatement of any violations to include replanting or corrective action as determined by the Code Enforcement Officer. The Owner/Applicant will notify the Code Enforcement Officer of any changes to this application.

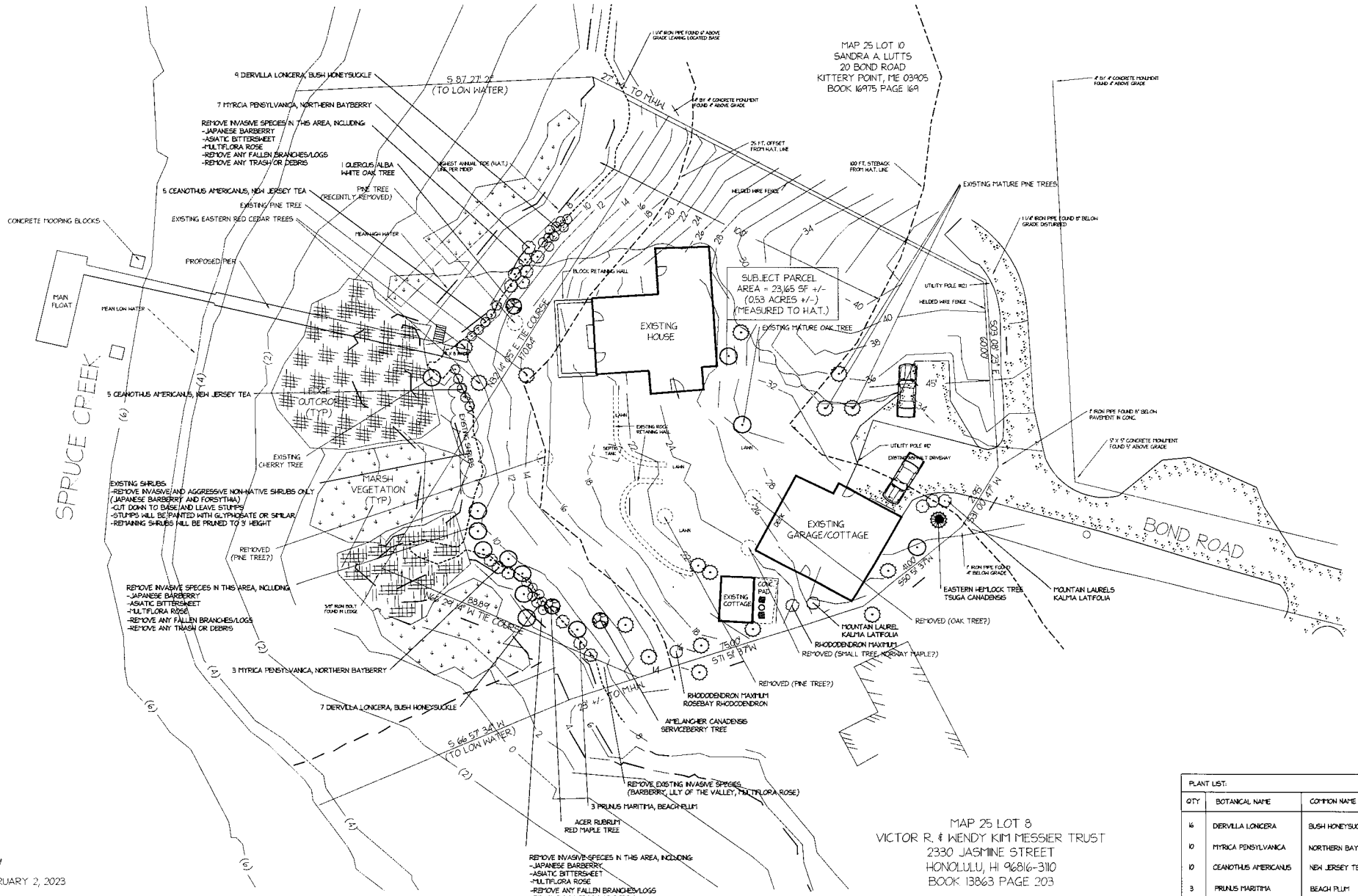
THIS PERMIT ISSUED IS SUBJECT TO APPLICABLE ORDINANCES AS ADOPTED BY THE STATE OF MAINE AND TOWN OF KITTERY AND IS ONLY VALID FOR WORK AS DESCRIBED ON THIS PERMIT APPLICATION.

This permit is expired if substantial work has not commenced within six months from date of issue and substantially completed within two years per Title 16.2.8.D.

This is an e-permit. To learn more, visit kitteryme.viewpointcloud.com/#/records/16783

23 BOND R.
KITTERY, ME

SHORELINE MANAGEMENT AND NATIVE PLANTING PROPOSAL:



PLANT LIST:		
QTY	BOTANICAL NAME	COMMON NAME
16	DIERVILLA LONICERA	BUSH HONEYSUCKLE
10	MYRICA PENSYLVANICA	NORTHERN BAYBERRY
10	CEANOTHUS AMERICANUS	NEW JERSEY TEA
3	PRUNUS MARITIMA	BEACH PLUM

SCALE: 1"=10'

DATE: FEBRUARY 2, 2023

(NOT FOR CONSTRUCTION PURPOSES)

ALL MEASUREMENTS SHOWN ARE APPROXIMATE

INFO@MCDERMOTTLANDSCAPEDESIGN.COM
PHONE: 603.531.8001

Shoreland Vegetation Removal Permit

Town of Kittery
200 Rogers Road
Kittery, ME 03904
(207) 475-1308
ceo@kitteryme.org

Permit Number:
VEG-22-1
Date of Issue:
January 18, 2022
Permit Expiration:
January 18, 2024
Permit Fee Paid:
$$25.00

Owner:	Touchdown Capital, LLC
Applicant:	MICHAEL SKELLY
Contractor:	Eric Masi , Masi Tree Service
Property Address:	23 BOND ROAD
Map/Lot:	25 9
Zoning:	R-KPV
Adjacent Water Resource:	Shoreline of Spruce Creek
Date of Site Walk:	

Description of Work:
Removal of dying/hazard bull pine

Conditions of Approval/Staff Comments:
Replanting of a minimum of 8 points of vegetation required. Replanting plan for whole project to be submitted summer of 2022 with replanting to follow.

Certification:
The Owner/Applicant certifies that the information contained in this application and any related submissions to be true and accurate to the best of their knowledge. The Owner/Applicant understands that they are responsible for compliance with all applicable Town, State and Federal regulations and that failure to comply may result in the imposition of fines, legal fees, and the abatement of any violations to include replanting or corrective action as determined by the Code Enforcement Officer. The Owner/Applicant will notify the Code Enforcement Officer of any changes to this application.

THIS PERMIT ISSUED IS SUBJECT TO APPLICABLE ORDINANCES AS ADOPTED BY THE STATE OF MAINE AND TOWN OF KITTERY AND IS ONLY VALID FOR WORK AS DESCRIBED ON THIS PERMIT APPLICATION.

This permit is expired if substantial work has not commenced within six months from date of issue and substantially completed within two years per Title 16.5.2.4.

This is an e-permit. To learn more, visit kitteryme.viewpointcloud.com/#/records/13876

ISA Basic Tree Risk Assessment Form

Client Mike Skelley Date 1/9/22 Time 02:00

Address/Tree location 23 Bond Rd Tree no. 6 Sheet ____ of ____

Tree species White Pine dbh 42" Height 65-75' Crown spread dia. 30'

Assessor(s) Eric Mast Tools used ____ Time frame ____

FCL and U 3687

Target Assessment

Target number	Target description	Target protection	Target zone: Target within drip line	Target zone: Target within 1x Ht.	Target zone: Target within 1.5x Ht.	Occupancy rate (1 – rare, 2 – occasional, 3 – frequent, 4 – constant)	Practical to move target?	Restriction practical?
1	House	None	✓	✓	✓	3	No	No
2	Deck							
3	Future Pool							
4								

Site Factors

History of failures Many failures / Main leaders & leaders Topography Flat ☐ Slope ☑ 25 % Aspect Backside

Site changes None ☐ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe ____

Soil conditions Limited volume ☐ Saturated ☐ Shallow ☑ Compacted ☐ Pavement over roots ☐ 50 % Describe Shoreline Slope

Prevailing wind direction W Common weather Strong winds ☑ Ice ☑ Snow ☑ Heavy rain ☑ Describe Exposed Completely

Tree Health and Species Profile

Vigor Low ☐ Normal ☑ High ☐ Foliage None (seasonal) ☐ None (dead) ☐ Normal ____% Chlorotic ____% Necrotic ____%

Pests/Biotic ____ Abiotic ____

Species failure profile Branches ☑ Trunk ☑ Roots ☐ Describe Main leaders Snapped/Failed Many Breach Failure - Uprooting is common

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☑ Wind funneling ☑ on a River Bank Relative crown size Small ☐ Medium ☐ Large ☐

Crown density Sparse ☑ Normal ☑ Dense ☐ Interior branches Few ☑ Normal ☐ Dense ☐ Vines/Mistletoe/Moss ☐ ____

Recent or expected change in load factors Winter Weather Conditions Likely

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☑ LCR ____%

Dead twigs/branches ☑ ____% overall Max. dia. ____

Broken/Hangers Number ____ Max. dia. ____

Over-extended branches ☑

Pruning history

Crown cleaned ☐ Thinned ☑ Raised ☑

Reduced ☐ Topped ☐ Lion-tailed ☑

Flush cuts ☑ Other ____

Cracks ☑ ____ Lightning damage ☐ ?

Codominant ☑ & Leaders Included bark ☑

Weak attachments ☑ ____ Cavity/Nest hole ____% circ.

Previous branch failures ☑ ____ Similar branches present ☑

Dead/Missing bark ☑ Cankers/Galls/Burls ☐ Sapwood damage/decay ☑

Conks ☐ Heartwood decay ☐ ____

Response growth ____

Condition(s) of concern ____

Part Size ____ Fall Distance ____

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☑

Likelihood of failure Improbable ☐ Possible ☐ Probable ☑ Imminent ☐

Part Size ____ Fall Distance ____

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☑ Abnormal bark texture/color ☑

Codominant stems ☐ Included bark ☑ Cracks ☑

Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☑

Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐

Cavity/Nest hole ____% circ. Depth ____ Poor taper ☐

Lean ____° Corrected? ____

Response growth ____

Condition(s) of concern So Many leaders/poor Unions

Part Size ____ Fall Distance ____

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth ____ Stem girdling ☐

Dead ☐ Decay ☐ Conks/Mushrooms ☐

Ooze ☐ Not the Main concern Cavity ☐ ____% circ.

Cracks ☐ Cut/Damaged roots ☐ Distance from trunk ____

Root plate lifting ☐ Soil weakness ☐

Response growth ____

Condition(s) of concern Don't know how Well Rooted on Backside

Part Size ____ Fall Distance ____

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood: Failure: Improbable	Failure: Possible	Failure: Probable	Failure: Imminent	Impact: Very low	Impact: Low	Impact: Medium	Impact: High	Failure & Impact (from Matrix 1): Unlikely	Failure & Impact: Somewhat	Failure & Impact: Likely	Failure & Impact: Very likely	Consequences: Negligible	Consequences: Minor	Consequences: Significant	Consequences: Severe	L rating (from Matrix 2)
House Future Dock Walkway	Main Leaders	-Snapping -Shearing off -Branches			✓				✓				✓				✓		Moderate
					✓				✓				✓				✓		
					✓				✓				✓				✓		

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact: Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure: Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

This Pine tree has various previous cuts but also 2 significant failures

Its only a matter of time until the Somewhat limbs fail Canopys Fail at included bark Spots

Mitigation options

1. Removal _____ Residual risk _____
2. _____ Residual risk _____
3. _____ Residual risk _____
4. _____ Residual risk _____

Overall tree risk rating Low ☐ Moderate ☐ High ☐ Extreme ☐

Overall residual risk None ☐ Low ☐ Moderate ☐ High ☑ Extreme ☐ Recommended inspection interval _____

Data ☑ Final ☐ Preliminary Advanced assessment needed ☐ No ☐ Yes-Type/Reason _____

Inspection limitations ☐ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

Shoreland Vegetation Removal Permit

Town of Kittery
200 Rogers Road
Kittery, ME 03904
(207) 475-1308
ceo@kitteryme.org

Permit Number:
VEG-21-4
Date of Issue:
March 10, 2021
Permit Expiration:
March 10, 2023
Permit Fee Paid:
$25

Owner:	DORSZ, THOMAS EDMUND, TR
Applicant:	Edward Roy
Contractor:	Edward A. Roy, A Tree Health Company Inc., DBA Urban Tree Service
Property Address:	23 BOND ROAD
Map/Lot:	25 9
Zoning:	R-KPV
Adjacent Water Resource:	Property lies on Spruce Creek, a tidal estuary.
Date of Site Walk:	March 10, 2021

Description of Work:
We are requesting that a total of 3 trees be removed out of necessity. One large bull pine has been struck by lightning and has had several large leaders already break from storm damage. One leader growing in towards the property has an extensive pocket of decay. This tree is an unacceptable risk to people and structures. One oak (diameter of 18 inches) was in direct conflict with a proposed leach field and has already been removed. One Norway maple (diameter of 6 inches) was growing directly off the corner of the cottage and has been removed.

We propose that a combination of sweet fern, bayberry, low bush blueberry, native red cedar, beach plum, rosa rugosa be planted in sufficient quantity to replace the trees that are removed. Red oak would be a good choice for a large tree.

Conditions of Approval/Staff Comments:
Site walk performed 3/10/21 with Ed Roy and Mike Skelly. Permit amended to remove one bull pine determined to be a high risk tree. Replanting plan for the total of 3 trees removed (2 prior to permit issuance) to be submitted, approved and carried out prior to certificate of completion being issued.

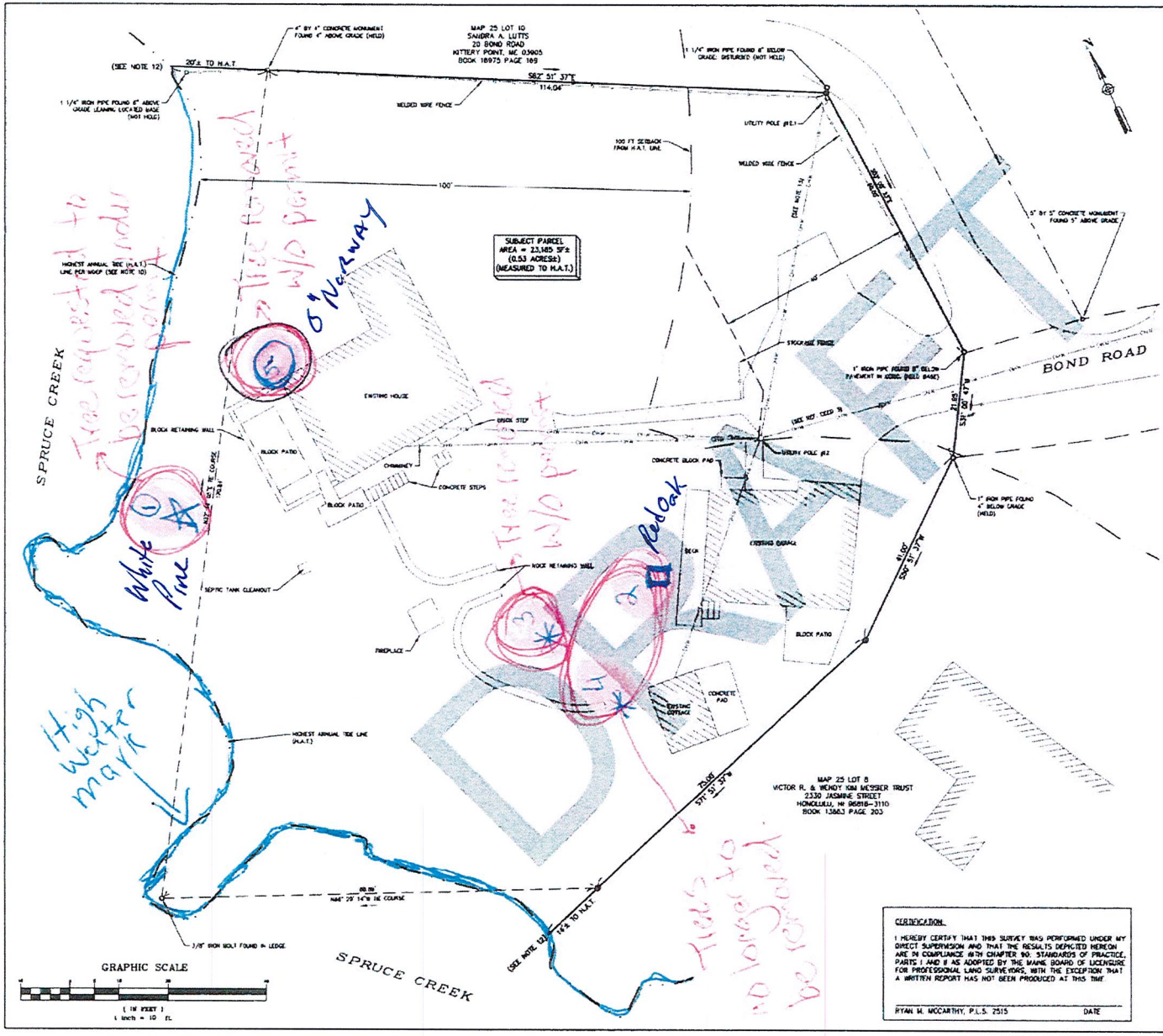
Certification:
The Owner/Applicant certifies that the information contained in this application and any related submissions to be true and accurate to the best of their knowledge. The Owner/Applicant understands that they are responsible for compliance with all applicable Town, State and Federal regulations and that failure to comply may result in the imposition of fines, legal fees, and the abatement of any violations to include replanting or corrective action as determined by the Code Enforcement Officer. The Owner/Applicant will notify the Code Enforcement Officer of any changes to this application.

THIS PERMIT ISSUED IS SUBJECT TO APPLICABLE ORDINANCES AS ADOPTED BY THE STATE OF MAINE AND TOWN OF KITTERY AND IS ONLY VALID FOR WORK AS DESCRIBED ON THIS PERMIT APPLICATION.

This permit is expired if substantial work has not commenced within six months from date of issue and substantially completed within two years per Title 16.5.2.4.

This is an e-permit. To learn more, visit kitteryme.viewpointcloud.com/#/records/10388

1 = White Pine 2 = Red Oak, 3 & 4 Spruce 5 = Norway Maple



LEGEND

- SUBJECT PARCEL PROPERTY LINE
- APPROXIMATE ABUTTER'S LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING STONE WALL
- IRON PIPE, ROD, OR DISK FOUND
- DRILL HOLE FOUND
- GRANITE/CONCRETE BOUND
- 5/8" IRON REBAR TO BE SET
- GRANITE/CONCRETE BOUND TO BE SET
- UTILITY POLE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF TAX MAP 25 LOT 9 IN THE TOWN OF KITTERY, MAINE.
2. OWNER OF RECORD:
   TOUCHDOWN CAPITAL, LLC
   11100 SANTA MONICA BLVD. SUITE 600
   LOS ANGELES, CA. 90025
   Y.C.R.D. BOOK 18350 PAGE 321
3. THE PROPERTY IS LOCATED WITHIN THE RESIDENTIAL–KITTERY POINT VILLAGE (R–KPV) ZONING DISTRICT. THE FOLLOWING DIMENSIONAL REGULATIONS ARE IN EFFECT AT THE TIME OF THIS SURVEY AND ARE SUBJECT TO THE REVIEW BY THE TOWN OF KITTERY.

MINIMUM LAND AREA:	40,000 SF
MINIMUM STREET FRONTAGE:	150 FEET
MINIMUM FRONT YARD SETBACK:	40 FEET
MINIMUM SIDE/REAR YARD SETBACK:	15 FEET
MAXIMUM BUILDING COVERAGE:	20%
MAXIMUM BUILDING HEIGHT:	35 FEET

4. THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE SHORELAND OVERLAY ZONE (OZ–SL). ANY DEVELOPMENT SHALL COMPLY WITH §16.3.2.17 OF THE KITTERY CODE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING REGULATIONS

MINIMUM SHORE FRONTAGE	150 FEET
MAX. DEVEGETATED AREA	20%
SHORELAND STRUCTURE SETBACK	100 FEET
ACC. PATIOS/DECKS <500 SF	75 FEET

5. BASIS OF BEARING IS MAINE STATE PLANE (NAD83) WEST ZONE, US FOOT. ELEVATIONS, IF SHOWN HEREON, CORRESPOND TO NAVD88.
6. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS AND FIELD EVIDENCE RECOVERED AT THE TIME OF THIS SURVEY BY TIDEWATER ENGINEERING & SURVEYING, INC AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
7. ABUTTER LINES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY. ABUTTER LINES SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
8. EASEMENTS OR UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE.
10. THE 2016 HIGHEST ANNUAL TIDE (H.A.T.) ELEVATION PUBLISHED BY MAINE DEP FOR KITTERY POINT IS ELEV. = 8.3' (NAVD88). THE H.A.T. ELEVATION IS USED TO DELINEATE THE UPLAND EDGE OF THE COASTAL RESOURCE FOR REGULATORY PURPOSES UNDER THE MANDATORY SHORELAND ZONING ACT.
11. THE TIE COURSE SHOWN HEREON IS FOR MATHEMATICAL CLOSURE PURPOSES ONLY AND DOES NOT REFLECT THE BOUNDARY LIMITS OF THE PARCEL, NOR IS IT INTENDED TO LIMIT ANY RIGHT, TITLE OR INTEREST THE OWNER MAY HAVE TO THE LOW WATER MARK OF SPRUCE CREEK.
12. A RIPARIAN SURVEY HAS NOT BEEN COMPLETED AS PART OF THIS BOUNDARY SURVEY. THE DIRECTION OR BEARING THAT RIPARIAN RIGHTS EXTEND FROM THE HIGH WATER MARK TO THE LOW WATER MARK HAS NOT BEEN DETERMINED AT THIS TIME THEREFORE THE LABELS SHOWN HEREON STOP AT THE H.A.T. LINE FOR ZONING PURPOSES ONLY.
13. NO EASEMENT WAS READILY AVAILABLE FOR THE WIRES EXTENDING BETWEEN POLE 12 AND 12.1. REFERENCE DEED 3 IS DESCRIBED TO END AT POLE 12. IT IS RECOMMENDED THAT THE APPROPRIATE UTILITY COMPANY BE CONTACTED TO DETERMINE IF AN UNRECORDED EASEMENT MAY EXIST. UNWRITTEN RIGHTS MAY ALSO EXIST.

REFERENCE PLANS:

14. "PLAN OF TWO LOTS FOR E. DAVID AND RUTH HARDY AT KITTERY POINT, YORK CO., MAINE" PREPARED BY C.S. GERRISH, CE DATED JULY 1961. (NOT RECORDED)
15. "PLAN OF LAND FOR ANNA D. SOUTER KITTERY POINT, ME." PREPARED BY ROARING BROOK CONSULTANTS DATED JUNE 6, 1987 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 174 PAGE 34.
16. "LOT LINE ADJUSTMENT PLAN FOR PROPERTY AT 16 & 18 BOND ROAD KITTERY, YORK COUNTY, ME." PREPARED BY NORTH EASTERLY SURVEYING, INC. DATED JUNE 25, 2012 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 357 PAGE 8.

REFERENCE DEEDS:

1. YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.) BOOK 15330 PAGE 321: THOMAS EDMUND DORSZ, TRUSTEE OF THE CORILLA BEVAN DORSZ REVOCABLE TRUST TO TOUCHDOWN CAPITAL, LLC.
2. Y.C.R.D. BOOK 1452 PAGE 111: E. DAVID & RUTH HARDY TO EDMUND J. & CORILLA B. DORSZ
3. Y.C.R.D. BOOK 1018 PAGE 556: ELAMAN D. HARDY AND RUTH C. HARDY TO KITTERY ELECTRIC LIGHT COMPANY DATED OCT. 14, 1944 FOR UTILITY POLES 9, 10, 11 AND 12 EXTENDING FROM BOND ROAD

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE RESULTS DEPICTED HEREON ARE IN COMPLIANCE WITH CHAPTER 90, STANDARDS OF PRACTICE, PARTS I AND II AS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, WITH THE EXCEPTION THAT A WRITTEN REPORT HAS NOT BEEN PRODUCED AT THIS TIME

RYAN M. MCCARTHY, P.L.S. 2515 — DATE

DRAFT

NOT VALID UNLESS SIGNED AND STAMPED

NO.	DATE	SUBMISSION/REVISION DESCRIPTION

TIDEWATER
ENGINEERING & SURVEYING, INC.
89 Route 236 Suite 3 Kittery, ME 03904
(207)439-2222 • www.tidewaterenvi.com

EXISTING CONDITIONS SURVEY
OF LAND LOCATED AT
23 BOND ROAD
KITTERY, YORK COUNTY, MAINE

RECORD OWNER
TOUCHDOWN CAPITAL, LLC
11100 SANTA MONICA BLVD. SUITE 600
LOS ANGELES, CA. 90025

JOB #:	20-146
DATE:	JANUARY 2020
SCALE:	1" = 10'
SHEET	1 OF 1

23 BOND ROAD

Location	23 BOND ROAD	**Mblu**	25/ 9/ / /
Acct#	25/9	**Owner**	TOUCHDOWN CAPITAL, LLC
Assessment	$511,400	**Appraisal**	$511,400
PID	2048	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$96,300	$415,100	$511,400
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$96,300	$415,100	$511,400

Owner of Record

Owner	TOUCHDOWN CAPITAL, LLC	**Sale Price**	$475,000
Co-Owner		**Certificate**	
Address	16266 DORILEE LN	**Book & Page**	18350/0321
	ENCINO, CA 91436	**Sale Date**	08/12/2020
		Instrument	Q

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
TOUCHDOWN CAPITAL, LLC	$475,000		18350/0321	Q	08/12/2020
DORSZ, THOMAS EDMUND, TR	$0		16269/0516	1A	02/16/2012
DORSZ, CORILLA B	$0		1452/0111		01/01/1900

Building Information

Building 1 : Section 1

Year Built:	1935
Living Area:	642
Replacement Cost:	$128,741
Building Percent Good:	60

Replacement Cost
Less Depreciation: $77,200

Building Attributes	
Field	**Description**
Style	Camp
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo

(https://images.vgsi.com/photos/KitteryMEPhotos/\0015\524.JPG)

Building Layout

(https://images.vgsi.com/photos/KitteryMEPhotos//Sketches/2048_2124.jp

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	642	642
CRL	Crawl Space	450	0
FEP	Porch, Enclosed, Finished	138	0
UEP	Porch, Enclosed, Unfinished	192	0
		1,422	642

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
HRTH	HEARTH	1.00 UNITS	$800	

Land

Land Use

Use Code	1013
Description	SFR WATER MDL-01
Zone	R-KPV
hborhood	SP
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.5
Frontage	0
Depth	0
Assessed Value	$415,100
Appraised Value	$415,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
CAB2	W/PLUMBING ETC			140.00 S.F.	$1,800	1
CAB1	CABIN-MINIMAL			396.00 S.F.	$2,000	1
FGR1	GARAGE-AVE			312.00 S.F.	$3,100	1
DCK1	DOCKS-RES TYPE			316.00 S.F.	$11,400	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$84,900	$415,100	$500,000
2021	$84,900	$415,100	$500,000
	$84,900	$415,100	$500,000

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$84,900	$415,100	$500,000
2021	$84,900	$415,100	$500,000
2020	$84,900	$415,100	$500,000

23 BOND ROAD

Location	23 BOND ROAD	**Mblu**	25/ 9/ / /
Acct#	25/9	**Owner**	DORSZ, THOMAS EDMUND, TR
Assessment	$500,000	**Appraisal**	$500,000
PID	2048	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2020	$84,900	$415,100	$500,000
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2020	$84,900	$415,100	$500,000

Owner of Record

Owner	DORSZ, THOMAS EDMUND, TR
Co-Owner	of CORILLA BEVAN DORSZ REV TR
Address	110 AINSDALE WILLIAMSBURG, VA 23188

Sale Price	$0
Certificate	
Book & Page	16269/516
Sale Date	02/16/2012
Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
DORSZ, THOMAS EDMUND, TR	$0		16269/516	1A	02/16/2012
DORSZ, CORILLA B	$0		1452/111		01/01/1900

Building Information

Building 1 : Section 1

Year Built:	1935
Living Area:	642
Replacement Cost:	$128,741
Building Percent Good:	60

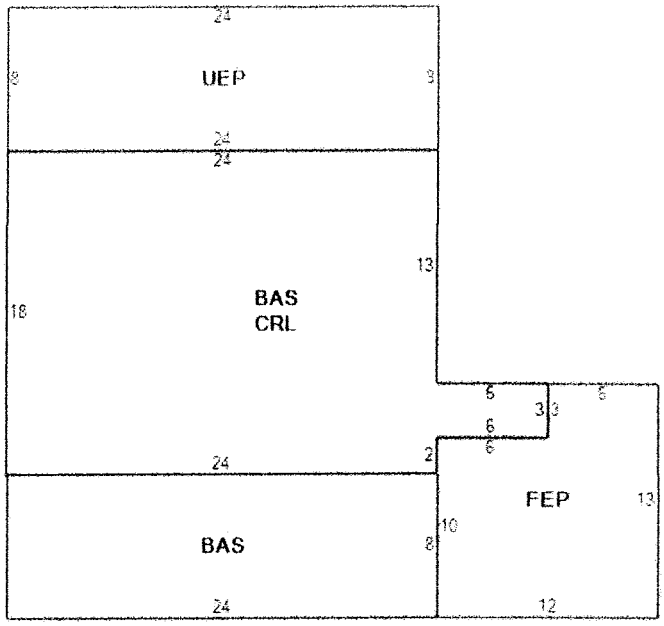
Building Photo


Building Photo
(http://images.vgsi.com/photos/KitteryMEPhotos//\0015\524.JPG)

Replacement Cost

Less Depreciation: $77,200

Building Attributes	
Field	**Description**
Style	Camp
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	
Usrfld 300	
Usrfld 301	



(ParcelSketch.ashx?pid=2048&bid=2124)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	642	642
CRL	Crawl Space	450	0
FEP	Porch, Enclosed, Finished	138	0
UEP	Porch, Enclosed, Unfinished	192	0
		1,422	642

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
HRTH	HEARTH	1.00 UNITS	$800	1

Land

Land Use

Use Code 1013
Description SFR WATER MDL-01

Land Line Valuation

Size (Acres) 0.5
Frontage 0

Zone	R-RV ZONE R-RV	**Depth**	0
Neighborhood	SP	**Assessed Value**	$415,100
Alt Land Appr	No	**Appraised Value**	$415,100
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
CAB2	W/PLUMBING ETC (freestanding)			140.00 S.F.	$1,800	1
CAB1	CABIN-MINIMAL > GARAGE w/ LIVING Qt			396.00 S.F.	$2,000	1
FGR1	GARAGE-AVE			312.00 S.F.	$3,100	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2020	$84,900	$415,100	$500,000
2019	$66,200	$340,500	$406,700
2018	$66,200	$340,500	$406,700

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
20[illegible]	$84,900	$415,100	$500,000
2019	$66,200	$340,500	$406,700
2018	$66,200	$340,500	$406,700

Property Location: BOND ROAD
Vision ID: 2048

MAP ID: 25/ 9/ / /
Other ID:

Bldg #: 1 Card 1 of 1 Print Da 11/2003 13:40

CURRENT OWNER

DORSZ, CORILLA B
COLLINS, % CORILLA
4 GLEN IRIS
DOVE CANYON, CA 92679

TOPO.	UTILITIES	STRT./ROAD	LOCATION
4 Rolling	2 Public Wate	1 Paved	7 Waterfront
	6 Septic		

SUPPLEMENTAL DATA

Account # 25/9
Sub-div
Photo
Ward
Prec.

GIS ID: 2048

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1013	406,900	406,900
RESIDNTL	1013	90,500	90,500
RESIDNTL	1013	12,300	12,300
		Total	509,700	509,700

4513
KITTERY, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
DORSZ, CORILLA B	1452/ 111				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1013	423,000	2002	1013	170,100	2001	1013	170,100
2003	1013	90,500	2002	1013	42,500	2001	1013	42,500
2003	1013	12,300	2002	1013	12,300	2001	1013	12,300
		Total: 525,800			Total: 224,900			Total: 224,900

EXEMPTIONS

Year	Type/Description	Amount
		Total:

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	88,900
Appraised XF (B) Value (Bldg)	1,600
Appraised OB (L) Value (Bldg)	12,300
Appraised Land Value (Bldg)	406,900
Special Land Value	
Total Appraised Card Value	509,700
Total Appraised Parcel Value	509,700
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	509,700

NOTES

GREY IA
UBM 75 % LEDGE-WET
2X8 + 2X6

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
5/7/2003	PR	68	Field Review
2/14/1998	AB	00	Measur+Listed
2/13/1998	AB	01	Measur+1Visit
3/31/1988	MH	00	Measur+Listed

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1013	SFR WATER	SR				21,780.00	SF	2.49	1.20	6	6.25	005	1.00	WF - 10% ROW	18.68	406,900
						Total Card Land Units	0.50	AC	Parcel Total Land Area:	0.50 AC						Total Land Value	406,900

Property Location BOND ROAD **MAP ID:** 25/ 9/ / /
Vision ID: 2048 **Other ID:**

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/' 3 13

CONSTRUCTION DETAIL

Element	Ca.	Ch.	Description
Style/ Type	01		Ranch
Model	01		Residential
Grade	03		Average
Stories	1		1 Story
Occupancy	01		
Exterior Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	02		Rolled Compos
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2	09		Pine/Soft Wood
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	02		2 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	3		3 Rooms
Bath Type	02		Average
Kitchen Style	02		Average

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

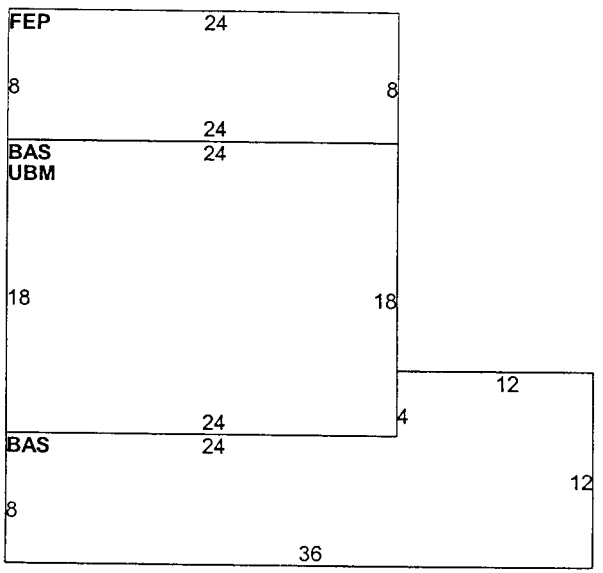
COST/MARKET VALUATION

Unadj. Base Rate	82.00
Size Adj. Factor	1.42935
Grade (Q) Index	0.96
Adj. Base Rate	112.52
Bldg. Value New	111,170
Year Built	1935
Eff. Year Built	(A) 1983
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	88,900

MIXED USE

Code	Description	Percentage
1013	SFR WATER	100

SKETCH



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL1	FIREPLACE 1 ST	B	1	2,400.00	1968	1	100	1,600
CAB2	W/PLUMBING ETC	L	140	28.00	1998	0	70	2,700
CAB1	CABIN-MINIMAL	L	396	22.00	1998	0	70	6,100
FGR1	GARAGE-AVE	L	312	16.00	1998	0	70	3,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	768	768	768	112.52	86,415
FEP	Porch, Enclosed, Finished	0	192	134	78.53	15,078
UBM	Basement, Unfinished	0	432	86	22.40	9,677
Ttl. Gross Liv/Lease Area		768	1,392	988	Bldg Val:	111,170

TOWN OF KITTERY

1981

CERTIFICATE OF OCCUPANCY APPLICATION 26 AUG 19 81 Zone RP M 25 L 9 No. 81107

Owner EDMUND J. DORSZ Location Bond Rd

Present Use SINGLE FAMILY DWELLING

Proposed Construction and/or Use ADDITION

Requisite Approvals N/A

BUILDING INSPECTION RECORD

Local Ordinances	Rough-In Plumbing	Rough-In Electrical
Fire Codes	**Finished Plumbing**	**Finished Electrical**

Remarks: addition 8x25 addition with ½ bath to rear of existing bldg

CERTIFICATE OF OCCUPANCY PERMIT

Conditional or temporary occupancy issued by _____, 19____

and is subject to the following conditions and/or safeguards _____

_____ expires _____, 19____

Completed occupancy issued by _____, _____, 19____,

the subject property has been inspected and/or evaluated and appears to be in compliance with all applicable codes.

M 25 L 8 & 10-9 & 10-7

BUILDING PERMIT AND APPLICATION 26 AUG, 1981 Value 4,000 Fee $4.00 No. 81107

Owner EDMUND J DORSZ Location Bond Rd Kittery

Mailing Address bond rd Kittery ME Zip 03905 Tel. _____

Applicant Joe MeTIVIER Contractor JOE METIVIER

Plumbing Permit No., Interior 50771 Exterior _____ No. Baths ½ Dist. to Water _____

Plot Plan _____, Yard Spaces _____ ft. front R/W line, _____ ft. left, _____ ft. rt., _____ ft. rear _____

Building Plan V, Dimensions 8 X 25 Ht. 1 STORY Ft.

Structural type wood FRAME, Style _____ Foundation ~~footing~~ ~~Concrete~~ Fin. Cellar Slab

Ext. T-111, Int. Plywood, Roof Asphalt rolled, Insul. Fiberglass, Elect. _____

Heat _____, Fireplace/Stove _____, Other _____

Occupancy Permit required _____.

Addition: 8 x 25 addition with ½ BATH TO REAR of EXISTING Bldg

In accordance with Chapter 1, Section IV, subsection D, of Appendix A. Land Use and Development Code Zoning Ordinance for the Town of Kittery, Maine, adopted June 13, 1977, this application for a Building Permit is hereby approved/~~denied~~ by _____, Code Enforcement Officer, for the following reason(s): _____

Owner's signature _____

Applicant other than owner:

I hereby certify that the proposed construction and/or use is authorized by the owner of record and I have been instructed by the owner to make this application as his authorized agent.

Signature of Agent Joseph G. Metivier Tel. _____

Address _____ State _____ Zip _____

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

IN PROGRESS INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION. TEL. 439-0452

TOWN OF KITTERY

1978

2461

OLDEST TOWN IN MAINE

CERTIFICATE OF OCCUPANCY APPLICATION May 10 19 78 Zone SR M 25 L 9 No.

Owner Edmund T. Dorr Location off Bond Road

Present Use Garage + Single Family Dwelling

Proposed Construction and/or Use Addition to garage

Requisite Approvals

BUILDING INSPECTION RECORD

Local Ordinances	Rough-In Plumbing	Rough-In Electrical
Fire Codes	**Finished Plumbing**	**Finished Electrical**

Remarks:

CERTIFICATE OF OCCUPANCY PERMIT

Conditional or temporary occupancy issued by ______, 19 ____,

and is subject to the following conditions and/or safeguards ______

______ expires ______, 19 ____.

Completed occupancy issued by ______, ______, 19 ____,

as the subject property has been inspected and/or evaluated and appears to be in compliance with all applicable codes.

BUILDING PERMIT AND APPLICATION May 10, 19 78, Value 2500 Fee 5.00 (25/9) No. 2461

Owner Edmund T. Dorr Location off Bond Road

Mailing Address 3820 Ingomar St, Washington DC 20015 Zip [illegible] Tel. [illegible]

Applicant Wendell Jackson Contractor Wendell Jackson

Plumbing Permit No., Interior N/A Exterior N/A No. Baths N/A Dist. to Water 94

Plot Plan Yes, Yard Spaces 40+ ft. front R/W line, 20' ft. left, 100+ ft. rt., 94 ft. rear

Building Plan NA, Dimensions 13x18 addition Ht. [illegible] Ft.

Structural type Wood, Style Single Story, Foundation [illegible] wall, Fin. Cellar No

Ext. [illegible], Int. No, Roof Asphalt, Insul. Yes, Elect. Yes

Heat No, Fireplace/Stove No, Other

Occupancy Permit required Yes. 13x18 addition to garage

Electrical Insp.

In accordance with Chapter 1, Section IV, subsection D, of Appendix A. Land Use and Development Code Zoning Ordinance for the Town of Kittery, Maine, adopted June 13, 1977, this application for a Building Permit is hereby approved/denied by Richard [illegible], Code Enforcement Officer, for the following reason(s):

Owner's signature ______

Applicant other than owner:

I hereby certify that the proposed construction and/or use is authorized by the owner of record and I have been instructed by the owner to make this application as his authorized agent.

Signature of Agent [illegible] Tel. [illegible]

Address [illegible] State Maine Zip

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

IN PROGRESS INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION. TEL. 439-0452.

1994

23 BOND ROAD KITTERY, ME 2112 9402

ACCOUNT NO 2579
SUBDIVISION
PHOTO
CLIENT NO 4513
WARD
PRECINCT
PRINT DATE 12/01/94

Tract
Block
Fire
School
Heart
Freeze

0 1 2 1 5 | 0 0 0 9 | 0 0 0 0 | 25 | 03 | CARD NO 1 of

NAME AND ADDRESS	
1 OWNER NAME	DORSZ, CORILLA B
2 CO-OWNER NAME	
3 MAILING STREET ADDRESS	3820 INGOMAR STREET NW
4 MAILING CITY, STATE, ZIP	WASHINGTON, DC 20015
1 OWNER NAME	
2 CO-OWNER NAME	
3 MAILING STREET ADDRESS	
4 MAILING CITY, STATE, ZIP	

ADD		SALE	
CHANGE		DELETE	

23 BOND ROAD

PROPERTY FACTORS

TOPOGRAPHY		UTILITIES		STREET OR ROAD		LOCATION	
LEVEL	1	ALL PUBLIC	1	PAVED	1	URBAN	1
ABOVE STREET	2	PUBLIC WATER	2	SEMI-PAVED	2	SUBURBAN	2
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	RURAL	3
ROLLING	4	GAS	4	PROPOSED	4	BUS. DIST.	4
STEEP	5	WELL	5	CURB & GUTTER	5	INDUSTRIAL	5
LOW	6	SEPTIC	6	SIDEWALK	6	RECREATIONAL	6
SWAMPY	7			ALLEY	7	WATERFRONT	7
LEDGE	8			NONE	8	FLOOD PLAIN	8

HISTORY	CODE	APPRAISED VALUE	ASSESSED VALUE
YEAR 90			
RES. LAND	1013	159900	159900
RESIDNTL	1013	50100	50100
TOTAL		210000	210000
YEAR			
TOTAL			

RECORD OF OWNERSHIP

	OFFIC RECORD BOOK	PAGE	DATE MO	DAY	YR	Q/U	V/I	INDICATED SALES PRICE	VALID CODE
DORSZ, CORILLA B	1452	111	00	00	00			0	

EXEMPTIONS

YEAR	TYPE	CODE	AMOUNT
		TOTAL	

BUILDING PERMIT RECORD

ID	DATE	TYPE	DESCRIPTION	APPR	AMOUNT	DATE COMPLETE	COMMENTS

OTHER ASSESSMENTS

CD	Descr	Number	Amount	Comm Int.

MMC

COMPARABLE

Rating	MAP	BLOCK	LOT	MO	YR	ADJUSTED VALUE

VALUE SUMMARY

VALUATION BY Market	
TOTAL APPRAISED BLDG VALUE	36,900
TOTAL APPRAISED XF VALUE	1,400
TOTAL APPRAISED OB VALUE	11,600
TOTAL APPRAISED LAND VALUE	159,900
TOTAL LAND VALUE AGRICULTURAL	
TOTAL APPRAISED VALUE	210,000
TOTAL ASSESSED VALUE	147,000
NET TAXABLE VALUE	
TOTAL CLASSIFIED USE VALUE CARD	
TOTAL CLASSIFIED USE VALUE PARCEL	
TOTAL VALUE CARD	210,000
TOTAL VALUE PARCEL	210,000

VISIT HISTORY

DATE	R	I	C	ID
081492				DEP
033188				RHOO

THIS SIGNATURE ONLY ACKNOWLEDGES A VISIT BY A DATA COLLECTOR

LAND SECTION

USE CODE	LAND DESCRIPTION	ZONING	D/S	FRONTAGE	DEPTH	TOTAL LAND UNITS	UNIT TYPE	UNIT PRICE	INFLU FACTOR	S/I	COND FACTOR	NB HD	ADJ	NOTES AND OTHER ADJUST / SPECIAL LAND CALC	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE
10135	FR Water	SR				21,780.00	SF	1.71110	6390				1004.00	WTR XO=102%	429	7.34	159805
	TOTAL AREA					21,780.00	SF							Market	LAND VALUE		159,900

CONSTRUCTION DETAIL

ELEMENT	CODE	CHG	DESCRIPTION
TYLE	03		BUNGALOW
ODEL #	01		SINGLE FAM RES
RADE	03		AVERAGE
TORIES	01		1.0 STORY
CCUPANCY	01		
XT WALL 1	11		CLAPBOARD
2			
OOF STRUCTURE	03		GABLE OR HIP
OOF COVER	02		ROLLED COMPOSIT
T. WALL 1	3		DRYWALL
2			
T FLOOR 1	12		HARDWOOD
2	09		PINE OR SOFT WO
EATING FUEL	02		OIL
EATING TYPE	04		FORCED AIR-DUCT
IR COND. TYPE	01		NONE
EDROOMS	3		3 BEDROOMS
ATHROOMS	1.5		
OTAL ROOMS	00		00
ATH STYLE	00		UNKNOWN
ITCHEN STYLE	00		UNKNOWN
OMMERCIAL ONLY			
EAT & AIR COND.			
AME. TYPE			
ATHS/PLUMBING			
IL/WALL FIN.			
OMS/PARTITIONS			
COMMON WALL			
ALL RIGHT			

MAIN HOUSE

CONDOMINIUMS/COOPS

LOOR LEVEL	
NIT LOCATION	
O. OF LEVELS	
OTAL UNITS	
OWNERSHIP	

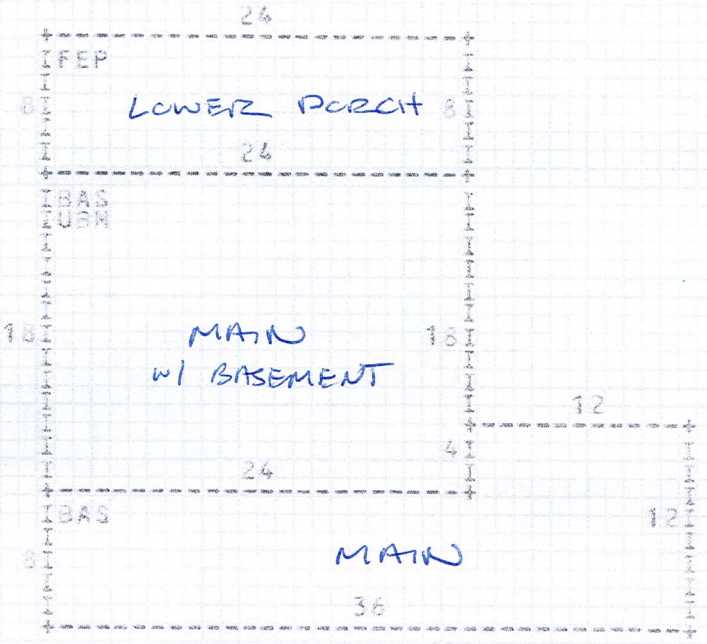
NOTES/VALUATION AUTHORITY HEARING CHANGES

POOR KITCH GREY
OBS=STP ATTACHED TP 084
OBS 4+5 ATTCHD
2X8 & 2X6

COST MARKET APPROACH

UNADJ. BASE RATE	47.00	
SIZE ADJ. FACTOR	1.3066	
GRADE INDEX	0.95	
EFF. BASE RATE	58.34	
BLD. MKT/COST VALUE		57640
YEAR BUILT	1935	
EFF. YEAR BLT.	1952	
NORM. DEPR.	36.00	
FUNC. OBS.		
ECON. OBS.		
SPEC. COND CODE		
SPEC. COND %		
% CONDITION	64.00	
DEPR. BLDG. VAL.		36900

SKETCH 25 BOND ROAD SCALE 1:124



OUTBUILDINGS/EXTRA FEATURES

OB/XF CODE	DESCRIPTION	GR. CODE	UNITS	UNIT PRICE	DATE ON	L/B	ANNUAL DEPR. RATE	PCT. COND.	OB/XF DEPR. VALUE
PL1	FIREPLACE 1		1.00	2200.00	52	B	1.00100		1400
CAB2	W/PLUMBING		140.00	23.0088		L	0.00070		2700
CAB1	CABIN-MINIM		396.00	22.0088		L	0.00070		6100
GR1	GARAGE-AVE		312.00	16.0088		L	0.00060		3000

CAB1 IS PORTION OF GARAGE THAT'S LIVING SPACE
CAB2 IS FREESTANDING CABIN W/ 1 BED & BATH

TOTAL OB/XF VALUE 13200

SUB AREA SUMMARY

AREA TYPE	DESCRIPTION	GROSS AREA	EFFECTIVE AREA	UNIT COST	UNDEPRECIATED COST/MARKET VALUE
BAS	First floor	763	760	58.34	44305
FEP	Porch, enclos, f	192	134	40.72	7818
UBM	Basement, unfini	432	86	11.61	5017
TOTALS		1,392	980		57640

BUILDING TRAVERSE

1 BAS=UBM=E24
2 FEP=N8E24S8W24@S16
3 BAS=S8E36N12W12S4W24@E24N16@.
4
5
6
7
8
9

Map 25 Lot 9

PROPERTY ASSESSMENT RECORD — TOWN OF RITTERY

Dorsz

CORILLA B DORSZ
3820 INGOMAR STREET NW
WASHINGTON, D.C. 20015
LOC: 23 BOND ROAD
MAP 25 LOT 9

RECORD OWNERSHIP	DATE	BOOK	PAGE	SALE
DORSZ, EDMUND + CORILLA B. (JT)		1452	111	

23 Bond Road

ASSESSMENT RECORD

	19	19	19	19	19	19	19	19	19	19
ELLING										
RAGE										
MM.										
AL VALUE BUILDINGS										
AL VALUE LAND										
AL VALUE LAND & BUILDINGS										

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
EL	✓	WATER	✓
H		SEWER	
N		GAS	
LING	✓	ELECTRICITY	✓
MPY (S)		ALL UTILITIES	
STREET		**TREND OF DISTRICT**	
ED R/W	✓	IMPROVING	
I-IMPROVED		STATIC	✓
T		DECLINING	
EWALK			

PROPERTY INFORMATION

D COST	
G. COST	
E PRICE	
T	
ENSE	

MEMORANDA

Purch Apr 1983

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE
8 x 25 Add. with ½ Bath to rear	4,000	81-107	8/81

LAND VALUE COMPUTATIONS AND SUMMARY

35 SQUARE FEET	FRONTAGE	PRICE	TOTAL	% DEP.	VALUE
150					35000
5000 + 10%					+ 3500
TOTAL LAND VALUE					38500
TOTAL VALUE BUILDINGS					21000
TOTAL VALUE LAND AND BUILDINGS					59500

BUILDING RECORD

OCCUPANCY

SINGLE FAMILY	✓
TWO FAMILY	
THREE FAMILY	
APARTMENT	
RESIDENTIAL-COMM.	
VACANT	

DESIGN

CONTEMPORARY	
RANCH	
SPLIT LEVEL	
CONVENTIONAL	✓
COLONIAL	
CAPE	
GARRISON	

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	
CONCRETE SLAB	

BASEMENT

AREA FULL	
¼ (½) ¾	✓
NO BASEMENT	
CRAWL	

WALLS

ALUM. SIDING	
VINYL SIDING	
WOOD SIDING Bev.	✓
WOOD SHINGLES	
ASPHALT SHINGLES	
ASBESTOS SHINGLES	
STUCCO ON FRAME	
STUCCO ON MASONRY	
STONE ON MASONRY	
BRICK VENEER	
BRICK ON MASONRY	
CONC. OR CIND. BLOCK	

ROOFING

ASPHALT SHINGLES	
WOOD SHINGLES	
ASBESTOS SHINGLES	
SLATE	
TILE	
METAL	
COMPOSITION Roll	✓

PLUMBING

STANDARD	✓
BATHROOM	
TOILET ROOM	
WATER CLOSET	
LAVATORY OR SINK	
STALL SHOWER	
MODERN FIXTURES	
TILE BATH ROOM	
TILE TOILET ROOM	

NUMBER OF BEDROOMS

NO. OF ROOMS

BSMT.	2ND
1ST	3RD

FLOORS

	B	1	2	3
CEMENT				
EARTH	✓			
PINE		✓		
HARDWOOD				
ASPH. TILE		✓		

INTERIOR FINISH

	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
DRY WALL		✓		
UNFINISHED	✓			
PANEL				
CEILING				

No ATTIC

FIN. ATTIC AREA	
UNFIN. ATTIC AREA	
ATTIC STRS. & FLOOR	

HEATING

PIPELESS FURNACE	
HOT AIR FURNACE	✓
ELECTRIC	
STEAM OR HOT WATER	
UNIT HEATERS	
AIR CONDITIONING	
RADIANT HEATING	
NO HEATING	
OIL	✓
GAS	

OTHER FEATURES

FIREPLACE	
PT MASONRY WALLS	
BSMT GARAGE	
BSMT REC. ROOM	
FIN. BSMT. LIVING AREA	
MODERNIZED KITCHEN	

CONDITION

	E	G	F	P
INT. FINISH				
LAYOUT				
STRUCTURE			✓	
EXTERIOR			✓	

NOTES

Garage under Conversion to Liv. Area 1988

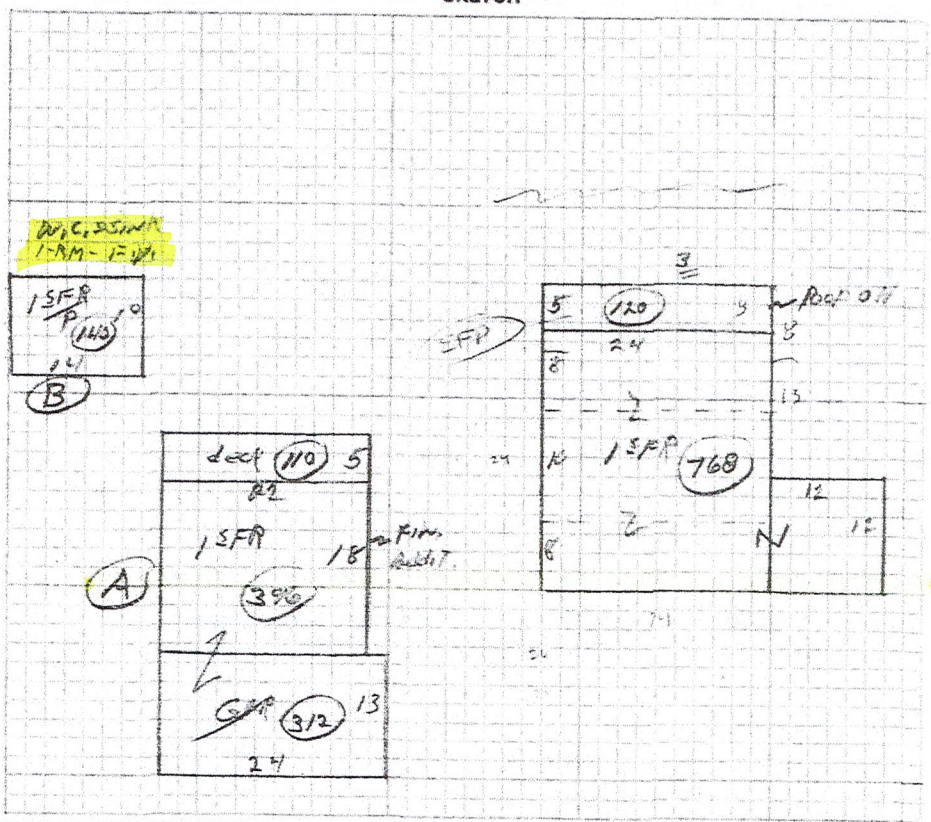
REMODELING DATA

KITCHEN	
PLUMBING	
HEATING	
BASEMENT	
GENERAL	

COMPUTATIONS

1.0 UNIT	AMOUNT
768 S.F.	27200
ADD. & PCHS.	300
WALL HT.	
BSMT. AREA	– 700
FINISH	
ATTIC	
HEATING	
PLUMBING	
M.F.	
TOTAL	26800
FACTOR	.95
REPL. VALUE	

SKETCH



DESCRIPTION OF OBSOLESCENCE

STRUCTURAL		ECONOMIC		BLIGHTED AREA	
SURPLUS CAPACITY		TOPOGRAPHY		RURAL LOCATION	
OVERBUILT		COMMER. LOCATION		WATER SUPPLY	

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	SIZE	AREA	AGE	RATE	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL	OBSOL. DEPR.	SOUND VAL.
DWELLING	1SFR		768	old	C-5	AV	25500	45			14000
GARAGE (A)	1SFR		312	old	C	AV					
Rec. Addn. (A)	1SFR		396	1988	12	G	7700	30			5390
(A)	DECK		110								
BARN											
(B)	Guest Hse.	10x14	140	old		AV	3800	50			1900

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDII	21000
		Ref						

MAP NO. 25 LOT NO. 4 1969 PROPERTY RECORD – TOWN OF KITTERY, MAINE CARD NO. 1 of 2

Off Bond Road KP

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
2187320 Dorsz, Edmund J. & Corilla B.		7/17/61	1452	111

ASSESSMENT RECORD ACCT. NO. LHB 980260

	1969	1970	19	19	19	19	19	19	19	19
DWELLING	3600	9300								
GARAGE										
TOTAL VALUE BUILDINGS	3600	9300								
TOTAL VALUE LAND	1200	3600								
TOTAL VALUE LAND & BUILDINGS	4800	12900								

MEMORANDA

Warrington, Rec

200
85 @ 100% 85
115 @ 30% 35
120 sq

RENTAL EXPENSE ITEMS

VACANCY	
HEATING	
WATER	
ELECTRICITY	
JANITOR	
MANAGEMENT	
TOTAL FLAT EXPENSES	

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	✓
HIGH		SEWER	cpf
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK			

PROPERTY INFORMATION	
LAND COST	
BLDG. COST	
SALE PRICE	
GROSS ANNUAL INCOME	
LESS EXPENSES	
NET INCOME	
LAND @ % =	
BLDG. @ % =	
TOTAL	

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE

UR TOTAL AREA

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
F 120	170AV	20.00	1.18	23.60	2830
200 L/F	shore	@ 10.00			2000
Exc Rdy – 25% x 4230					-1210
C.I.					
TOTAL VALUE LAND					3620
TOTAL VALUE BUILDINGS					9340
TOTAL VALUE LAND & BUILDINGS					12960

BUILDING PERMIT

OCCUPANCY

NGLE FAMILY		HOTEL	
VO FAMILY		ROOMING HOUSE	
PARTMENTS		GAS STATION	
ORES		WAREHOUSE	
FFICES		INDUSTRIAL	
MM. GARAGE		FARM	
		Cottage	✓

RANCH		CAPE	
SPLIT LEVEL		GARRISON	
CONTEMPORARY		GAMBREL	
CONVENTIONAL	✓		

CONSTRUCTION

FOUNDATION

NCRETE	
NCRETE BLOCK	
ICK OR STONE	✓
ERS POSTS	

BASEMENT

EA FULL	
1/2 ; 3/4 %	✓
BASEMENT	
AD ROOM	

WALLS

VEL SIDING	✓
DE SIDING	
OP SIDING	
OOD SHINGLES	
PHALT SHINGLES	
BESTOS SHINGLES	
UCCO ON FRAME	
UCCO ON MASONRY	
KED ENAMEL STEEL	
ICK VENEER	
ICK ON MASONRY	
NC. or CIND. BLOCK	
UMINUM	
TIFICIAL STONE	
ONE ON MASONRY	
RTICAL BDS. SIDES	
OF INSULLATION	
NKET INSUL.	

ROOFING

PHALT SHINGLES	
OOD SHINGLES	
BESTOS SHINGLES	
ATE	
E	
TAL	
MPOSITION	
LL ROOFING	✓
PE OF ROOF Gable	

FRAMING

OOD JOIST 2x6-24	✓
MBER, BMS. & COLS.	✓
EL BMS. & COLS	
OOD RAFTERS	✓

NO. OF ROOMS

AT.		2ND	
	4	3RD	

FLOORS

	B	1	2	3
CEMENT	✓	.		
EARTH				
PINE		✓		
HARDWOOD		✓		
ASPH. TILE				
INL. - LIN.				
W/W CARPET				
ATTIC STRS. & FLOOR				

INTERIOR FINISH

	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
DRY WALL		✓		
UNFINISHED	✓			
FIN. BSMT. AREA				
FIN. ATTIC AREA				
FIREPLACE				✓
MODERN KITCHEN				

HEATING

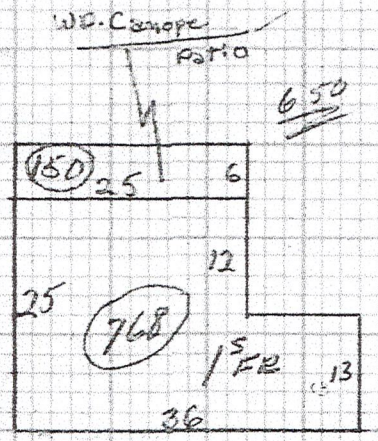
HOT WATER OR VAPOR	
FORCED AIR FURNACE	✓
STEAM	
RADIANT HEATING	
HOT AIR FURNACE	
PIPELESS FURNACE	
AIR CONDITIONING	
UNIT HEATERS	
AUTO BURNER	✓
ELECTRIC HEAT	
NO HEATING	

PLUMBING

BATHROOM	✓
TOILET RM. (2 Fix.)	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	✓
STALL SHOWER	
URINAL	
SLOP SINK	
SPRINKLERS	
NO PLUMBING	
MODERN FIXTURES	✓
TILE BATH FLR. & Wsct.	
TILE TOILET FLR. & Wsct.	

LIGHTING

NO LIGHTING



NOTES: Int. Summit & Cond. Workmods

DESCRIPTION of OBSOLESCENCE

STRUCTURAL	
SURPLUS CAP.	
OVERBUILT	
COMMERCIAL LOC	
ECONOMIC	
BLIGHTED AREA	

COMPUTATIONS

UNIT	AMOUNT
768 SF	12390
ADD. & PCHS	+ 650
BSMT. AREA	- 300
FIN. BSMT.	
ATTIC	
B'M'T GAR.	
WALL HT.	
INSULLATION	
FIREPLACES	+ 450
HEATING	
PLUMBING	
M. F.	
TOTAL	13190
FACTOR —	80
REPL. VALUE	10550

— SUMMARY OF BUILDINGS —

SFRS

OCCUPANCY	TYPE	GRADE	YR. BUILT	REMOD.	COND.	REPL. VAL.	PHYS. DEP.	PHYS. VAL.	FUNC. DEP.	SOUND VAL.
DWELLING	1 SFR	D	1971+		F/G	10550	30%	7390	—	7390
GARAGE	1 SFR 13x25 325#	C			F	1500	30%	1050	—	1050
COMMERCIAL										
								Card # 2		245

DATE	MEAS.	LISTED	AREA	PRICED	REV'D	FINAL CHECK	TOTAL VALUE BUILDINGS
8/27/69	KB	DB	AWS	MB	30	MB	9340