

1 **Town of Kittery**
2 **Planning Board Meeting**
3 **July 27, 2023**

4 **ITEM 1 –27 & 29 Wentworth Street – Hotel Site Plan– Sketch Plan Review**

5 Action: Accept or deny application. Approve or deny concept plan.

6 **Proposal:** Convert existing bed and breakfast into two independent inns with a total of 12 rental units
7 each and a single innkeeper’s suite.

8 **Location:** 27 & 29 Wentworth Street, Map 9 Lots 37 & 38

9 **Zoning District:** MU-KF, Kittery Foreside

10 **Owner(s):** Madbury Real Estate Ventures

11 **Agent(s):** Brandon Holben

12 **PROCESS SUMMARY**

| REQ'D | ACTION | COMMENTS | STATUS |
|-------|--|---|---------|
| NO | Sketch Plan Acceptance | Scheduled for July 27th, 2023 Meeting | Pending |
| YES | Preliminary Plan Review Completeness/Acceptance | | |
| YES | Site Visit | | |
| YES | Public Hearing | Required for Preliminary Site Plan or Subdivision Approval | |
| YES | Preliminary Plan Approval | | |
| YES | Final Plan Review and Decision | | |

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4” HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.L - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

13
14 **OTHER PERMITS REQUIRED**

- 15 • State Fire Marshal NFPA #13 fire protection system approval.
16 • DEP construction permitting and site review.

17
18 **PROJECT INTRODUCTION**

19
20 This is a continued conceptual review for the redevelopment of the existing Enchanted Nights bed and
21 breakfast into two inns on adjacent lots. The properties are located on Wentworth Street leading into the
22 Kittery Foreside, directly abutting residential dwellings and a railroad running adjacent to 29 Wentworth to
23 the northeast. Per assessor data, Enchanted Nights is an 8-bedroom bed and breakfast on 29 Wentworth
24 Street, utilizing an additional 3-bedroom house on the adjacent property of 27 Wentworth. The plan
25 proposes constructing a 12-unit inn on each property, with a 13th innkeeper’s suite in the inn built on 29
26 Wentworth. Both inns would share a 22-space parking lot and a driveway located on 29 Wentworth.
27

28 The property on 27 Wentworth would be demolished, with the new building moved closer to the street
29 while maintaining the minimum 10' front yard setback. The property on 29 Wentworth would be partially
30 demolished during renovation, with the intention of maintaining the majority of the original 1800's era
31 structure. Each inn will be a 4-story building. The upper floor of 27 Wentworth will have two larger guest
32 suites with recessed balconies. 29 Wentworth will have one ADA accessible unit on the ground floor and
33 one innkeeper's suite in the existing walk-in basement.

34
35 This is the continued review of a sketch plan originally brought to the planning board on June 22nd, 2023.
36 Following feedback from the planning board, the applicant has revised and resubmitted the plan, and is
37 requesting waivers on certain requirements, detailed in the planning notes below. Per §16.7.8, the
38 planning board has authority to waive or modify required improvements if the applicant demonstrates the
39 "interest of public health, safety, the natural environment, and general welfare are not harmed," and
40 provided said waivers "do not have the effect of nullifying the intent and purpose of the Comprehensive
41 Plan and Title 16."

42
43 The applicant provided the required conceptual plan and narrative information, with development review
44 notes listed below. Staff advise discussing prospective phasing during this meeting.

45 **APPLICATION & PLAN REVIEW**

46
47 Staff reviewed the submitted application and plan and have the following comments:

48 **16.4.25 MU-KF ZONING DISTRICT REGULATIONS**

- 49
50 1. The applicant is requesting a waiver of the 40% open space minimum, as neither lot meets this
51 requirement in the plan. The applicant has not yet provided building height dimensions but has provided
52 the proposed number of floors for each inn. Otherwise, the plan appears to meet all dimension standards.
53 a. Per §16.4.25.D.(3), any building on 29 Wentworth can exceed the 1500 sq ft. maximum up to
54 the pre-existing building's 1800 sq ft, but the width of any new building (parallel to the front
55 lot line) may not exceed the width of the pre-existing building.
56
57 2. The applicant is requesting a waiver for the number of innkeepers required. The definition of an inn
58 in §16.3 defines it as a "commercial place of lodging which contains a dwelling unit occupied by an
59 owner or resident manager, which has 12 or fewer guest rooms." Staff interpret this to mean one
60 innkeeper can be associated with up to 12 guest dwellings, regardless of shared owners or utilities.
61 a. The applicant said the rooms would have self-service access coordinated through an app. The
62 innkeeper would likely be a remote worker, and the applicant anticipates little need for in-
63 person interactions for either inn.
64 b. Fire and public works staff do not recommend granting relief to the number of innkeepers
65 required. Planning staff opinions are mixed. While the proposed plan conflicts with the
66 code's definition of an inn, this proposal may not impact the safety or general welfare of the
67 Town, nor does it appear to conflict with the comprehensive plan.
68 3. The proposal for 22 parking spaces is compliant with the code. §16.4.25.D.(7).(e). requires a
69 minimum of one parking spot per guest room, but there are no parking requirements for innkeepers,
70 meaning the proposal would require 24 spaces for 24 guests. Additionally, §16.4.25.D.(7).(g). states

71 each non-residential use is exempt from providing off-street parking for the first three required
72 spaces, which would reduce their parking requirements from 24 spaces to 21 spaces.

- 73 a. The note that grants this exemption should be its own separate provision, but was accidentally
74 added to **§16.4.25.D.(7).(g)**. due to a typo.
- 75 b. If the planning board determines each inn is considered a separate use, this would mean each
76 inn receives the exemption, reducing the required total minimum from 24 spaces to 18. This
77 will likely be contingent to the planning board's determination on the required number of
78 innkeeper's suites.
- 79 4. The site plan of the existing map notates a flood hazard zone dated from a 1986 FIRM map. Per assessor
80 data, there are no current flood zones listed on the property. When asked, the applicants provided a
81 national Flood Insurance Rate Map (FIRM) showing that both properties are fully outside of the flood
82 zone indicated on the site plan. This map is attached to the materials for this item.
- 83 5. Per the design standards of **§16.4.25.D.(4).(c)**, because this is considered one project, each individual
84 building requires its own structure and elevation treatment that is different from its neighbor.
- 85 a. If all buildings are demolished, the architectural details of the re-development must reflect the
86 historic style of the Foreside Zone as detailed in **§16.4.25.D.(4).(d)**.
- 87 b. Any fencing placed around exterior systems and service entrances must follow the standards
88 under **§16.4.25.D.(4).(f)**.
- 89 c. While there are no landscape buffer requirements with adjacent lots, preservation of existing
90 vegetation is required when practical.

91
92 **16.5.10 ESSENTIAL SERVICES**

- 93 1. DPW staff noted that drainage is a concern for the project, as public facilities are limited in the
94 vicinity of the properties. A stormwater drainage plan is not necessary for sketch plan and will be
95 provided in a preliminary site plan application.
- 96 2. Parking areas containing 10 or more parking spaces must follow landscaping requirements outlined in
97 **§16.7.11.F.(4).(g)**.

98
99 **16.5.25 SPRINKLER SYSTEMS**

- 100 1. Automatic sprinkler systems are required in all areas of new inn buildings. Approval will be determined
101 by the state fire marshal and require the NFPA 13 standard of design. Separate sprinkler systems are
102 required in each individual building.
- 103 2. Fire Department staff suggest the applicant reach out to Kittery Water District to ensure the hydrant on
104 the corner of Wentworth and Center has adequate water capacity for the required sprinkler systems in
105 the proposed plan.

106
107 **16.5.27 STREETS**

- 108 1. MDOT is planning to redevelop Wentworth Street. Applicants are currently in communication with
109 MDOT to ensure the proposed inn does not conflict with the project. Grading work may be necessary
110 to ensure adequate visibility of pedestrians in public ROW.

111
112 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**

113
114 The sketch plan review is an opportunity to consider a concept, ask questions, and **make specific**
115 **suggestions** to the applicant. The proposed parking spaces meet current code standards, and the planning
116 board is within its jurisdiction to grant an open space waiver. Opinions are mixed regarding relief on a

117 second innkeeper, but staff believe the provided information meets the requirements of a sketch plan and
118 suggest acceptance.

119

120 **RECOMMENDED MOTIONS**

121

122 ***Motion to accept the application as complete***

123 Move to accept the sketch plan by Brandon Holben, for owner Madbury Real Estate Ventures, who proposes
124 to re-develop an existing bed and breakfast and house into two independent boutique inns with a total of 12
125 rental units plus 1 innkeeper's suite each located at the addresses of 27 and 29 Wentworth Street, Tax Map
126 9, Lots 37 & 38, in the Kittery Foreside (Mu-KF) zone.

127

128 ***Motion to continue the application***

129 Move to continue review of the sketch plan by Brandon Holben, for owner Madbury Real Estate Ventures,
130 who proposes to re-develop an existing bed and breakfast and house into two independent boutique inns
131 with a total of 12 rental units plus 1 innkeeper's suite each located at the addresses of 27 and 29 Wentworth
132 Street, Tax Map 9, Lots 37 & 38, in the Kittery Foreside (Mu-KF) zone.

WINTER HOLBEN

architecture + design

Zoning Summary – Tax Map 9, Lots – 37 & 38

| | |
|----------|---|
| Date: | July 13, 2023 |
| To: | Planning Board |
| Subject: | 27 Wentworth Street and 29 Wentworth Street |
| CC to: | |

This application is for the proposed redevelopment of 27 and 29 Wentworth Streets (Map 9, Lots 37 and 38). The applicants (Madbury Real Estate Ventures LLC c/o Taylor McMaster) have the properties under agreement for purchase and intend to redevelop the properties, but maintain the existing use as inns. The two properties will operate as boutique inns under the same management. Each lot will be developed with the 12 rental units allowed by zoning, plus one innkeeper's suite to manage both properties.

The design goal is to create boutique inn buildings that more appropriately conform to the surrounding neighborhood character. The owner hopes to foster the growing tourism market in Kittery Foreside by providing travelers with a place to stay within walking distance to the bustling Wallingford Square. To avoid further taxing the already strenuous parking situation in the area, each site will provide its own on-site parking as the site will allow.

This application includes one revised solution for the site, landscape, and buildings of the lots at 27 and 29 Wentworth.

Town of Kittery, ME Title 16: Land Use and Development Code **Chapter 16.4.25 Mixed Use - Kittery Foreside (MU-KF)**

The purpose of the Mixed-Use — Kittery Foreside MU-KF Zone is to provide business, service, and community functions within the Mixed-Use — Kittery Foreside Zone and to provide a mix of housing opportunities in the historic urbanized center of the community and to allow for use patterns which recognize the densely built-up character of the zone and the limitations for providing off-street parking. Design standards are used to facilitate the revitalization of downtown Kittery Foreside as a neighborhood center, while promoting economic development of service businesses and walk-in shopping as well as respecting the zones historic and residential character.

Permitted Use:

- Inn - Residential (up to 12 units per lot)

Standards:

- Minimum lot size: 5,000sf
- Minimum street frontage: 10 feet
- Minimum front, rear and side yards: 10 feet
- Maximum building height: 40 feet
- Maximum building coverage: 60%
- Minimum open space on the site: 40%
- Maximum building footprint: 1,500sf (can be larger if the width is equal to the pre-existing structure)
- Design Standards: see 16.4.25(4)
- Revised parking standards: can be met with off-site agreements
 - Inn: one parking space for each guest room; (16.4.25(7)(e))

- Each nonresidential use is exempt from providing off-street parking for the first three required spaces. For uses requiring a demand of greater than three, then the off-street parking is to be provided on site and/or in accordance with off-site parking requirements.

Please refer to the tables and descriptions below, and the architectural site sketches for existing and proposed building and site features. Lot area needs to be confirmed. A full boundary and topographic survey is being completed. Additional research is required to finalize boundary and lot area.

Site Sketch Description

We incorporated the following feedback from the previous Site Sketch Review into this revised design.

1. In an effort to create a more efficient design, we merged the parking lots for the properties and reduced down to one driveway. The on-site parking will be combined for both lots and accessed from the 29 Wentworth side.
2. We moved forward with one building sitting at the front of #27, rather than multiple buildings sitting more to the rear of the property. We felt this option is more in line with the zoning. However, we eliminated the arched entryway through the building.
3. We included some front proposed landscaping that should help unify the properties and tie them into the street.
4. In an effort to reduce pavement and density, we have reduced parking and propose to eliminate one innkeeper.

The proposed development of the 27 Wentworth site will be comprised of a single boutique inn building with 12 guest rooms and no proposed innkeeper unit. The ground level facing Wentworth will include two guest rooms with storage and utility space on the rear basement portion. The 1st floor and 2nd above will be accessed from the parking area to the rear and each will include four (4) guest rooms. The upper floor will have two (2) large guest suites with recessed balconies. The existing structure at 27 Wentworth is non-conforming with the current zoning requirements and is proposed to be demolished.

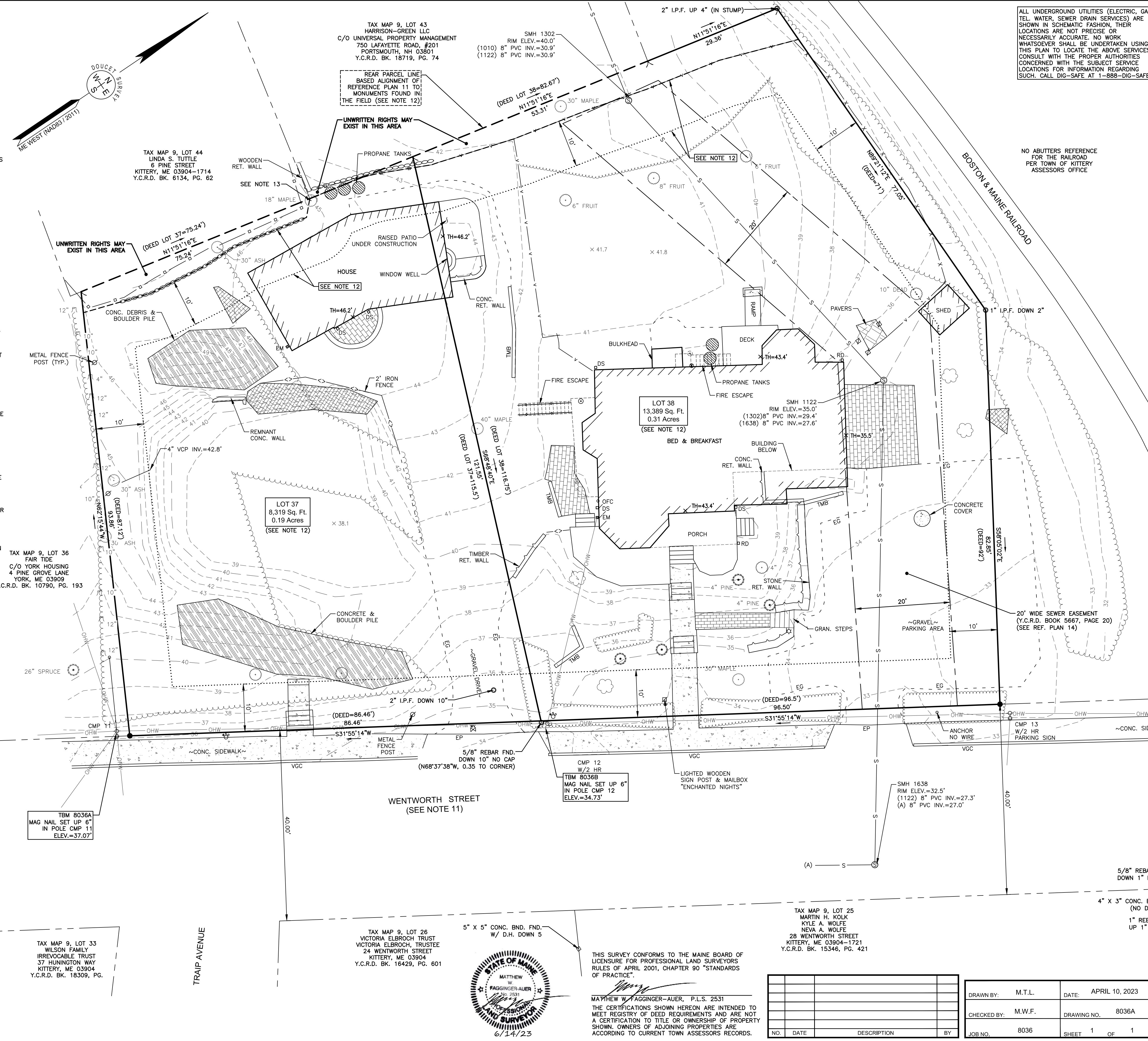
The 29 Wentworth site will be comprised of a single boutique inn building with 12 guest rooms and 1 innkeeper unit. The walk-out basement level will house the innkeeper's unit, utilities and sidewalk access to the upper levels. The ground level will house four (4) units, one of which will be an ADA accessible unit. The two upper floors will each have four (4) guest rooms. The existing structure at 29 Wentworth is proposed to be partially demolished. The owner intends to utilize the majority of the original 1800's era structure. The current addition lacks efficiency and is slated for demolition / replacement. The proposed completed structure will maintain the current building footprint.

In accordance with the feedback provided at the previous Site Sketch Review meeting, we are requesting relief on the following items:

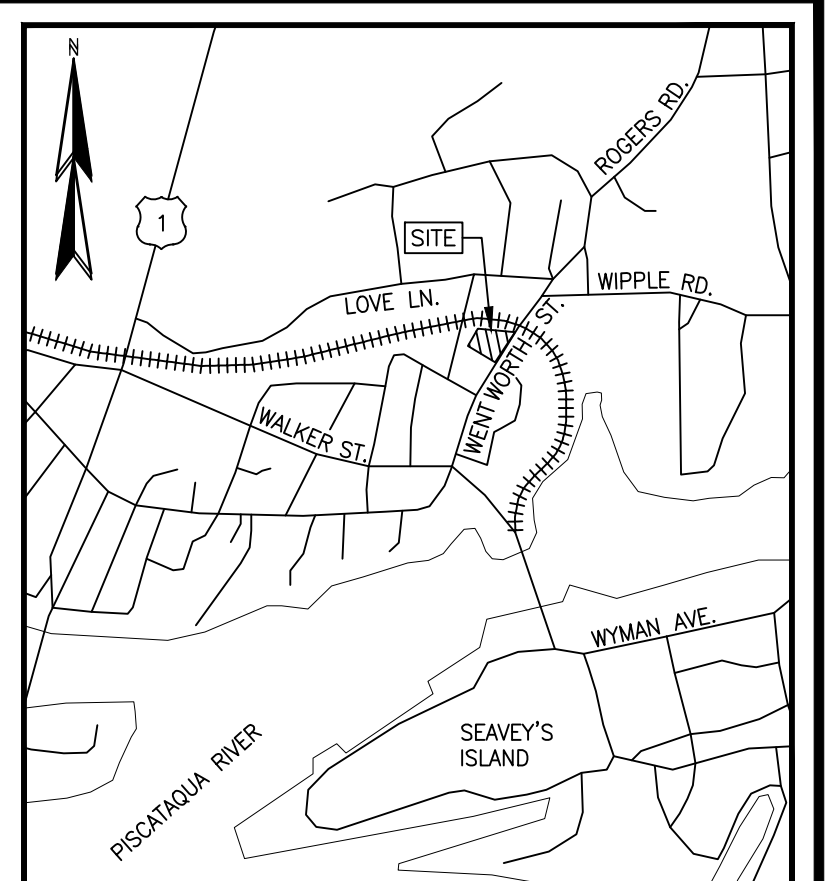
1. We are requesting relief from the 40% open space requirement on both lots (refer to preliminary site plan notes for data).
2. We are requesting relief from the innkeeper requirement at 27 Wentworth. This will reduce overall density and one innkeeper will be able to sufficiently manage both properties.

Thank You,
Brandon Holben, AIA, LEED AP
Principal Architect
WINTER HOLBEN

- NOTES:**
- REFERENCE: TAX MAP 9, LOTS 37 & 38, 27 & 28 WENTWORTH STREET, KITTERY, MAINE.
 - TOTAL PARCEL AREA: LOT 37 = 8,289 SQ. FT. OR 0.19 AC. LOT 38 = 13,893 SQ. FT. OR 0.31 AC.
 - OWNER OF RECORD: NANCY P. BOGNERBERGER, 29 WENTWORTH STREET, KITTERY, ME 03904-1720. Y.C.R.D. BK. 6527, PG. 279 - LOT 37. Y.C.R.D. BK. 4993, PG. 227 - LOT 38.
 - FIELD SURVEY PERFORMED BY J.P.E. & S.N.F. (DOUCET SURVEY) DURING ON APRIL 4, 2023 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND A DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON NAVD88 PER CONTROL SURVEY PERFORMED IN 2018/2019 BY DOUCET SURVEY FOR THE PORTSMOUTH NAVAL SHIPYARD.
 - FLOOD HAZARD ZONE: "X", PER FIRM MAP #230170008D, DATED 7/3/1986.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 - THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
 - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF WENTWORTH STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE YORK COUNTY REGISTRY OF DEEDS, THE TOWN OF KITTERY AND MAINE DEPARTMENT OF TRANSPORTATION. WENTWORTH STREET IS LISTED AS A 40' WIDE RIGHT OF WAY PER YORK COUNTY COMMISSIONERS RECORDS VOLUME 16, PAGE 255 & VARIABLE WIDTH PER Y.C.R.D. BOOK 2828, PAGE 137. SEE ALSO REFERENCE PLAN 2.
 - THE BOUNDARY LINES AS SHOWN ARE A REPRESENTATION OF THE DEEDED BOUNDARIES BASED ON THE OPERATIVE RECORDS AND THE LIMITED BOUNDARY EVIDENCE FOUND IN THE FIELD. UNWRITTEN RIGHTS MAY APPLY WHERE LINES OF OCCUPATION DIFFER FROM THE BOUNDARY LINES AS SHOWN. LAND OWNER SHOULD CONSULT WITH AN ATTORNEY PRIOR TO DEVELOPMENT NEAR LINES OF OCCUPATION.
 - PARCEL AREAS AND THE SETBACKS ALONG THE WESTERLY BOUNDARY LINES ARE BASED ON A LINE ESTABLISHED FROM PHYSICAL EVIDENCE SUCH AS STONE WALLS AND FENCES AS THE LIMITS OF OCCUPATION FOR THE SUBJECT AND ADJOINING PARCELS.
 - PER DISCUSSION WITH LINDA TUTTLE ON 6/5/23, AT THE TIME SHE ERECTED HER FENCE 20+ YEARS AGO, THE ABUTMENT OF OUR SUBJECT PARCEL INDICATED THE COMMON LOT LINE SPLIT THE MAPLE TREE SHOWN. ATTEMPTS TO REACH THE OWNERS OF TAX MAP 9, LOT 36 AND LOT 43 VIA CERTIFIED MAIL AND PHONE WERE UNSUCCESSFUL.
 - THE DEED FOR LOT 38, Y.C.R.D. BOOK 4993, PAGE 227 HAS AN ERROR IN CLOSURE OF 11.98".
- REFERENCE PLANS:**
- STANDARD BOUNDARY SURVEY PREPARED FOR PHYLIS F. GRAY, WENTWORTH STREET, KITTERY, MAINE, DATED JULY 1997 BY ANDERSON LIVINGSTON ENGINEERS, INC. FILE NO. 5771, PLAN NO. 1505.970701 (NOT RECORDED).
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY 100" KITTERY, YORK COUNTY FEDERAL AID PROJECT NO. M-4220(1) & M-4220(2) DATED MAY 1981 Y.C.R.D. PLANS 139-57 & 58.
 - "PLAN SHOWING PORTION OF PROPERTY OF GERTRUDE P. WILSON TO BE CONVEYED TO GEORGE B. LANDERS. LOCATED IN KITTERY, YORK COUNTY, ME." DATED APRIL 9, 1954 BY MOULTON ENGINEERING CO. Y.C.R.D. PLAN 25-22.
 - "PLAN SHOWING PROPERTY OF GEORGE S. WOOD, LOCATED IN KITTERY, YORK COUNTY, ME," DATED AUGUST 1953, BY MOULTON ENGINEERING CO., Y.C.R.D. PLAN 25-9.
 - "PLAN SHOWING DIVISION OF ANDREW'S ELECTRICAL SHOP, INC. AND EMILE H. LEBEL, JR. & WILLETTA J. LEBEL, KITTERY, YORK COUNTY, ME," DATED AUGUST 1956, BY MOULTON ENGINEERING CO., Y.C.R.D. PLAN 21-20.
 - "STANDARD BOUNDARY SURVEY OF THE RICE PUBLIC LIBRARY LOT, WENTWORTH ST. & TRAP AVE, KITTERY, MAINE" DATED JAN. 18, 1981 BY EASTERLY SURVEYING Y.C.R.D. PLAN 201-11.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, "ROGERS ROAD" KITTERY, YORK COUNTY, FEDERAL AID PROJECT NO. M-STP-4215(2) DATED MARCH 1993 SHEET 1 OF 6 Y.C.R.D. PLAN 269-6.
 - "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 17 WENTWORTH STREET, KITTERY, YORK COUNTY, MAINE, OWNED BY EDMUND K. ARNOLD & BYONG HWAN KIM," BY NORTHEASTERLY SURVEYING, INC., DATED JULY 31, 2003, Y.C.R.D. PLAN 284-24.
 - "STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY, OF LAND OF THE ROMAN CATHOLIC BISHOP OF PORTLAND, ST. RAPHAEL'S CHURCH, WENTWORTH ST. & WHIPPLE RD., KITTERY, MAINE" DATED 2/21/2001 BY CIVIL CONSULTANTS (NOT RECORDED).
 - "LAND IN KITTERY, MAINE, YORK HARBOR & BEACH R.R. CO. TO BOSTON & MAINE R.R.," DATED APRIL 1927, Y.C.R.D. PLAN 10-69.
 - "PLAN OF HOUSE LOTS IN KITTERY MAINE OWNED BY ROBERT M. OTIS & CAROLINE L. LOCKE," BY MOSES A. SAFFORD, DATED JUNE 27, 1870, Y.C.R.D. PLAN 1-72.
 - "CENTERLINE SURVEY FOR A DRAINAGE EASEMENT AND PERIMETER SURVEY FOR 1.4 ACRE ACQUISITION, NAVAL SHIPYARD, PORTSMOUTH, NH.," DATED OCT. 23, 1998 BY OAK POINT ASSOCIATES (NOT RECORDED).
 - "RIGHT OF WAY AND TRACK MAP (FORMERLY YORK BARBOR & BEACH R.R. CO.) BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 0+00 TO STATION 52+80," DATED JUNE 30, 1914, BY THE OFFICE OF VALUATION ENGINEER, BOSTON, MASS (NOT RECORDED).
 - "REVISED SEWER EASEMENT, KITTERY MAP 9, LOT 38", DATED MARCH 22, 1991, BY ANDERSON LIVINGSTON, (NOT RECORDED).



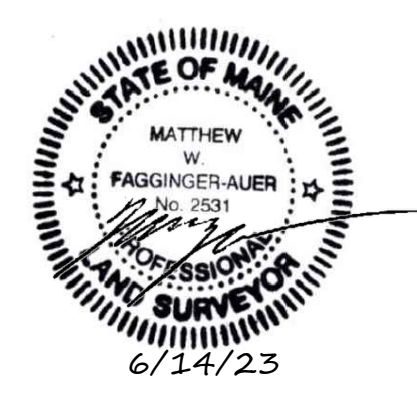
ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.



- LEGEND**
- EXISTING LOT LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - STONE WALL
 - REMAINING STONE WALL
 - RETAINING WALL
 - STOCKADE FENCE
 - PICKET FENCE
 - POST & RAIL FENCE
 - WIRE FENCE
 - OVERHEAD WIRE
 - SEWER LINE
 - TREE LINE
 - SHRUB LINE
 - CONCRETE
 - LEDGE OUTCROP
 - SPOT GRADE
 - FENCE POST
 - WOODEN POST
 - POST
 - UTILITY POLE & GUY WIRE
 - UTILITY POLE W/LIGHT
 - LIGHT POST
 - SEWER MANHOLE
 - WATER GATE VALVE
 - FALCET
 - ELECTRIC METER
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - DECIDUOUS BUSH
 - TREE STUMP
 - CONCRETE
 - DOUBLE YELLOW LINE
 - EDGE OF GRAVEL
 - GRANITE
 - OIL FILL CAP
 - POLYVINYL CHLORIDE PIPE
 - ROOF DRAIN
 - RETAINING WALL
 - THRESHOLD ELEVATION
 - TIMBER EDGE / CURB
 - VITREOUS CLAY PIPE
 - VERTICAL GRANITE CURB
 - INVERT I.D. CONNECTION UNKNOWN
 - PIPE/ROD FOUND
 - 5/8" REBAR W/D CAP TO BE SET
- ZONE: MU-KF**
- DIMENSIONAL REQUIREMENTS:**
- MIN. LOT SIZE: 5,000 SQ. FT.
 - MIN. FRONTAGE: 0 FT.
 - MIN. FRONT SETBACK: 10 FT.
 - MIN. SIDE/REAR SETBACK: 10 FT.
 - MAX. BUILDING HEIGHT: 40 FT.
 - MAX. BUILDING COVERAGE: 60 %
 - MIN. OPEN SPACE ON SITE: 40%
- *SEE TOWN OF KITTERY LAND USE ZONE REGULATIONS FOR ADDITIONAL DIMENSIONAL REQUIREMENTS.

EXISTING CONDITIONS PLAN
FOR
MADBURY REAL ESTATE VENTURES
OF
TAX MAP 9, LOTS 37 & 38
27 & 28 WENTWORTH STREET
KITTERY, MAINE

SCALE: 1 INCH = 10 FT.



THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES OF APRIL 2001, CHAPTER 90 "STANDARDS OF PRACTICE".

MATTHEW W. FAGGINGER-AUER, P.L.S. 2531
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED RECORDS AND ARE NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

| | | | |
|-------------|--------|--------------|----------------|
| DRAWN BY: | M.T.L. | DATE: | APRIL 10, 2023 |
| CHECKED BY: | M.W.F. | DRAWING NO.: | 8036A |
| JOB NO.: | 8036 | SHEET: | 1 OF 1 |

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DRAFT

NOT FOR CONSTRUCTION

ISSUED FOR:
SKETCH PLAN REVIEW

ISSUE DATE:
JULY 11, 2023

| REVISIONS | |
|-----------|--------------------|
| NO. | DESCRIPTION |
| 0 | INITIAL SUBMISSION |

| NO. | DESCRIPTION | BY | DATE |
|-----|--------------------|-----|----------|
| 0 | INITIAL SUBMISSION | EDW | 07/11/23 |

DRAWN BY: _____ RMB
APPROVED BY: _____ EDW
DRAWING FILE: 5431SITE.dwg

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

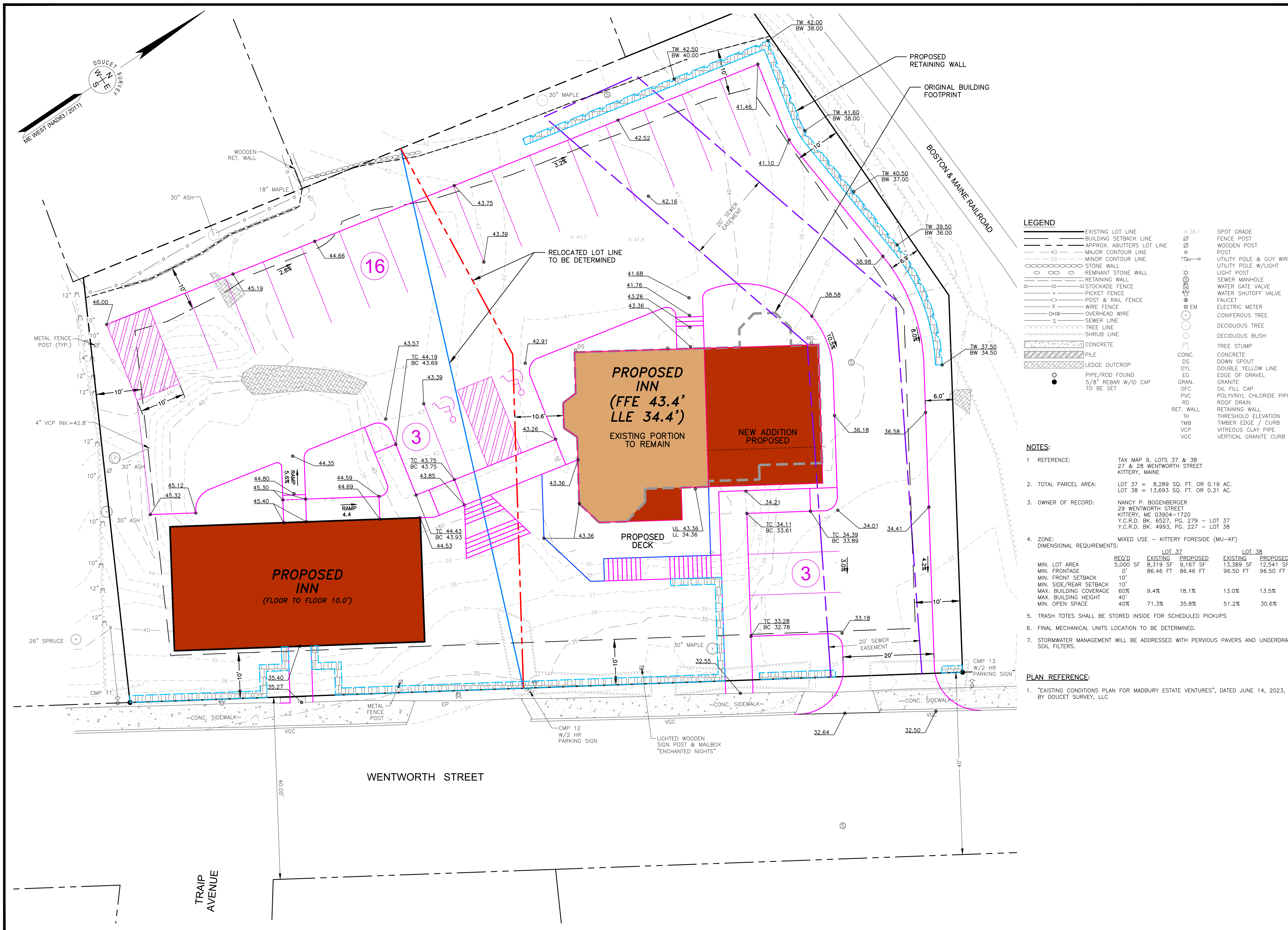
OWNER:
NANCY P. BOGENBERGER
29 WENTWORTH STREET
KITTERY, MAINE 03904

APPLICANT:
MADBURY REAL ESTATE VENTURES
401 EDGEWATER PLACE,
SUITE 570
WAKEFIELD, MA 01880

PROJECT:
INN RE-DEVELOPMENT
TAX MAP 9
LOTS 37 & 38
27 & 29 WENTWORTH STREET
KITTERY, MAINE

TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
C - 1



LEGEND

| | | | |
|-----------|------------------------------|--------|-------------------------|
| — | EXISTING LOT LINE | × 38.1 | SPOT GRADE |
| - - - | BUILDING SETBACK LINE | ⊗ | FENCE POST |
| - · - · - | APPROX. ABUTTERS LOT LINE | ⊕ | WOODEN POST |
| - · - · - | MAJOR CONTOUR LINE | ⊖ | POST |
| - · - · - | MINOR CONTOUR LINE | ⊙ | UTILITY POLE & GUY WIRE |
| ⊖ | STONE WALL | ⊗ | UTILITY POLE W/LIGHT |
| ⊖ | REMNANT STONE WALL | ⊙ | LIGHT POST |
| ⊖ | RETAINING WALL | ⊗ | SEWER MANHOLE |
| ⊖ | STOCKADE FENCE | ⊙ | WATER SHUTOFF VALVE |
| ⊖ | PICKET FENCE | ⊗ | FAUCET |
| ⊖ | POST & RAIL FENCE | ⊙ | ELECTRIC METER |
| ⊖ | WIRE FENCE | ⊗ | CONIFEROUS TREE |
| ⊖ | OVERHEAD WIRE | ⊙ | DECIDUOUS TREE |
| ⊖ | SEWER LINE | ⊗ | DECIDUOUS BUSH |
| ⊖ | TREE LINE | ⊙ | TREE STUMP |
| ⊖ | SHRUB LINE | ⊗ | CONCRETE |
| ⊖ | CONCRETE | ⊙ | PILE |
| ⊖ | LEDGE OUTCROP | ⊗ | CONC. DS |
| ⊖ | PIPE/ROD FOUND | ⊙ | DYL |
| ⊖ | 5/8" REBAR W/D CAP TO BE SET | ⊗ | EG |
| | | ⊙ | GRAN. |
| | | ⊗ | OFC |
| | | ⊙ | PVC |
| | | ⊗ | RD |
| | | ⊙ | RET. WALL |
| | | ⊗ | TH |
| | | ⊙ | TMB |
| | | ⊗ | VCP |
| | | ⊙ | VGC |
| | | ⊗ | RETAINING WALL |
| | | ⊙ | THRESHOLD ELEVATION |
| | | ⊗ | TIMBER EDGE / CURB |
| | | ⊙ | VITREOUS CLAY PIPE |
| | | ⊗ | VERTICAL GRANITE CURB |

NOTES:

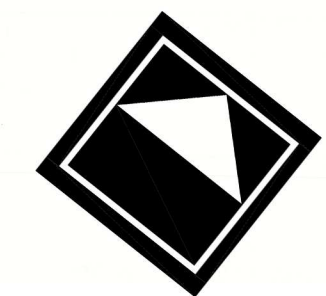
- REFERENCE: TAX MAP 9, LOTS 37 & 38 27 & 28 WENTWORTH STREET KITTERY, MAINE
 - TOTAL PARCEL AREA: LOT 37 = 8,299 SQ. FT. OR 0.19 AC. LOT 38 = 13,693 SQ. FT. OR 0.31 AC.
 - OWNER OF RECORD: NANCY P. BOGENBERGER 29 WENTWORTH STREET KITTERY, ME 03904-1720 Y.C.R.D. BK. 6527, PG. 279 - LOT 37 Y.C.R.D. BK. 4993, PG. 227 - LOT 38
 - ZONE: MIXED USE - KITTERY FORESIDE (MU-KF)
DIMENSIONAL REQUIREMENTS:

| | REQ'D | LOT 37 | | LOT 38 | |
|------------------------|----------|----------|----------|-----------|-----------|
| | EXISTING | EXISTING | PROPOSED | EXISTING | PROPOSED |
| MIN. LOT AREA | 5,000 SF | 8,319 SF | 9,167 SF | 13,389 SF | 12,541 SF |
| MIN. FRONTAGE | 0' | 86.46 FT | 86.46 FT | 96.50 FT | 96.50 FT |
| MIN. FRONT SETBACK | 10' | | | | |
| MIN. SIDE/REAR SETBACK | 10' | | | | |
| MAX. BUILDING COVERAGE | 60% | 9.4% | 18.1% | 13.0% | 13.5% |
| MAX. BUILDING HEIGHT | 40' | | | | |
| MIN. OPEN SPACE | 40% | 71.3% | 35.8% | 51.2% | 30.6% |
 - TRASH TOTES SHALL BE STORED INSIDE FOR SCHEDULED PICKUPS
 - FINAL MECHANICAL UNITS LOCATION TO BE DETERMINED.
 - STORMWATER MANAGEMENT WILL BE ADDRESSED WITH PERVIOUS PAVERS AND UNDERDRAIN SOIL FILTERS.
- PLAN REFERENCE:**
- "EXISTING CONDITIONS PLAN FOR MADBURY ESTATE VENTURES", DATED JUNE 14, 2023, BY DOUCET SURVEY, LLC

27 & 29 Wentworth Street
 Landscape Concept
 Kittery, Maine

Drawn By: VM
 Checked By: RW
 Scale: scale
 Date: date
 Revisions:

L-1
 Sheet x of X



0 2 5 10 20

27-29 WENTWORTH STREET

KITTERY, MAINE 03904

SITE CONTEXT:



5 WHIPPLE ROAD



9-11 WHIPPLE ROAD



15 WHIPPLE ROAD



6-8 WHIPPLE ROAD



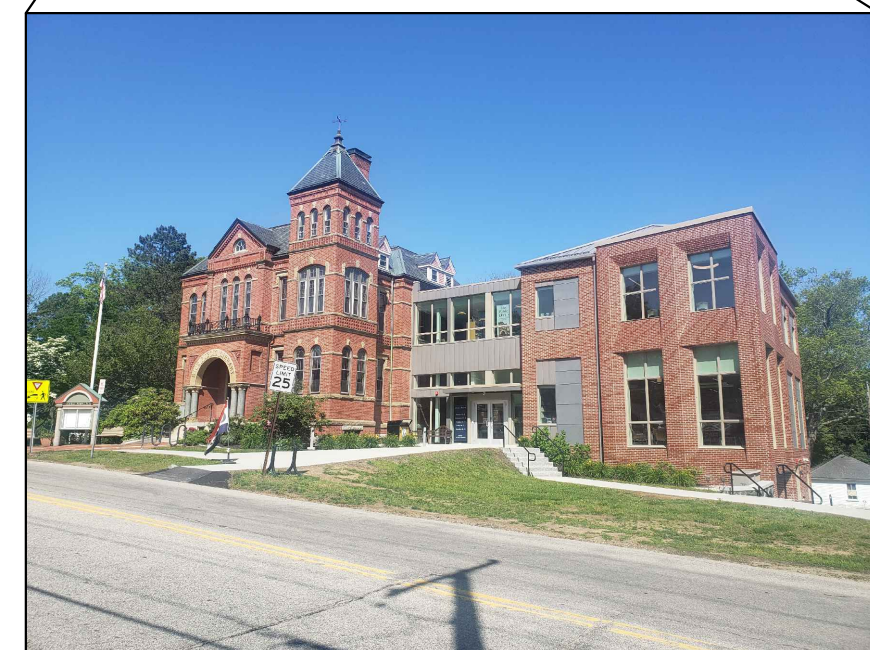
29 WENTWORTH - PROJECT SITE



27 WENTWORTH - PROJECT SITE



12 DAME STREET



8 WENTWORTH STREET



23-25 WENTWORTH STREET

PROJECT DESCRIPTION:

REDEVELOPMENT OF TWO SEPARATE INNS LOCATED AT 27 AND 29 WENTWORTH STREET. THE SITES WILL BE OPERATED AS TWO INDEPENDENT BOUTIQUE INNS.

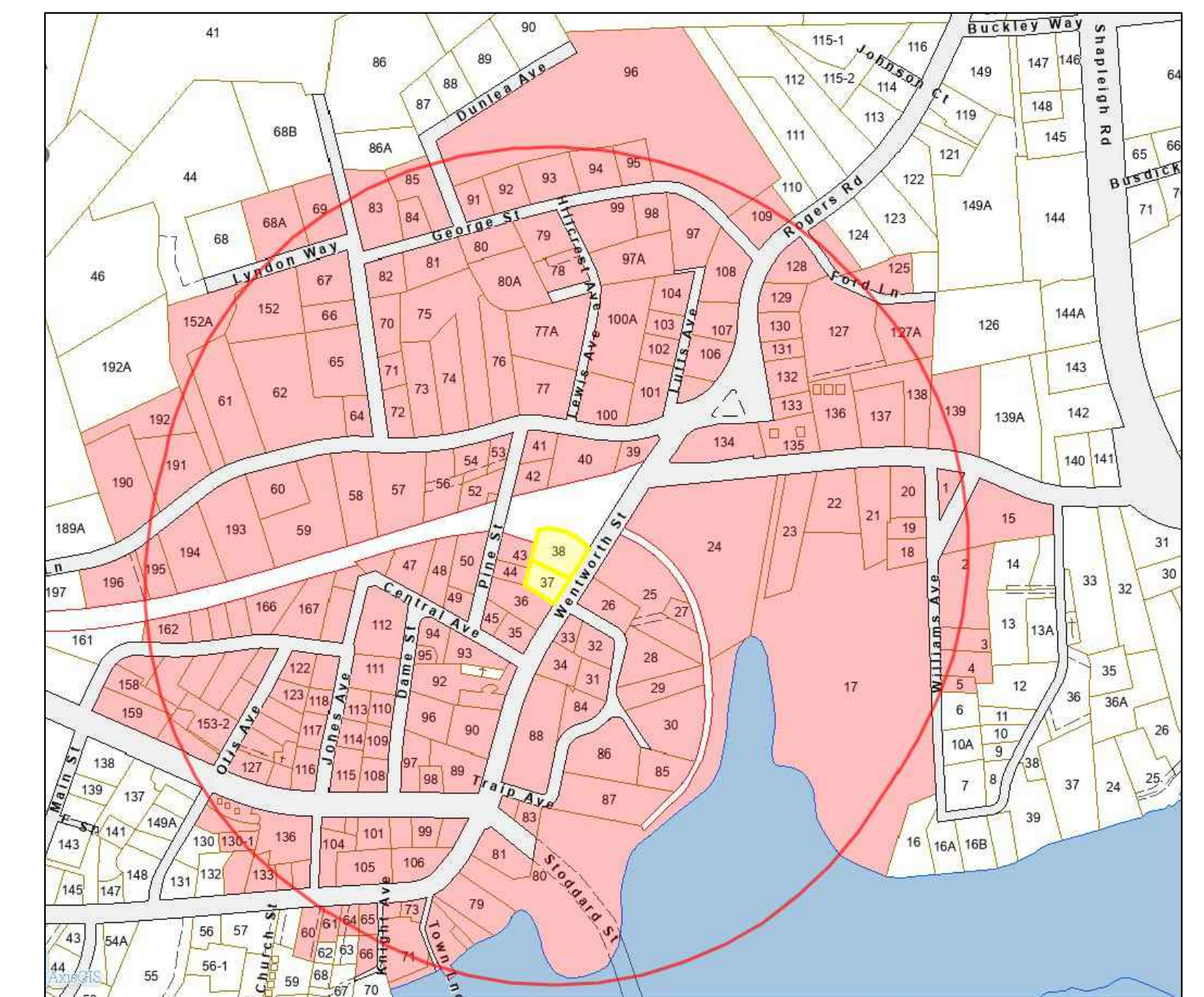
- WORK AT 27 WENTWORTH WILL INCLUDE:
- DEMOLITION OF THE CURRENT, NON-CONFORMING STRUCTURE.
 - CONSTRUCTION OF TWELVE RENTAL UNITS
 - DEVELOPMENT OF THE SITE TO PROVIDE OFF STREET PARKING FOR THE INN.

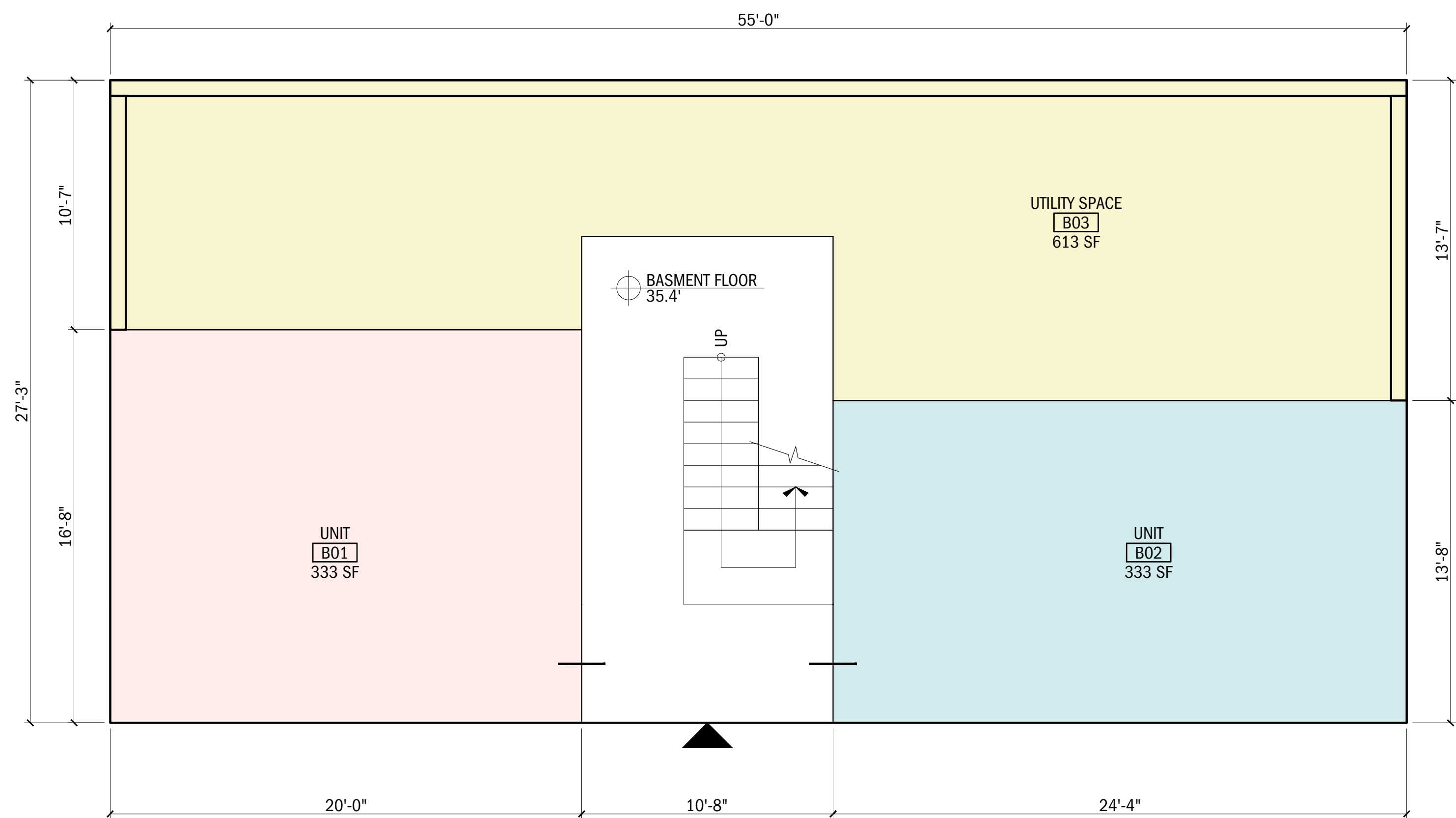
- WORK AT 29 WENTWORTH WILL INCLUDE:
- PARTIAL DEMOLITION WILL ALLOW FOR RENOVATION OF THE ORIGINAL 1800s ERA STRUCTURE AND AN ADDITION TO THIS INTO TWELVE RENTAL UNITS AND AN ADDITIONAL INN KEEPER'S UNIT.
 - DEVELOPMENT OF THE SITE TO PROVIDE OFF STREET PARKING FOR THE INN.

DRAWING INDEX:

- 1 TITLE SHEET AND SITE CONTEXT
- 2 27 WENTWORTH ST - CONCEPT PLANS
- 3 27 WENTWORTH ST - CONCEPT PLANS - CONTINUED
- 4 27 WENTWORTH ST - CONCEPT PLANS
- 5 27 WENTWORTH ST - CONCEPT PLANS - CONTINUED
- 6 MASSING STUDY
- 7 MASSING STUDY

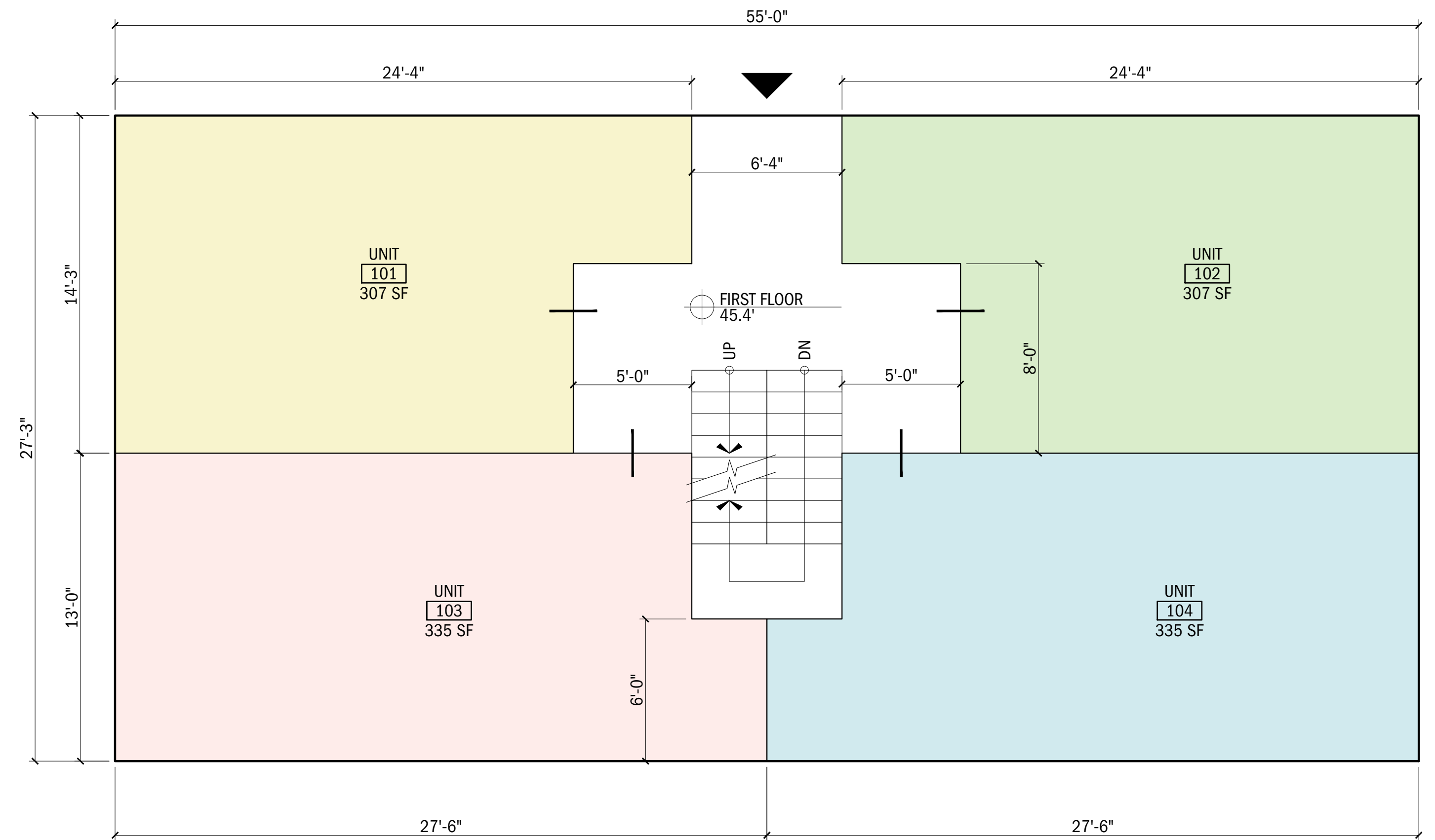
SITE ABUTTERS WITHIN 1000' OF SITE





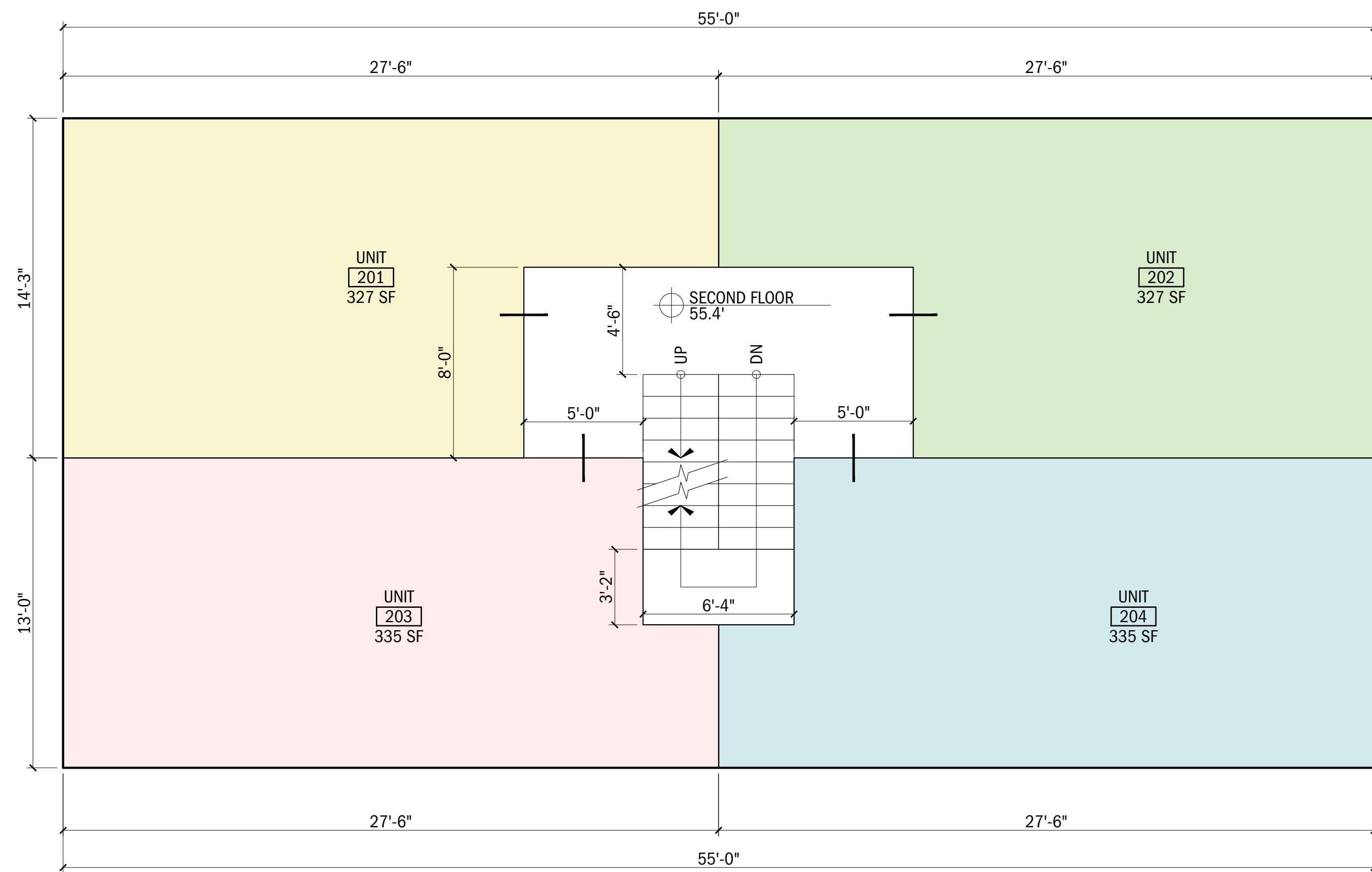
BASMENT - CONCEPT PLAN
SCALE: 1/4"=1'-0"

1



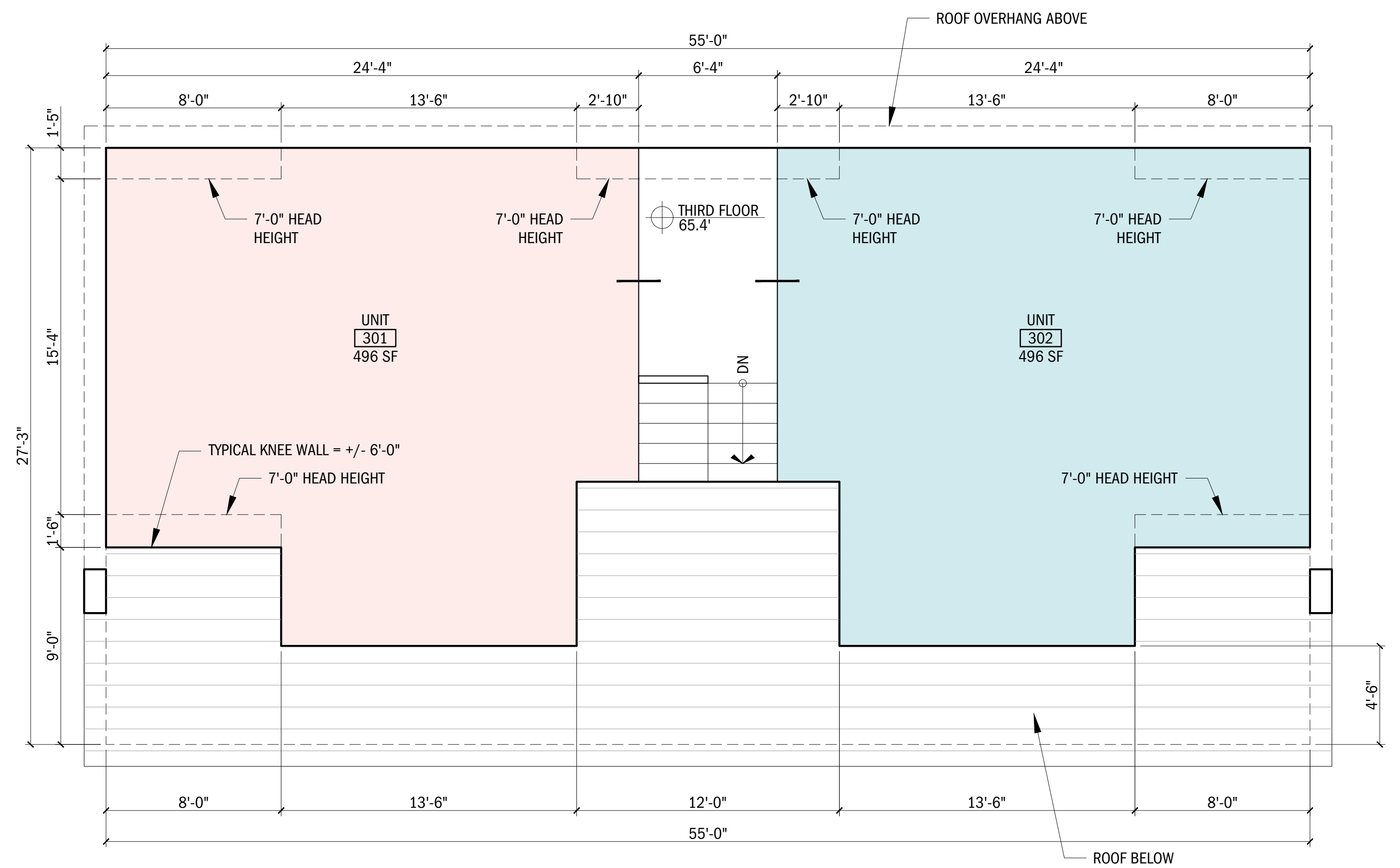
FIRST FLOOR - CONCEPT PLAN
SCALE: 1/4"=1'-0"

2



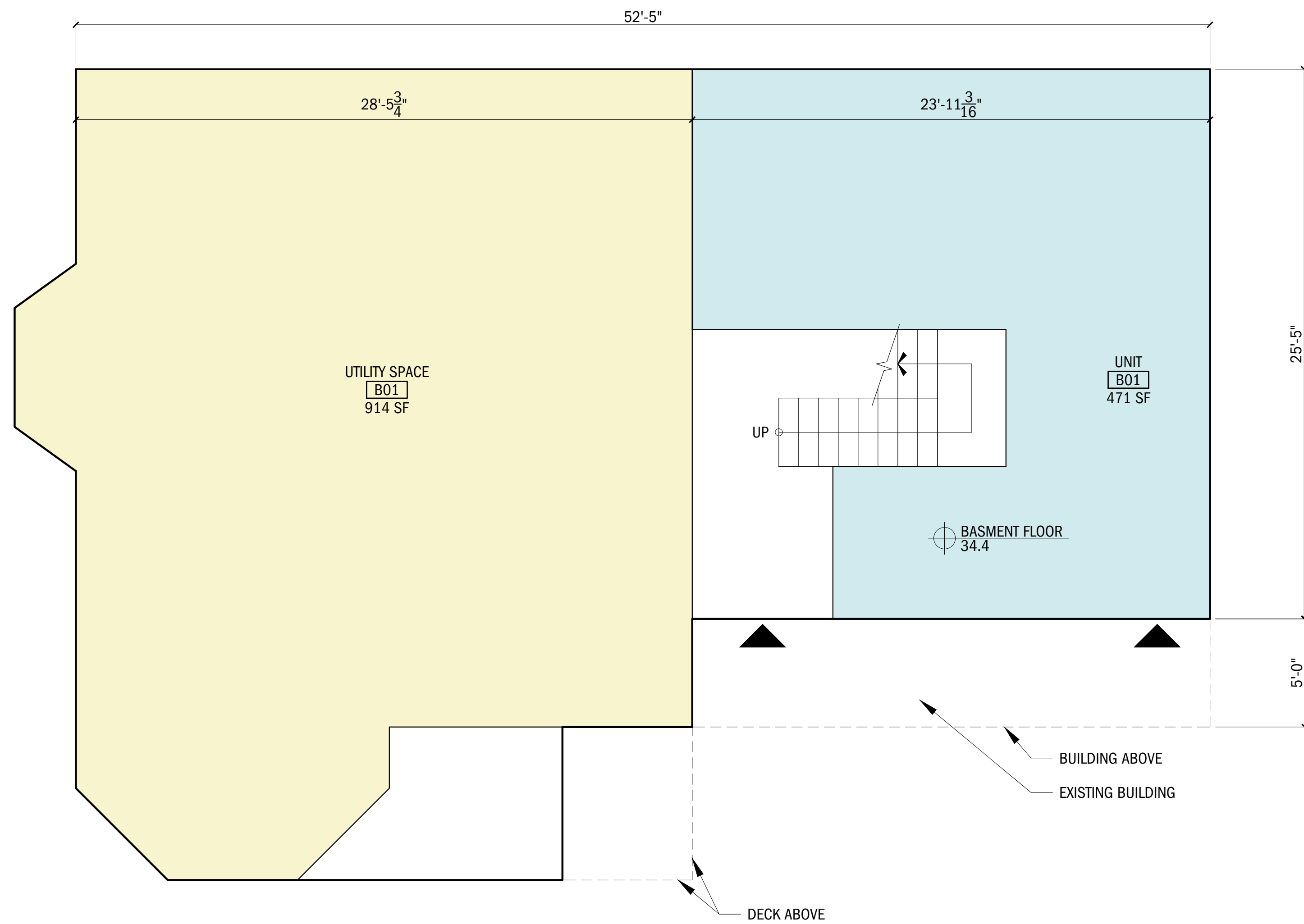
SECOND FLOOR - CONCEPT PLAN
SCALE: 1/4"=1'-0"

1



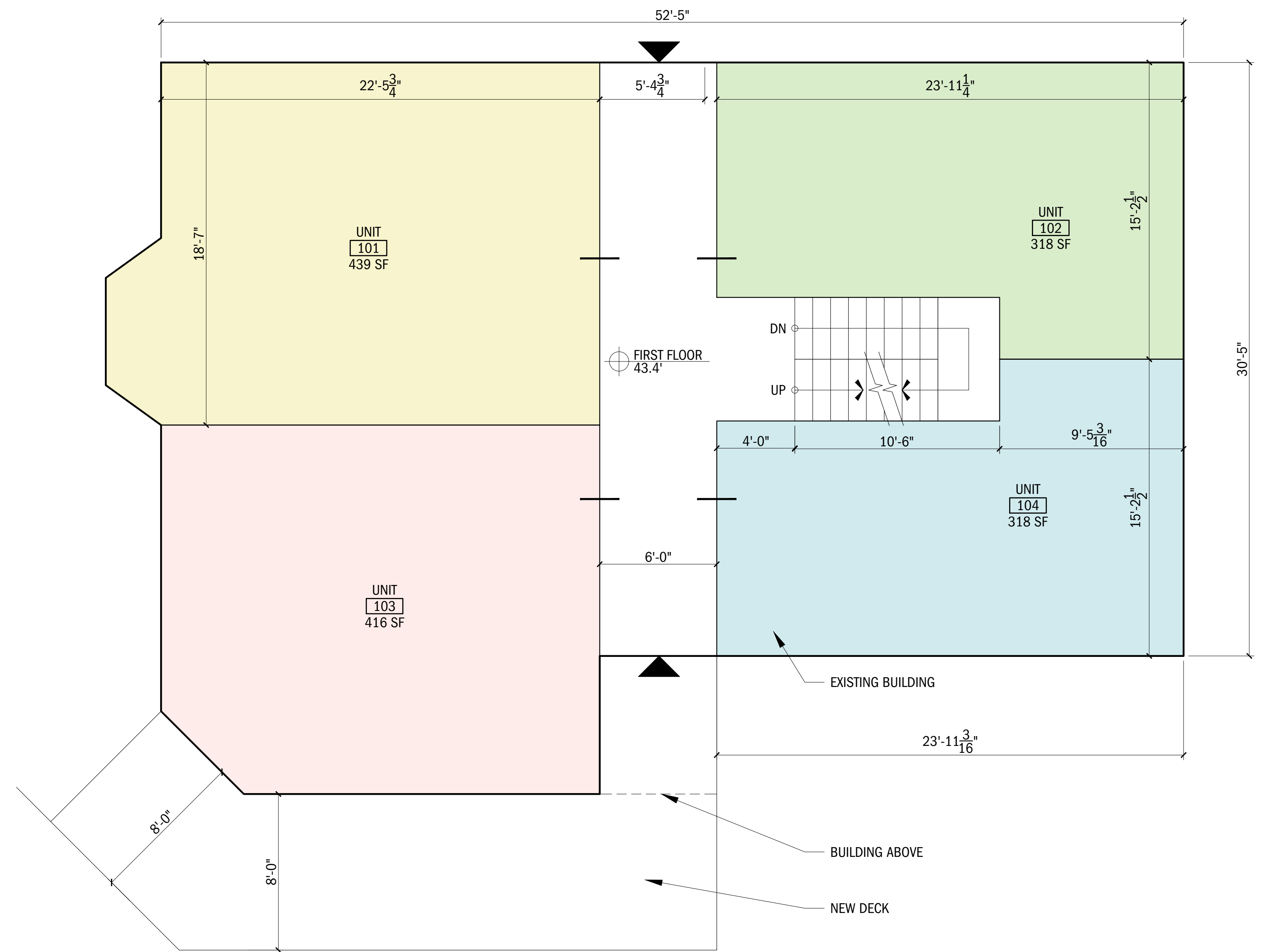
THIRD FLOOR - CONCEPT PLAN
SCALE: 1/4"=1'-0"

2



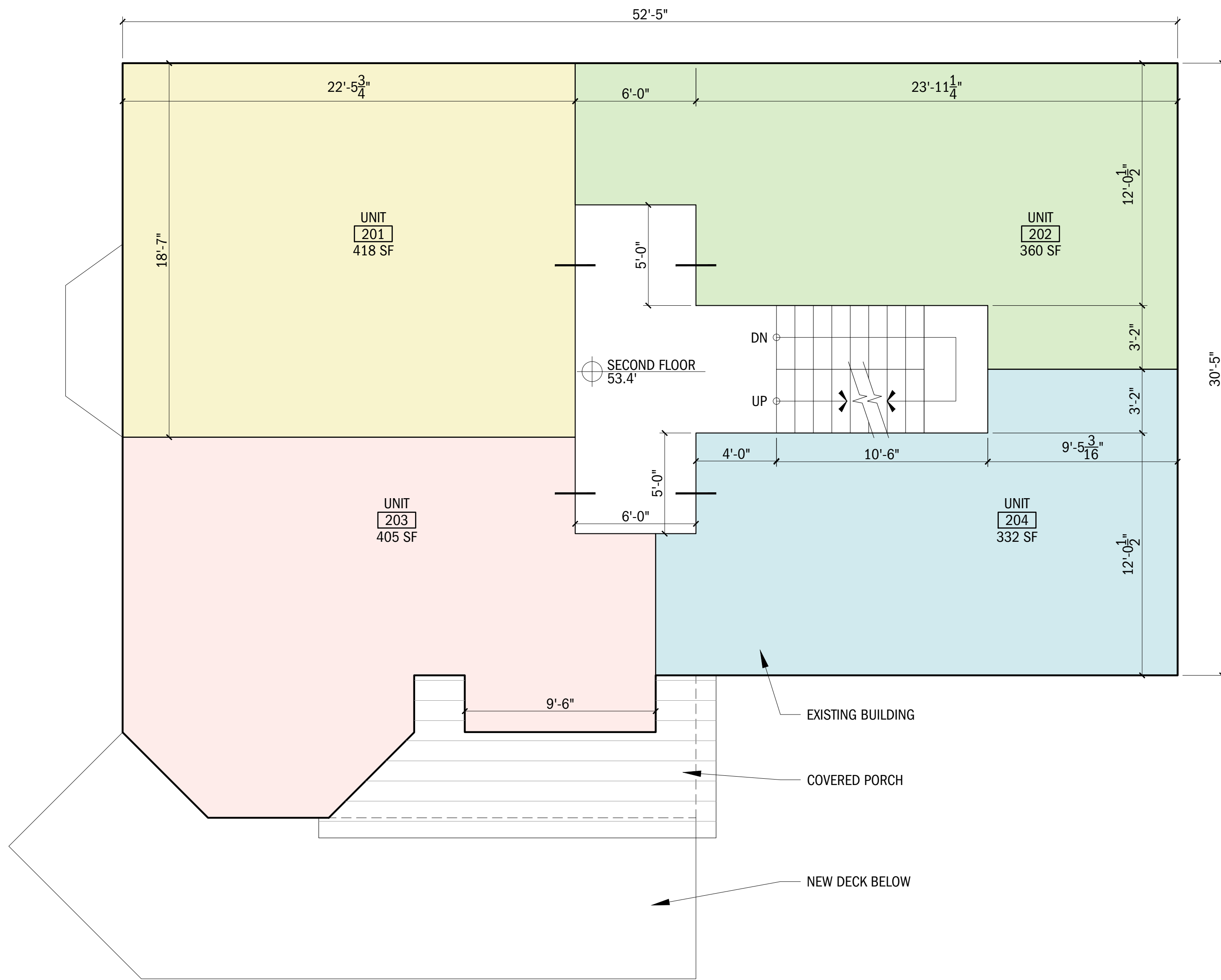
BASMENT - CONCEPT PLAN
SCALE: 1/4"=1'-0"

1



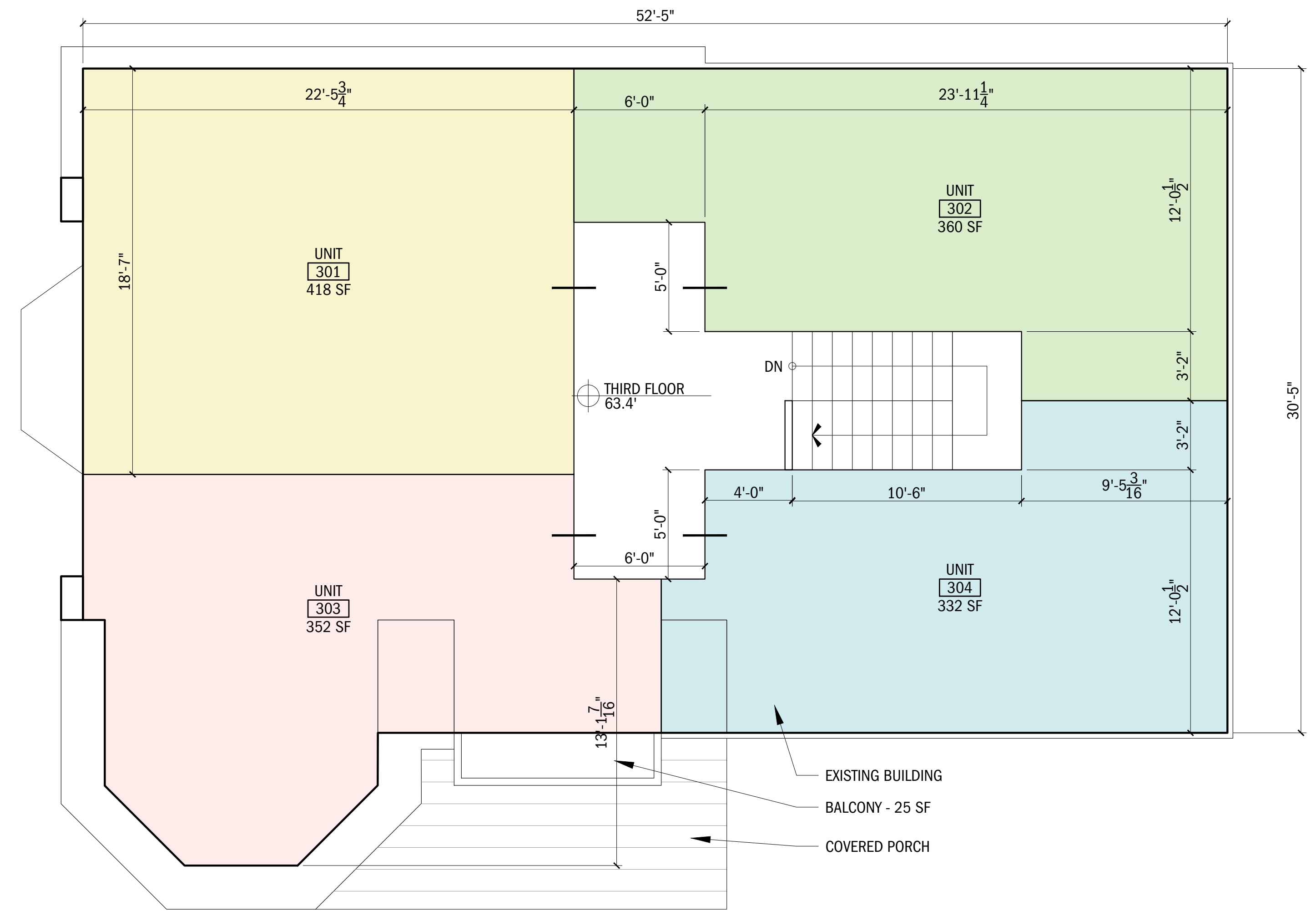
FIRST FLOOR - CONCEPT PLAN
SCALE: 1/4"=1'-0"

2



SECOND FLOOR - CONCEPT PLAN
SCALE: 1/4"=1'-0"

1



THIRD FLOOR - CONCEPT PLAN
SCALE: 1/4"=1'-0"

2



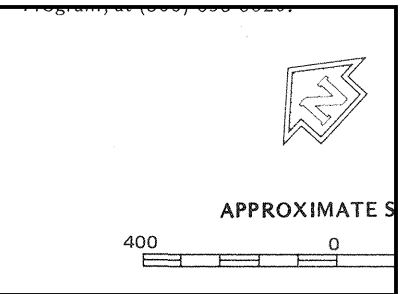
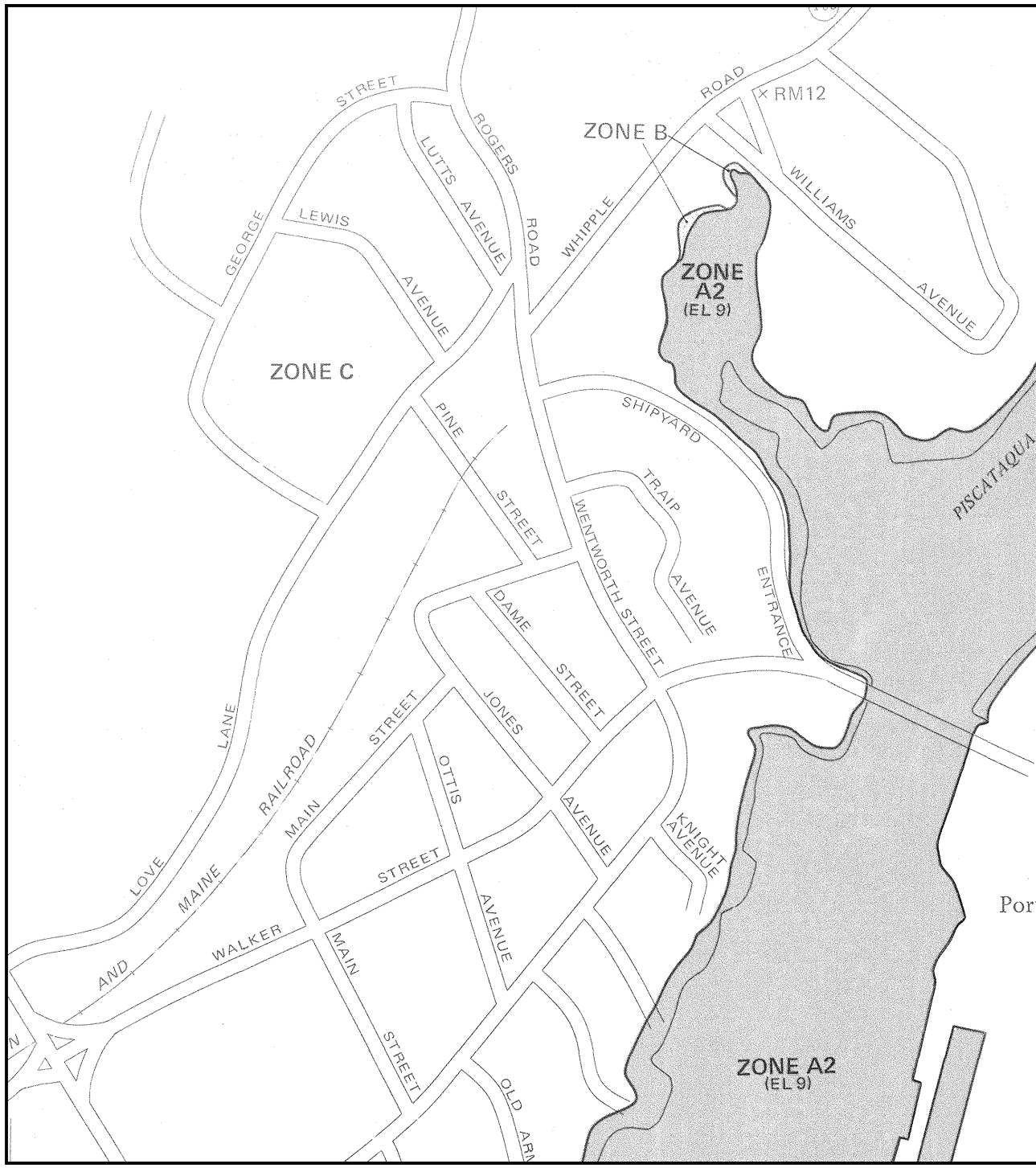
VIEW LOOKING SOUTH-WEST FROM WENTWORTH STREET
SCALE: N.T.S.

1



VIEW LOOKING NORTH-WEST FROM WENTWORTH STREET
SCALE: N.T.S.

1



NATIONAL FLOOD INSURANCE PROGRAM


FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
KITTERY, MAINE
YORK COUNTY

PANEL 8 OF 10
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230171 0008 D

MAP REVISED:
JULY 3, 1986



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.