



November 14, 2023

Maxim Zakian, Town Planner  
Town of Kittery  
200 Rogers Road  
Kittery, Maine 03904

**RE: Town of Kittery, Planning Board Services  
Site Plan Review #3  
The Foreside Inn at 27 & 29 Wentworth Street (Tax Map 9, Lots 37 & 38)  
CMA #591.163**

Dear Max:

CMA Engineers has received the following information for Assignment #163 for the site plan review #2 for the proposed The Foreside Inn at 27 and 29 Wentworth Street in Kittery (Tax Map 9, Lots 37 & 38):

- 1) Response letter dated October 5, 2023, and supporting material including revised plans, architectural drawings, a lighting plan, and a drainage analysis.

We have reviewed the information submitted for conformance with the Kittery Land Use and Development Code (LUDC) and general engineering practices and offer the comments below.

### ***General***

The proposed project includes construction of two 12-unit inns (one on each lot) and an innkeeper's suite (a 13<sup>th</sup> unit at 29 Wentworth Street). The existing structure at 27 Wentworth Street will be demolished and a new structure built closer to the street. The structure at 29 Wentworth Street will be partially demolished with the intention of maintaining the original 1800s structure. Both inns will share an 18-space parking lot and access drive on 29 Wentworth Street. There are no wetlands on the site.

There are several comments that still require a response or resolution and we have a few minor additional comments. New and updated comments are in **bold**.

#### *16.7 General Development Requirements*

##### *16.7.11 Performance standards and approval criteria*

###### *16.7.11.A. Water supply*

The applicant is proposing to connect the inns to the Kittery Water District water supply for domestic and fire services. These are proposed via a single service/tap at the main per building that splits. KWD should review components of the design. **The applicant has indicated that KWD has approved the design. Documentation of this approval should be provided.**

#### 16.7.11.B. Sewage disposal

The applicant is proposing to connect the inns to public sewer through separate services. The service for Lot 37 is located within the stormwater treatment device footprint. Alternative configurations should be analyzed. Kittery sewer services should review components of the design. **The applicant has indicated that Kittery sewer services has approved the design. Documentation of this approval should be provided.**

#### 16.7.11.C. Stormwater and surface drainage

The applicant has presented an updated Drainage Analysis for the project. Stormwater management and treatment are accomplished through the use of porous pavement, a depression, stone drip strips and an underground stormwater management gallery.

We have the following comment on the drainage analysis:

1. The drainage analysis still uses the term “rain garden” in multiple places.

Stormwater Inspection and Maintenance Manual

**An updated I&M Manual was not provided. The following comments still apply.**

1. The frequency of porous pavement vacuuming is specified (2-4 per year) but could be specifically listed (e.g., one per season, quarterly, etc.)
2. **There should be a section on maintenance of the stormwater depression if applicable or it should be mentioned under the landscaped areas section.**
3. The Permit Coverage and Plans table contains items that are not shown on the plans (**grassed underdrain soil filter, plunge pool**) and there are items on the plans that are not in the table (**proposed depression, river stone swale, porous pavement, drip strips**).

#### 16.7.11.E. Vehicular traffic

The applicant has provided a traffic generator summary for a business hotel but has not drawn any conclusions. **This comment remains unaddressed.**

#### 16.7.11.F. Parking and Loading

16.7.11.F.(4)(d) – The shared parking area is allowed a 6 space credit under 16.4.25.D.(7).(g). changing the required number of spaces to 18 spaces. The applicant is proposing 16 parking spaces in order to meet the open space requirement of 16.4.25.D.(j). of 40%. The applicant should apply for a waiver.

We have the following comments on the plans:

#### Existing Conditions Plan

1. Note 1 has one of the addresses incorrectly listed as 28 Wentworth Street. **This comment remains unaddressed.**

#### Sheet C-1: Site Preparation Plan

1. Verify that Kittery Water District wants the two old services cut and capped 2’ beyond the property line and not at the property line or at the main. **This comment remains unaddressed. Provide documentation from KWD that the proposed design is approved.**
2. Where are the existing sewer services located? What abandonment or demolition is planned for them? **This comment remains unaddressed.**

*Sheet C-5: Utility Plan*

1. Amend "X" fire and X" domestic" leader for service sizes. **Provide final approved design by KWD.**
2. Should there be two water main taps for each inn rather than the domestic service branching off of the fire service lines? **Provide documentation from KWD that the proposed design is approved.**
3. The sewer services should have cleanouts.

*Sheet C-8: Detail Sheet*

1. What is the ground treatment above the stormwater management gallery? Loam and seed? This information should be shown in detail. **This comment was unaddressed.**
2. Are there access/cleanout ports for the stormwater gallery other than from the area drain?
3. Where is the 3" I.D. Low Profile CB/DMH located? Is this the 36" ADS area drain called out on Sheet C-3? Designations should correspond. **This comment was unaddressed.**
4. Is a maintenance sign required for the porous pavement? If so, here should be a detail for it.
5. Where is the plunge pool located?

*Sheet C-9: Detail Sheet*

1. Remove the wood sheeting from the Drainage and Sewer Trench detail.

*Sheet C-10: Detail Sheet*

1. The Concrete Sidewalk detail references NHDOT specifications. **This comment is unaddressed.**
2. Details should be provided for the signs. **This comment is unaddressed.**

Should you have any questions, please do not hesitate to call.

Very truly yours,  
CMA ENGINEERS, INC.

  
Jodie Bray Strickland, P.E.  
Project Manager

cc: Erice Weinrieb, Altus Engineering