

**Town of Kittery  
Planning Board Meeting  
September 28, 2023**

**ITEM 1 – 47 Cutts Road – Conservation Subdivision Plan – Preliminary Review**

Action: accept plan as complete or continue review. Schedule site walk/public hearing. Mike Sudak, on behalf of owner/applicant Chip and Anne Andrews, is proposing to divide 14.1 acres of a 36.06-acre parcel into a major conservation subdivision of 13 single-family residential building lots with shared community septic systems, a private street, and a public access parking lot for abutting Kittery Land Trust nature trails. The proposed subdivision is located on the current property of 28 Andys Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay Zones.

**PROCESS SUMMARY**

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Acceptance/Approval	3/23/23	Accepted
YES	Planning board determination of completeness	Scheduled for 9/28/23	Pending
NO	Site Visit		TBD
YES	Public Hearing	Required for Preliminary Site Plan or Subdivision Approval	TBD
YES	Preliminary Plan Approval		TBD
YES	Wetland Alteration Permit	Required before Final Plan Approval	TBD
YES	Final Plan Review and Decision		TBD

**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.**

**OTHER PERMITS AND REQUIREMENTS**

- Subsurface wastewater disposal application with Town
- Delineation of wetlands and protected water bodies
- Curb cut and utility permits
- Natural Resources Protection Act Permit (Maine DEP)
- Maine General Permit (DEP)
- Army Corps of Engineers Review

## 26 PROJECT INTRODUCTION

---

27  
28 This is a conceptual review for a proposed 13-lot conservation subdivision located at 47 Cutts Road in the  
29 R-RL (Residential-Rural) zoning district and partially within the Shoreland Overlay and Resource  
30 Protection Overlay zones. The property is currently listed as 28 Andy's Lane and contains an existing  
31 single-family dwelling in the area of proposed lot 11, as well as a legally non-conforming construction  
32 service commercial building on proposed lot 4. In the center of the parcel (between proposed lots 8 and 10)  
33 is 25 Andy's Lane, a non-conforming property under different ownership, which currently has access to the  
34 existing private right-of-way. The land-locked parcel also maintains access to Cutts Road through a gravel  
35 road leading southwest, between two man-made ponds and through an abutting neighbor's property.  
36 Forested wetlands cover several portions of the total parcel, which abuts a critical vernal pool and Kittery  
37 Land Trust nature trails to the north.

38  
39 The plan proposes 3 "clusters" of lots, each with their own community septic systems and access to Town  
40 water. The existing single-family dwelling on lot 11 will be maintained, and the commercial business on  
41 lot 4 will be demolished and replaced with a dwelling. The applicant plans to develop new single-family  
42 dwellings on all other lots. The existing road will be replaced by a private street that forks in two directions,  
43 with both roads ending in a cul-de-sac. Right-of-way access for the owner of 25 Andy's Lane will be  
44 provided by the applicant through an easement. On site stormwater management will be through a series of  
45 swales, culvert crossings, and stormwater detention areas. The applicant has expressed interest in donating  
46 some of the open space on the property to the Kittery land Trust, and the plan proposes a parking lot between  
47 lots 9 and 13 to provide public access to KLT nature trails.

48  
49 The applicant has provided the required plan set and confirmed capacity from the Kittery Water District.  
50 Staff advise determining application completeness and providing initial feedback during this meeting.

## 51 WAIVERS REQUESTED

---

52  
53  
54 1. Road length modification: At the sketch review, the planning board asked the applicant to provide  
55 narrower roads in their preliminary application. To comply with this, the applicant built to the standards  
56 of a Class II private street and requested a modification of road length from a maximum of 600 feet to  
57 1,030 feet and 1,520 feet. Because this length so greatly exceeds the maximum allowable for Class II,  
58 Fire and Public Works staff request the applicant instead build a Class III private street and seek a  
59 modification to road width. The applicant was amenable to this, and the modifications for the street are  
60 as follows:

- 61 1. Request a modification to the Class III ROW requirements from 60 feet to 40 feet, with a travel  
62 pavement minimum between 22-24 feet (determined by the size of the sidewalk/pedestrian way)
- 63 2. Request a modification to the Class III grade maximum from 8% to 9% in a few locations.
- 64 3. Request a modification to the Class III requirement of 5 feet sidewalks. The applicant will  
65 propose a paved pedestrian travel way along the side of the road instead of full sidewalks.

66 2. Plan scale modification: The applicant is requesting the planning board modify the maximum plan scale  
67 for developments greater than 10 acres in size from 1" = 50" to 1" = 80." The overall size of the subject  
68 parcel and its unique shape prevent the standard from being met without this modification.

69  
70  
71  
72  
73  
74

75 **STAFF COMMENTS**  
 76  
 77

78 Listed below are comments provided by staff in addition to general review of standards:  
 79

- 80 1. In addition to the requirements listed above for the modified road, a Class III private street would also  
 81 require a 6” gravel base, as opposed to the currently proposed 4” base.  
 82 2. The cover letter mentions dedicating the depicted open space blocks to the Kittery Land Trust. Land to  
 83 be dedicated has not yet been decided, as the applicant is awaiting review and acceptance of the current  
 84 plan before beginning coordination with KLT.  
 85 a. Staff suggest the application notate guaranteed public access for the parking lot, and that an  
 86 easement by provided.  
 87 3. Sidewalks are required on any private street. Due to the proposed access to Kittery Land Trust nature  
 88 trails (for both the public and for residents of the entire subdivision complex), staff strongly recommend  
 89 sidewalks, or at least a paved pedestrian walkway, to ensure pedestrian safety.  
 90 4. The wetland delineation recommended that the test pits **not** have a no-cut, no-disturb buffer around  
 91 them. The subsurface wastewater application will have a proposed “inhibition area” around each test  
 92 pit showing what portions of the buffer must be excluded from the no-cut requirement. All septic  
 93 systems must still maintain necessary setbacks from wetlands and water bodies.  
 94 5. Maine Fish and Wildlife determined New England cottontails were highly unlikely on the property.  
 95 6. Maine DACF found no rare botanical features, but noted this could be due to a lack of data and minimal  
 96 survey efforts and suggested a site inventory by a qualified field biologist “to ensure that no  
 97 undocumented rare features are inadvertently harmed.”  
 98 7. The easement currently granting the owner of 25 Andy’s Lane access to the Cutts Road ROW will need  
 99 to be revised to ensure access to the proposed new ROW.  
 100 8. The plan indicated snow will be stored on the vegetated swales. If it does not hinder traffic sight lines,  
 101 staff suggest snow be stored in the cul-de-sacs of the proposed streets, to minimize direct runoff of road  
 102 salt, heavy metals, and other pollutants into the property’s wetlands.  
 103 9. Two buildings are proposed on lot 3: one single-family dwelling and one barn meant to store lumber  
 104 and equipment. Accessory buildings and structures are a permitted use in the R-RL zone, meaning this  
 105 is allowable if all buildings meet required setbacks and dimensions.  
 106

107 **PROJECT ANALYSIS**  
 108

Code Ref.	§16.4 Land Use Zone Standards	
	Standard	Determination
§16.4.10.B	Permitted/Special Exception Uses	The proposed subdivision is a permitted use
§16.4.10.E.(2).(a).	Minimum area per dwelling: 40,000 sq ft.	It appears the standard is satisfied.
§16.4.10.E.(2).(b).	Lot size: 40,000 sq ft minimum	Proposed lot size is 15,000 sq ft. Requirements may be modified in a conservation subdivision.

		Per §16.10.5.E, lots in a conservation subdivision may be less than 20,000 sq ft. if serviced by community sewer.
§16.4.10.E.(2).(c).	Street frontage: 150 ft minimum	Not all lots meet this standard. Requirements may be modified in a conservation subdivision.  Lot 4 abutting Cutts Road appears to have minimum frontage
§16.4.10.E.(2).(d).	Front setback: 40 ft minimum	10 ft front yard setback proposed. Requirements may be modified in a conservation subdivision.
§16.4.10.E.(2).(e).	Building coverage: 15% maximum	The applicant's building coverage calculations appear to apply to the whole parcel, but the 15% maximum applies to the whole lot. The applicant must show that each individual lot does not exceed a 15% maximum, as this is <b>not</b> a standard that may be modified in a conservation subdivision.
§16.4.10.E.(2).(f).	Rear and side setbacks: 20 ft minimum.	10 ft setbacks proposed. Not all lots meet this standard. Requirements may be modified in a conservation subdivision.
§16.4.10.E.(2).(g).	Building height: 35 ft maximum	It appears the standard is satisfied.
§16.4.10.E.(2).(i).	Minimum water-body setbacks: up to 100 feet from high-water line of identified wetlands	The standard appears to be satisfied for all proposed new buildings. Code Enforcement requires a subsurface wastewater permit to confirm shared septic systems are maintaining necessary setbacks.
Code Ref.	§16.5 Performance Standards	

	Standard	Determination
§16.5.4	<p>Minimum affordable housing requirements for 13 homes is one of the following:</p> <ul style="list-style-type: none"> <li>• 1 affordable home and \$30,000 in-lieu payment</li> <li>• \$130,000 in-lieu payment</li> </ul>	<p>The applicant has been notified of this requirement and will be asked to notify staff of their decision before plan approval may be granted.</p>
§16.5.9	<p>Conservation of vernal pools</p>	<p>Identified vernal pools on the property were not deemed significant. Standard setback applies determined by size.</p> <p>Critical vernal pool on an abutting lot (and setbacks) are noted in the existing conditions plan.</p>
§16.5.10	<p>Essential services</p>	<p>Test pit locations have been notated, and water capacity is confirmed by KWD.</p>
§16.5.11	<p>Floodplain Management</p>	<p>The proposed development is outside of the indicated floodplain. Standards appear to be met.</p>
§16.5.14.B	<p>Lots</p>	<p>Lot standards appear to be met. For lots containing wetlands, building envelopes are outside of all indicated setbacks.</p>
§16.5.18.	<p>Net residential acreage</p>	<p>Net residential acreage calculations support the proposed number of lots. Staff advise the applicant to revise calculations to include the area of the parking lot, as it is considered ROW and should be deducted along with the rest of the private street.</p>
§16.5.24.	<p>Dwellings in the Shoreland Overlay Zone</p>	<p>All new dwellings are outside of indicated setbacks. The house on lot 11, an existing non-conforming house, will</p>

		remain in the same location with the same dimensions.
§16.5.26	Street Signage	Public Works and Fire staff require the street be named.
§16.5.27	Street Standards	Staff suggest the right-of-way be built to the standards of a Class III private street, with the necessary modifications listed above.  Sidewalks are a requirement for a Class III private street. If the applicant requests a waiver, staff instead suggest a modification to allow a paved pedestrian way.
§16.5.30	All wetlands of 501 sq ft. or greater trigger setbacks for certain uses	Delineation was submitted, and wetlands of special significance have been identified. All new buildings are outside of any wetland setbacks.  The applicant will submit a wetland alteration permit to receive permission to build streets in the areas encroaching on the setbacks.
Code Ref.	§16.10 Additional Requirements for Conservation Subdivision	
	Standard	Determination
§16.10.4.B	Indicate any proposed public open space and Town Council approval	The Kittery Land Trust is not a government body, meaning the public access granted in the proposed parking lot does not require Council approval.
§16.10.5.C	Proposed private and water systems must show: <ul style="list-style-type: none"> <li>adequate groundwater is available.</li> <li>Proposed groundwater sources are safe from on-site and off-site contamination.</li> <li>Proposed individual septic systems will not endanger drinking water supply.</li> <li>The costs of a community water or wastewater system is prohibitively expensive</li> </ul>	The lot is serviced by public water, and the application is providing community septic systems. The standard does not appear applicable.

§16.10.5.D	Designated open space to be permanently preserved	<p>Appears to meet minimum open space standards. Proposed configuration requires planning board approval.</p> <p>Further discussion with the Kittery Land Trust is planned to determine what open space blocks will be donated to KLT conservation.</p>
§16.10.5.E	Minimum lot size with private water/wastewater: 20,000 sq ft	The applicant is proposing community septic systems. This standard does not appear applicable.
§16.10.5.F	No individual lot may have direct vehicular access onto a public road	<p>All proposed lots will access the proposed private way, including Lot 4, which abuts Cutts Road.</p> <p>The parcel of land in between Lot 8 and Lot 10 is not owned by the applicant but will have access to the proposed ROW. The gravel road in the ROW between the two artificial ponds will not be altered as a part of this plan.</p>
§16.10.5.G	All areas designated as Resource Protection must be protected as open space	The existing conditions survey notates the shoreland and resource protection overlay zones. Standard appears to be met.
§16.10.5.I	Wetlands designated as open space to have a “no-cut, no disturb” buffer	<p>Staff suggest adding a note in the site plan indicating the identified wetland setbacks will be “no cut, no disturbance” areas, as that is a code requirement.</p>
§16.10.5.J	All utilities must be installed underground	The standard appears to be met.

<p>§16.10.5.K</p>	<p>All subsurface wastewater disposal areas to be indicated on plan</p>	<p>The standard appears to be met</p>
<p>§16.10.6.F</p>	<p>Vegetated buffer located on front lot line, a minimum width of 40 feet</p>	<p>A vegetated buffer must be added along Cutts Road frontage. As the majority of the land fronting Cutts Road is notated to be forested wetland, staff suggest the applicant only notate the buffer area in the plan, as planting new vegetation would disturb the existing habitat.</p>
<p>§16.10.6.H</p>	<p>Low-impact design must be incorporated into the plan whenever possible</p>	<p>The applicant is proposing narrower roads and community septic systems.</p> <p>The proposal mentions vegetated swales; staff would like to see details regarding any other proposed green infrastructure for stormwater management.</p>
<p>§16.10.7.A</p>	<p>Open space minimum: 60% of lot, with 40% of that consisting of net residential acreage.</p> <p>Example: in a parcel of 1,000,000 sq ft, 600,000 sq ft (60%) must be open space. Of that 600,000 sq ft, 240,000 (40% of open space, or 24% of total lot) must be included in the net residential acreage calculations.</p>	<p>The applicant shows that 60% of the total lot is open space but does not show that 40% of that consists of open space counted in the net residential acreage. Looking at the total area of wetland and setback area dedicated as open space, staff believe the plan does meet the 40% requirement, but the plan must show this.</p>
<p>§16.10.7.B</p>	<p>All wetlands, water bodies, and floodplains must be located within open space boundaries</p>	<p>This standard appears to be met.</p>



§16.10.7.C	Significant natural resources or wildlife habitat areas must be designated as open space	This standard appears to be met.
§16.10.7.D	Open space must include any notable features	This standard appears to be met.
§16.10.7.E	All historic, cultural, or archaeological resources must be included as open space	The artificial ponds abutting Lots 10-12 have flood control mechanisms. Staff are not sure if this constitutes a “historic resource,” but would like the subdivision to notate the structures as off limits to future residents, as a safety precaution.
§16.10.7.F	Open space areas must be made contiguous to the greatest extent possible	Staff believe this standard has been met, but open space configuration is up to the decision of the planning board.
§16.10.7.G	Open space may not be mowed unless part of a public park/trail	This standard will be met with the addition of the above mentioned “no cut” buffers.
§16.10.10	The homeowner's association will be held responsible for: <ul style="list-style-type: none"> <li>• Maintenance of open space</li> <li>• Maintenance public facilities such as road and stormwater systems</li> <li>• An initial capital fund required to cover expenses</li> <li>• Maintenance and replacement of plantings, including additional plantings required by the planning board</li> </ul>	The plan indicates the subdivision will be maintained by a Homeowner’s Association
§16.10.11	Prior to the beginning of any site work, the applicant must: <ul style="list-style-type: none"> <li>• Define the limits of any proposed clearings.</li> <li>• File all required performance guarantees and inspection escrows in forms acceptable to the Town Manager</li> </ul>	Not applicable at preliminary stage
Code Ref.	§16.8.9.C Preliminary Subdivision Plan Requirements	
	Standard	Determination

§16.8.9.C.(5).(a-i).	<ul style="list-style-type: none"> <li>* Paper plan sheets no smaller than 11" x 17"</li> <li>* Scale of drawing no greater than 1 inch = 30 feet</li> <li>* Code block in right-hand corner</li> <li>* Standard boundary survey of existing conditions</li> <li>* Compass with arrow pointing true north</li> <li>* Locus map of property</li> <li>* Vicinity map and aerial photograph</li> <li>* Surveyed acreage of parcel(s), rights-of-way, wetlands, and amount of street frontage</li> <li>* Names and addresses of owners of record abutting property</li> </ul>	Provided, with requested modification for scale of drawing, listed above
§16.8.9.C.(5).(j).	Existing conditions survey including all identified structures, natural resources, rights-of-way, and utilities located on and within 100 feet of the property	Provided
§16.8.9.C.(5).(k).	<p>Proposed development area including:</p> <ul style="list-style-type: none"> <li>* Location and detail of proposed structures and signs</li> <li>* Proposed utilities including power, water, and sewer</li> <li>* Sewage facilities type and placement</li> <li>* Domestic water source</li> <li>* Lot lines, rights-of-way, and street alignments</li> <li>* Road and other paved area plans</li> <li>* Existing and proposed setbacks</li> <li>* Storage areas for waste or hazardous materials</li> <li>* Topographic contours of existing contours and finished grade elevations</li> <li>* Locations and dimensions of artificial features such as pedestrian ways, sidewalks, curb cuts, driveways, fences, retaining walls,</li> </ul>	Provided
§16.8.9.C.(6).(a).	Documents showing legal interest in the property	Provided
§16.8.9.C.(6).(b).	Identified property encumbrances	Provided
§16.8.9.C.(6).(c).	Kittery Water District approval letter	Provided
§16.8.9.C.(6).(d).	Erosion and sedimentation control plan	Provided
§16.8.9.C.(6).(e).	Stormwater management plan and drainage analysis	Provided
§16.8.9.C.(6).(f).	Soil survey	Provided

§16.8.9.C.(6).(g).	Vehicular traffic report	Provided
§16.8.9.C.(6).(h).	Traffic impact analysis	Not deemed applicable due to low traffic volume
§16.8.9.C.(6).(i).	Test pit analysis for proposed septic systems	Provided
§16.8.9.C.(6).(j).	Town sewage department confirmation	Not applicable.
§16.8.10.C.(6).(k).	Evaluation of development by Police, Fire, and Public Works department heads	Provided
§16.8.10.C.(6).(l).	Additional submissions as required	None proposed at this time

109  
 110  
 111  
 112  
 113  
 114  
 115  
 116  
 117  
 118  
 119  
 120  
 121  
 122  
 123  
 124  
 125  
 126  
 127  
 128  
 129  
 130  
 131  
 132  
 133  
 134  
 135  
 136  
 137  
 138  
 139  
 140  
 141  
 142  
 143

**DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**

---

The purpose of the first meeting of a preliminary subdivision plan is to determine the completeness of the application, provide specific feedback to the applicant, and determine whether the plan is ready to schedule a public hearing. The issues that have been identified are able to be modified at later iterations of the preliminary site plan. Staff believe the application meets all submission requirements for initial acceptance and suggest the planning board advise the applicant regarding their proposed roadway, which they developed after receiving board feedback at the sketch review.

**RECOMMENDED MOTIONS**

Below are recommended motions for the Board's use and consideration:

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

Move to accept the plan by Mike Sudak, on behalf of owner/applicant Chip and Anne Andrews, proposing to divide 14.1 acres of a 36.06 acre parcel into a major conservation subdivision of 13 single-family residential building lots, a private street system, and a public access parking lot for abutting Kittery Land Trust nature trails, located on the current property of 28 Andys Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay Zones.

***Motion to schedule a site walk***

Move to visit the site of the plan by Mike Sudak, on behalf of owner/applicant Chip and Anne Andrews, proposing to divide 14.1 acres of a 36.06 acre parcel into a major conservation subdivision of 13 single-family residential building lots, a private street system, and a public access parking lot for abutting Kittery Land Trust nature trails, located on the current property of 28 Andys Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay Zones.

***Motion to schedule a public hearing***

Move to schedule a public hearing for the plan by Mike Sudak, on behalf of owner/applicant Chip and Anne Andrews, proposing to divide 14.1 acres of a 36.06 acre parcel into a major conservation subdivision of 13 single-family residential building lots, a private street system, and a public access parking lot for abutting Kittery Land Trust nature trails, located on the current property of 28 Andys

144 Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay  
145 Zones.

GENERAL NOTES (CONT.)

GENERAL NOTES (CONT.)

- CLASS A HIGH-INTENSITY SOIL SURVEY WAS PERFORMED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209 IN OCTOBER OF 2021. PROPOSED TEST PITS WERE FIELD LOCATED BY ATTAR ENGINEERING IN NOVEMBER AND DECEMBER OF 2021. ADDITIONAL TEST PITS WERE PERFORMED BY JOSEPH W. NOEL IN MAY OF 2022 AND FIELD LOCATED BY ATTAR ENGINEERING IN JUNE OF 2022. ADDITIONAL TEST PITS WERE PERFORMED BY MICHAEL CUOMO, SOIL SCIENTIST IN JULY OF 2023 AND FIELD LOCATED BY ATTAR ENGINEERING IN AUGUST OF 2023.
- ALL PROPOSED ROADS AND DRIVEWAYS HAVE BEEN LOCATED OUTSIDE THE 100' SETBACK FROM THE NORMAL HIGH-WATER LINE (INTERPRETED AS RESOURCE PROTECTION OVERLAY LIMITS) AS PER §16.8.4.14.B. AND AS DEPICTED ON SHEET 3.
- ALL PROPOSED LOTS WITH BUILDING ENVELOPES THAT PARTIALLY OR ENTIRELY FALL WITHIN THE SPO-250 ZONE (LOT 9) SHALL HAVE THEIR DWELLINGS COMPLY WITH THE GUIDELINES OF §16.8.28.1.
- DEPICTED WETLAND SETBACKS TO PRINCIPAL BUILDINGS OR STRUCTURES ARE INFORMED BY TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE TABLE 16.5.30 "MINIMUM SETBACKS FROM WETLANDS AND WATER BODIES":
  - 25' SETBACK FOR TOPSOIL REMOVAL WITH AN EROSION & SEDIMENTATION CONTROL PLAN
  - 50' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE < 1 ACRE
  - 100' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE > 1 ACRE
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE PROPOSED CONSERVATION SUBDIVISION SHALL BE SERVICED BY MUNICIPAL WATER (KWD) AND COMMUNITY PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS). TEST PITS FOR SAID SEPTIC SYSTEMS ARE SHOWN ON THE PLANS.
- DEVEGETATED AREA CALCULATION - AS PER §16.4.28.E.(2):
 

TOTAL AREA WITHIN SHORELAND OVERLAY	= 249,491 SQ. FT. (5.73 AC.)
TOTAL DEVEGETATED AREA PROPOSED:	= 16,823 SQ. FT. (LOT 8 MAX FOOTPRINT)
	= 9,621 SQ. FT. (KLT ACCESS & PARKING AREA)
	= 26,244 SQ. FT. MAX DEVEGETATED AREA
	[26,244 / 249,491] = 10.52% < 20% => OK
- ALL INTERIOR STREETS DESIGNED TO "CLASS II" DIMENSIONAL STANDARDS AS PER §16.8, TABLE 1, "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS"
 

CLASS II PRIVATE STREET STANDARDS (35-71 AVERAGE DAILY TRIPS):	
RIGHT-OF-WAY WIDTH	= 40 FEET
TRAVEL PAVEMENT WIDTH	= 20 FEET
SIDEWALK WIDTH	= 5 FEET
GRAVEL SHOULDER WIDTH	= NO SET WIDTH, BOTH SIDES
ENCLOSED DRAINAGE	= NOT REQUIRED
MINIMUM LONGITUDINAL SLOPE	= 0.05%
MAXIMUM LONGITUDINAL SLOPE	= 9%
STREET LENGTH TO CUL-DE-SAC RADIUS	= 600 FEET
MINIMUM BOUNDARY RADIUS	= 50 FEET
MINIMUM PAVED RADIUS	= 40 FEET
TANGENT LENGTH BETWEEN REVERSE CURVES	= NONE REQUIRED
MINIMUM CENTERLINE RADIUS	= 100 FEET
- THIS DEVELOPMENT IS SUBJECT TO THE FOLLOWING STATE AND FEDERAL PERMITS:
  - U.S. ARMY CORPS OF ENGINEERS - MAINE GENERAL PERMIT
  - MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION - STORMWATER PERMIT-BY-RULE (PBR)

- OPEN SPACE CALCULATIONS - AS PER §16.10.7.A.(2): IN THE R-RL ZONE, THE DESIGNATED OPEN SPACE MUST BE A MINIMUM OF 60% OF THE TOTAL LAND AREA, WITH A MINIMUM OF 40% OF THAT CONSISTING OF NET RESIDENTIAL ACREAGE...
 

GROSS PARCEL AREA:	= 1,570,797 SQ. FT.
OPEN SPACE BLOCK 1 AREA:	= 609,080 SQ. FT.
OPEN SPACE BLOCK 2 AREA:	= 132,232 SQ. FT.
OPEN SPACE BLOCK 3 AREA:	= 131,569 SQ. FT.
OPEN SPACE BLOCK 4 AREA:	= 80,749 SQ. FT.
[609,080 + 132,232 + 131,569 + 80,749]	= 953,630 SQ. FT. TOTAL OPEN SPACE
60% GROSS PARCEL AREA: [1,570,797 * 0.6]	= 942,478 SQ. FT.
	= 953,630 SQ. FT. => 942,478 SQ. FT. => OK
- THE PROPOSED DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER (KITTERY WATER DISTRICT). ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE KITTERY WATER DISTRICT (KWD).
- ALL DWELLINGS SHALL BE SERVICED BY COMMUNITY SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS) IN ACCORDANCE WITH §16.10.5.E. SEPTIC AREAS SHALL ADHERE TO BUILDING SETBACK REQUIREMENTS. TEST PITS LOCATIONS ARE DEPICTED ON THE PLANS.

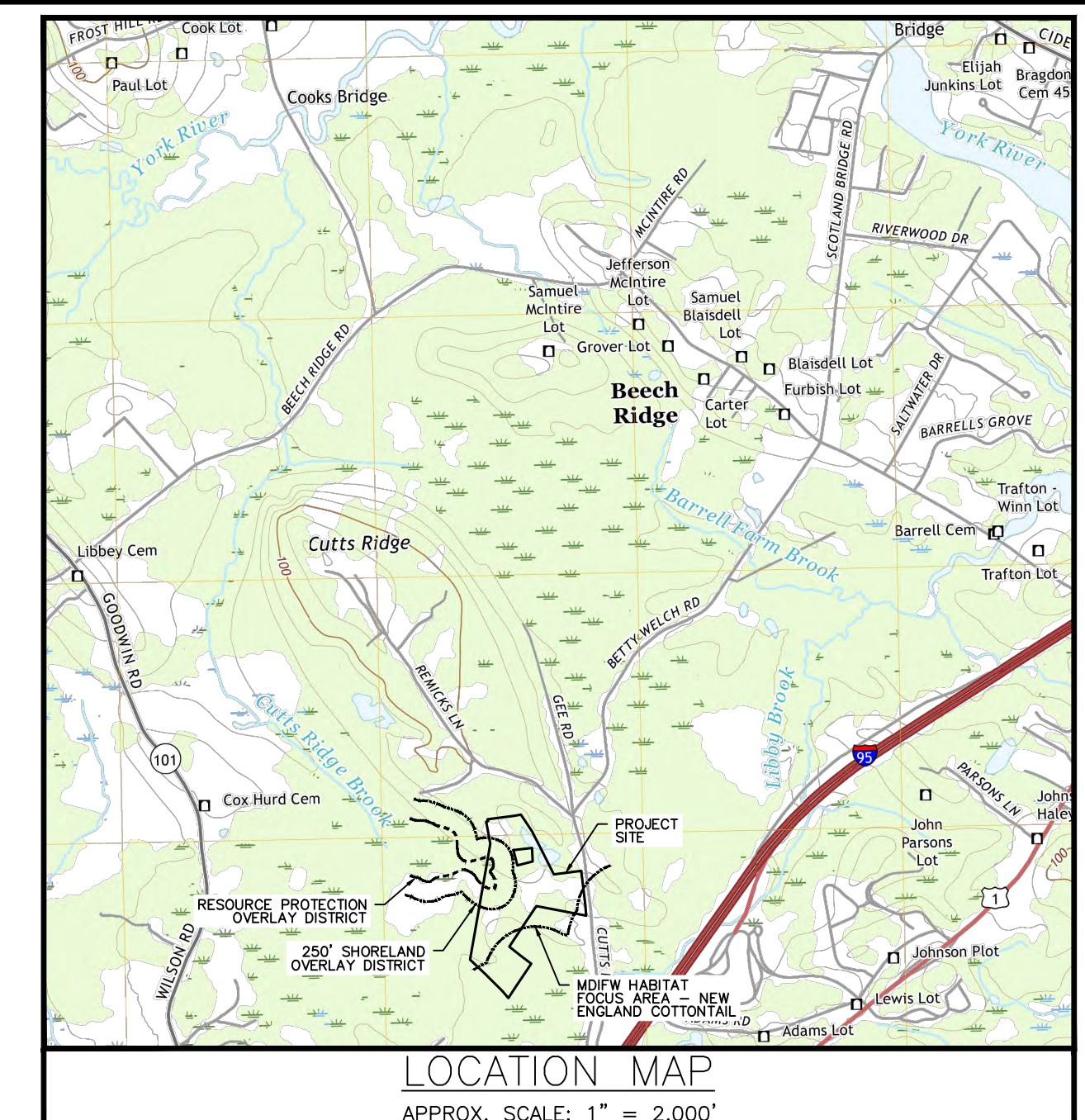
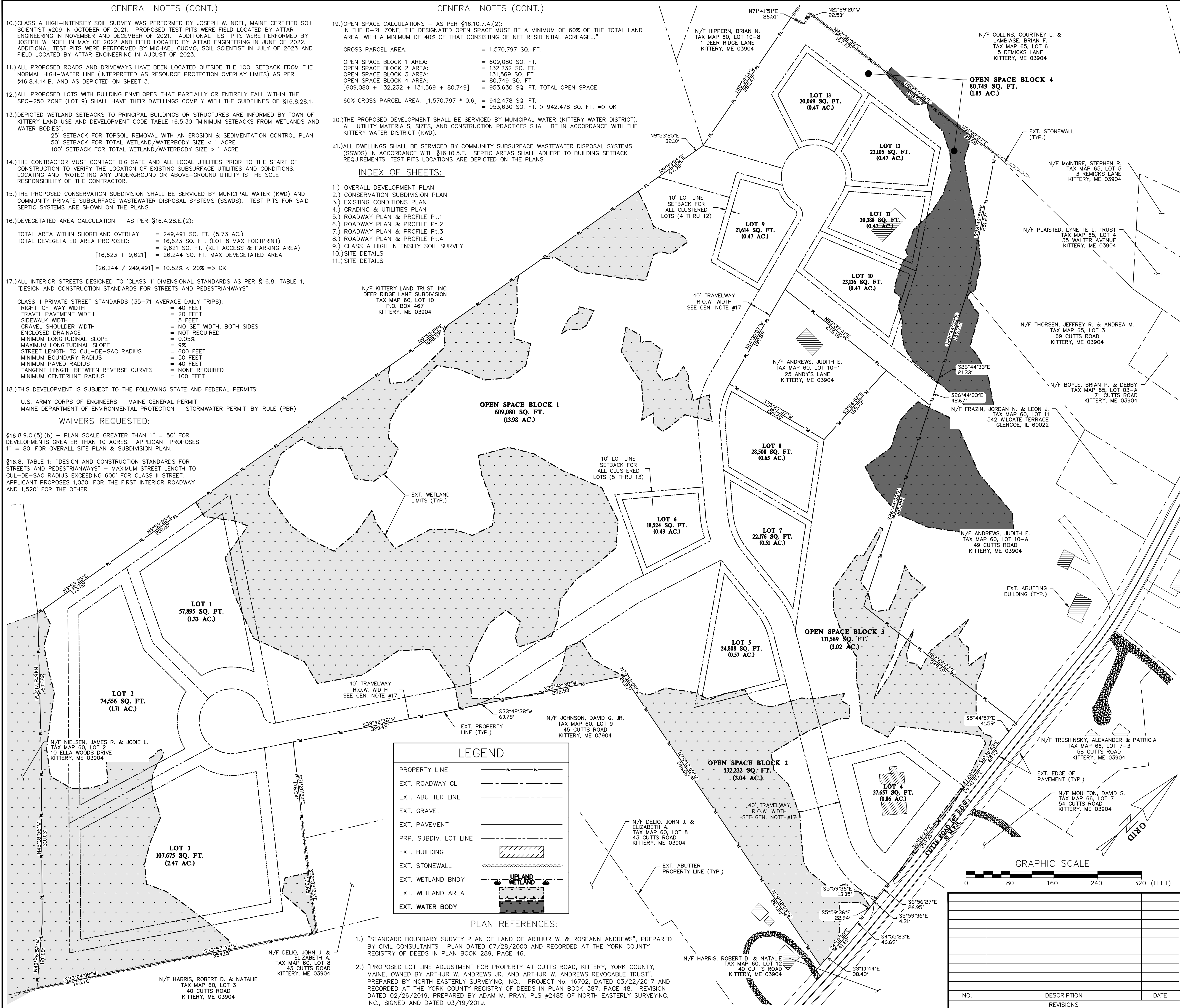
INDEX OF SHEETS:

- OVERALL DEVELOPMENT PLAN
- CONSERVATION SUBDIVISION PLAN
- EXISTING CONDITIONS PLAN
- GRADING & UTILITIES PLAN
- ROADWAY PLAN & PROFILE P1.1
- ROADWAY PLAN & PROFILE P1.2
- ROADWAY PLAN & PROFILE P1.3
- ROADWAY PLAN & PROFILE P1.4
- CLASS A HIGH INTENSITY SOIL SURVEY
- SITE DETAILS
- SITE DETAILS

WAIVERS REQUESTED:

§16.8.9.C(5)(b) - PLAN SCALE GREATER THAN 1" = 50' FOR DEVELOPMENTS GREATER THAN 10 ACRES. APPLICANT PROPOSES 1" = 80' FOR OVERALL SITE PLAN & SUBDIVISION PLAN.

§16.8, TABLE 1: "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS" - MAXIMUM STREET LENGTH TO CUL-DE-SAC RADIUS EXCEEDING 600' FOR CLASS II STREET. APPLICANT PROPOSES 1,030' FOR THE FIRST INTERIOR ROADWAY AND 1,520' FOR THE OTHER.



GENERAL NOTES

- THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL INTO A MAJOR CONSERVATION SUBDIVISION CONSISTING OF 13 SINGLE-FAMILY RESIDENTIAL LOTS SERVICED BY A PAIR OF CLASS II ROADWAYS. THE PROPOSED ROADWAYS WERE DESIGNED IN ACCORDANCE WITH TOWN OF KITTERY §16.8 TABLE 1 - SEE GENERAL NOTE #17.
- THE SUBJECT PARCEL, LOCATED OFF OF CUTTS ROAD, IS IDENTIFIED AS LOT 10-3 ON MAP 60, CONSISTING OF 36.06 ACRES IN AREA, AND IS LOCATED IN THE RESIDENTIAL-RURAL (R-RL) BASE ZONE, AS WELL AS THE RESOURCE PROTECTION OVERLAY (RPO) AND 250' SHORELAND PROTECTION OVERLAY (SPO-250) ZONING DISTRICTS.
- DIMENSIONAL REQUIREMENTS FOR THE R-RL ZONING DISTRICT AS PER §16.3.2.I.D.(2):
 

LOT SIZE:	40,000 SQ. FT. (MINIMUM)
SETBACKS:	40' FRONT YARD 20' SIDE YARD 20' REAR YARD
STREET FRONTAGE:	150 FT. (MINIMUM)
BUILDING COVERAGE:	15% (MAXIMUM)
BUILDING HEIGHT:	35 FT. (MAXIMUM)

- DIMENSIONAL STANDARDS MODIFICATIONS FOR CONSERVATION SUBDIVISIONS AS PER §16.10.3: PROPOSED MODIFICATIONS REQUESTED:
 

LOT SIZE:	15,000 SQ. FT. PROPOSED**
SETBACKS:	10' FRONT YARD PROPOSED 10' SIDE YARD PROPOSED 10' REAR YARD PROPOSED

- NET RESIDENTIAL DENSITY CALCULATION AS PER §16.7.8.2: (ALL PROSPECTIVE REDUCTIONS WITH ZERO CONTRIBUTION ARE NOT ENUMERATED)
 

GROSS PARCEL AREA:	= 1,570,797 SQ. FT.
LESS ALL LAND LOCATED IN WETLANDS	= 480,083 SQ. FT.
LESS 50% OF LAND LOCATED IN 100 FT. WETLAND SETBACK:	= 567,836 SQ. FT. TOTAL
LESS EXISTING RIGHTS-OF-WAY AND OTHER EASEMENTS	= 13,354 SQ. FT.
LESS PROPOSED RIGHTS-OF-WAY, EXCLUDING DRIVEWAYS	= 119,412 SQ. FT.
LESS 50% OF "SOMEWHAT POORLY DRAINED" SOILS:	= 75,512 SQ. FT.
151,023 SQ. FT. TOTAL	= 75,512 SQ. FT.
TOTAL NET RESIDENTIAL ACREAGE	= 598,618 SQ. FT.
TOTAL ALLOWED DWELLING UNITS	= [598,618 / 40,000]
	= 14.96 LOTS
	=> 14 ALLOWED (13 PROPOSED)

- BUILDING COVERAGE CALCULATION:
 

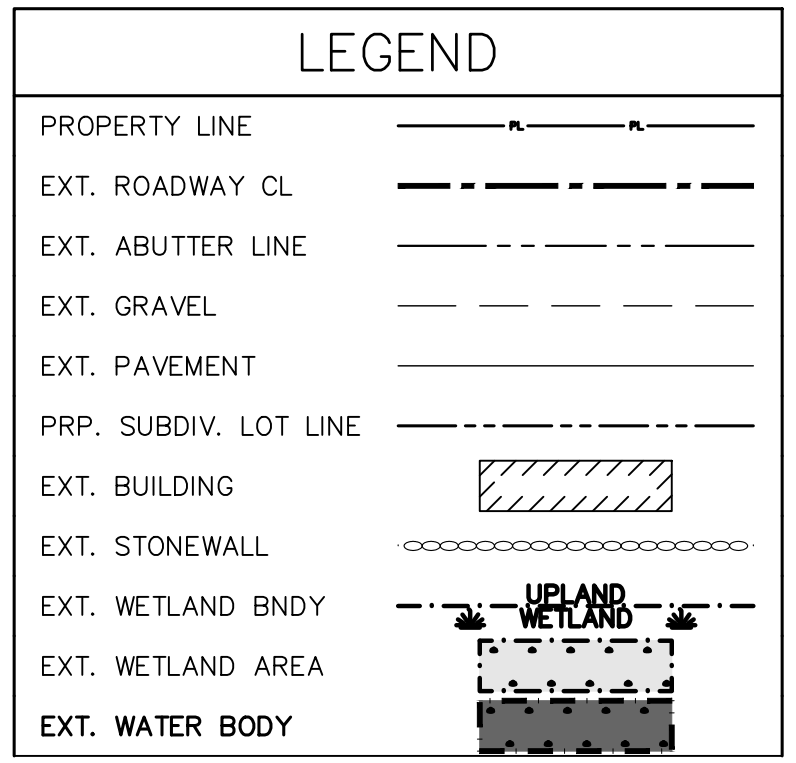
GROSS PARCEL AREA	= 1,570,797 SQ. FT.
MAXIMUM ALLOWABLE COVERAGE (15%)	= 235,620 SQ. FT.
LESS BUILDING AREA LOT 4	= 3,375 SQ. FT.
LESS BUILDING AREA LOT 11	= 1,680 SQ. FT.
NET AVAILABLE BUILDING AREA:	[235,620 - 3,375 - 1,680] = 230,565 SQ. FT. (11 LOTS REMAINING)

- TOTAL WETLAND IMPACTS = 4,040 SQ. FT.

- ORIGINAL WETLAND DELINEATION WAS PERFORMED BY JOSEPH W. NOEL, PROJECT WETLAND SCIENTIST BETWEEN JULY OF 2016 AND AUGUST OF 2018 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. WETLAND FLAGS WERE RE-ESTABLISHED BY JOSEPH W. NOEL IN JANUARY OF 2021 AT THE START OF THIS PROJECT. ADDITIONAL AREAS OF WETLAND WERE DELINEATED IN OCTOBER AND NOVEMBER OF 2021 DURING SOIL MAPPING, SURVEY-LOCATED BY ATTAR ENGINEERING, AND ARE DEPICTED ON THE PLANS.

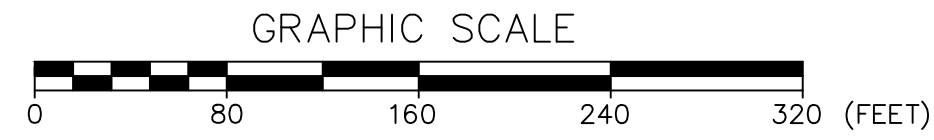
- ORIGINAL VERNAL POOL STUDY WAS PERFORMED BY JOSEPH W. NOEL IN SPRING OF 2017 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. THE OFF-SITE LOCATION OF SIGNIFICANT VERNAL POOL #3234 IS DEPICTED ON SHEET 3. A SUPPLEMENTAL VERNAL POOL SURVEY WAS CONDUCTED ON APRIL 6 AND APRIL 22 OF 2021, WHERE NO ADDITIONAL VERNAL POOLS WERE FOUND. ALL VERNAL POOLS OBSERVED ON THE SUBJECT PARCEL WERE DETERMINED TO BE NON-SIGNIFICANT.

- GENERAL NOTES CONTINUED ELSEWHERE ON SHEET 1 --



PLAN REFERENCES:

- "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS", PREPARED BY CIVIL CONSULTANTS. PLAN DATED 07/28/2000 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 289, PAGE 46.
- "PROPOSED LOT LINE ADJUSTMENT FOR PROPERTY AT CUTTS ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY ARTHUR W. ANDREWS JR. AND ARTHUR W. ANDREWS REVOCABLE TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC., PROJECT NO. 16702, DATED 03/22/2017 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 387, PAGE 48. REVISION DATED 02/26/2019, PREPARED BY ADAM M. PRAY, PLS #2485 OF NORTH EASTERLY SURVEYING, INC., SIGNED AND DATED 03/19/2019.



OVERALL DEVELOPMENT PLAN  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE  
TAX MAP 60, LOT 10-3

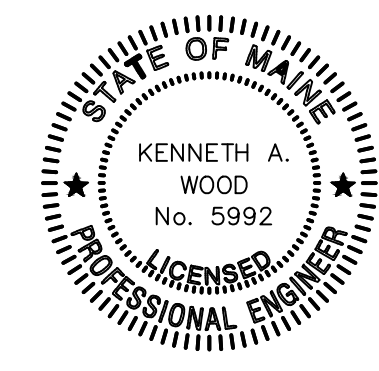
FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'  
DATE: 09/07/23

APPROVED BY: [Signature]  
FILE: CUTTS CONSERV BASEDWG

DRAWN BY: MJS  
REVISION DATE: -- --  
JOB NO: C160-21 SHEET: 1



NO.	DESCRIPTION	DATE

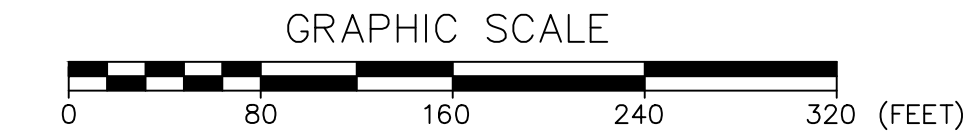


Line #	Direction	Length
L1	N83° 37' 41"E	102.23
L2	N83° 37' 41"E	106.67
L3	N83° 37' 41"E	222.60
L4	N67° 50' 08"E	190.47
L5	N48° 59' 20"E	158.91
L6	N13° 49' 49"W	124.40
L7	S71° 59' 05"E	110.40
L8	S10° 30' 14"E	110.05
L9	S82° 35' 50"W	146.58
L10	S82° 13' 40"W	162.97
L11	N33° 46' 52"W	81.71
L12	N33° 46' 52"W	147.37
L13	N27° 05' 29"W	144.96
L14	N60° 58' 21"E	150.71
L15	N60° 58' 21"E	134.99
L16	N75° 29' 53"E	102.00
L17	S29° 01' 39"E	122.09
L18	S29° 01' 39"E	47.81
L19	S60° 58' 21"W	86.73
L20	S16° 47' 21"W	295.38
L21	N89° 48' 01"E	142.85
L22	S64° 12' 56"E	146.24
L23	S56° 17' 22"E	424.42
L24	N9° 53' 25"E	230.41
L25	N9° 53' 25"E	131.00
L26	N45° 18' 56"W	391.31
L27	N45° 18' 56"W	236.22
L28	S33° 57' 42"W	395.71
L29	S51° 20' 20"E	300.45
L30	N40° 01' 39"E	161.77
L31	N64° 33' 35"W	156.34
L32	N33° 42' 38"E	53.44
L33	N33° 42' 38"E	49.56
L34	S33° 42' 38"W	345.42
L35	S11° 53' 18"W	300.00

Line #	Direction	Length
L36	S17° 42' 45"W	23.07
L37	S17° 42' 45"W	139.03
L38	S49° 58' 21"E	52.91
L39	S49° 58' 21"E	107.67
L40	S14° 30' 07"E	174.89
L41	S14° 30' 07"E	150.00
L42	N14° 30' 07"W	78.00
L43	N14° 30' 07"W	84.59
L44	N14° 30' 07"W	40.41
L45	N34° 44' 46"W	273.37
L46	S30° 32' 22"W	172.77
L47	N83° 03' 33"E	37.25
L48	S59° 27' 38"E	291.50
L49	S59° 27' 38"E	89.95
L50	S83° 52' 44"E	100.32
L51	N17° 42' 45"E	162.10
L52	N11° 53' 18"E	300.00
L53	S75° 27' 37"W	186.14
L54	N36° 24' 55"W	151.80
L55	N36° 24' 55"W	200.55
L56	N82° 28' 27"E	141.58
L57	N30° 32' 22"E	140.54
L58	N49° 58' 21"W	80.29
L59	N49° 58' 21"W	80.29
L60	N83° 52' 44"W	100.32
L61	N59° 27' 38"W	242.26
L62	N59° 27' 38"W	139.19
L63	S83° 03' 33"W	37.47

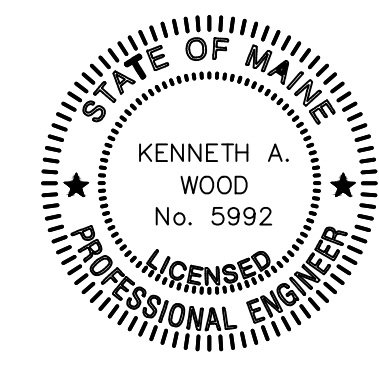
Curve #	Length	Radius	Chord Direction
C1	50.44	59.00	N58° 12' 06"E
C2	100.00	59.00	S48° 45' 13"E
C3	127.60	59.00	S61° 45' 20"W
C4	29.85	19.00	S78° 42' 38"W
C5	49.51	130.00	S22° 47' 58"W
C6	17.28	170.00	S14° 48' 02"W
C7	46.16	170.00	S57° 45' 07"E
C8	105.24	170.00	S32° 14' 14"E
C9	29.85	19.00	S59° 30' 07"E
C10	46.25	59.00	S82° 02' 45"E
C11	31.47	59.00	S44° 18' 31"E
C12	48.44	59.00	S5° 30' 22"E
C13	68.06	59.00	S51° 03' 38"W
C14	68.06	59.00	N62° 50' 57"W
C15	15.76	59.00	N22° 09' 11"W
C16	111.21	170.00	S78° 12' 02"E
C17	55.40	130.00	S71° 40' 11"E
C18	14.35	170.00	S81° 27' 41"E
C19	13.21	130.00	N14° 48' 02"E
C20	64.75	170.00	N22° 47' 58"E
C21	80.48	130.00	N32° 14' 14"W
C22	76.93	130.00	N66° 55' 32"W
C23	72.45	170.00	N71° 40' 11"W
C24	85.04	130.00	N78° 12' 02"W

LEGEND	
PROPERTY LINE	---
EXT. ROADWAY CL	---
EXT. ABUTTER LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	---
PRP. BUILDING	---
EXT. STONEWALL	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
EXT. WETLAND BUFFER	---
EXT. WETLAND SETBACK	---
EXT. WATER BODY	---



TAX MAP 60, LOT 10-13

NO.	DESCRIPTION	DATE



CONSERVATION SUBDIVISION PLAN  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTEERY, MAINE

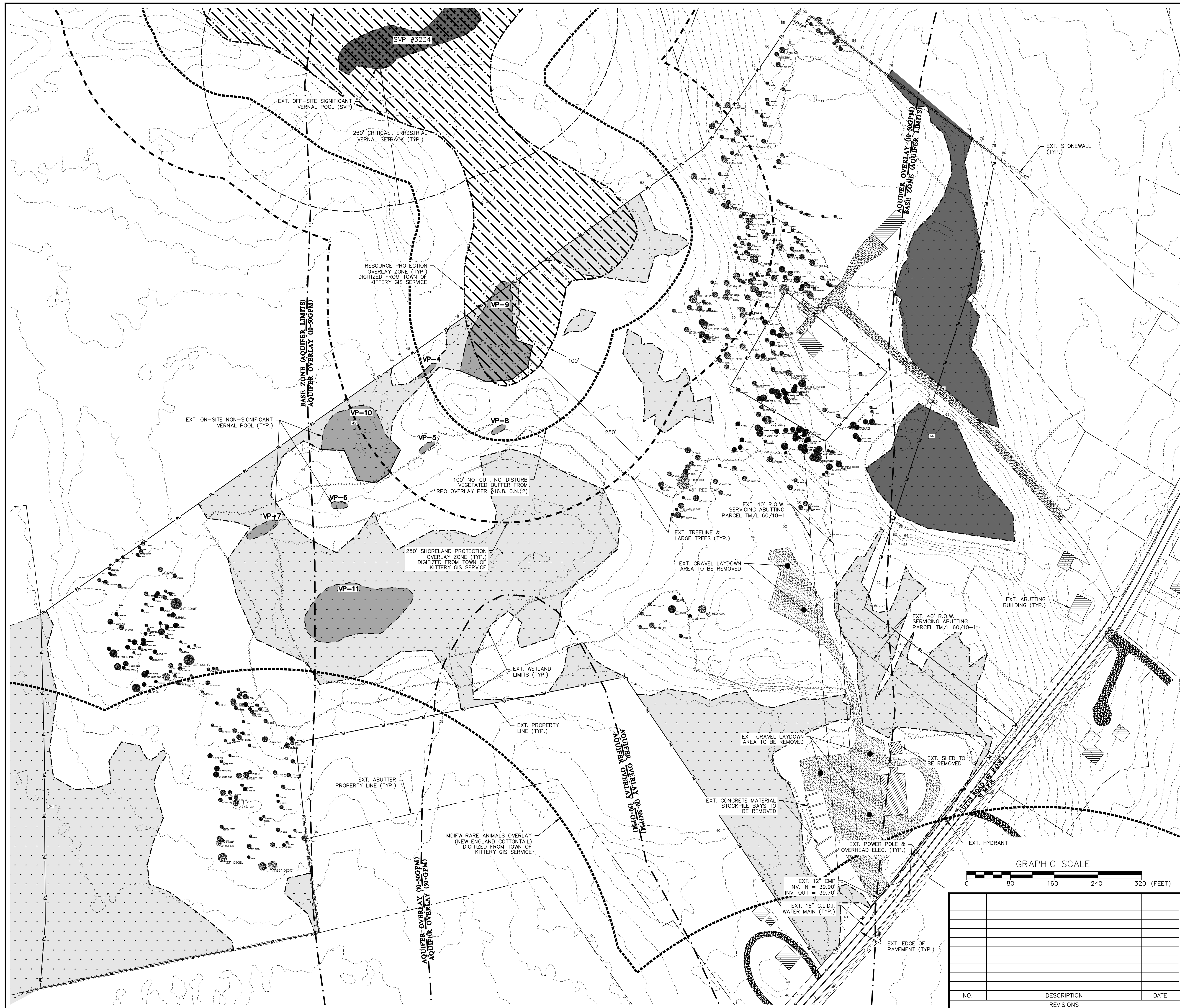
FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTEERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'  
DATE: 09/07/23

APPROVED BY: \_\_\_\_\_  
DRAWN BY: MJS  
REVISION DATE: - - -

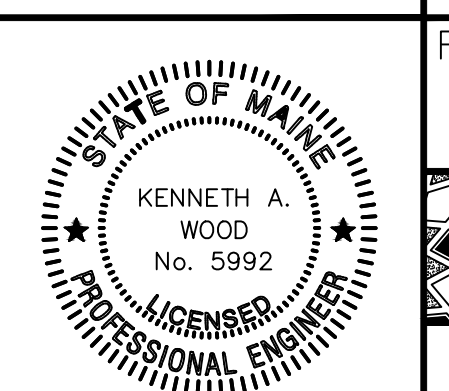
JOB NO: C160-21 FILE: CUTTS CONSERV BASE.DWG SHEET: 2



LEGEND	
PROPERTY LINE	---
EXT. ROADWAY CL	---+---
EXT. ABUTTER LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
EXT. BUILDING	▨
EXT. TREELINE	~
EXT. STONEWALL	---+---
EXT. WATER HYDRANT	⊙
EXT. WATER LINE	W
EXT. STORM LINE	D
EXT. POWER POLE	⊙
EXT. OVERHEAD ELEC	OHU
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	xxx
EXT. WETLAND BNDY	UPLAND WETLAND
EXT. WETLAND AREA	▨
EXT. WETLAND BUFFER	▨
EXT. SIGNIF. VERNAL POOL	▨
EXT. OZ-RP AREA	▨
EXT. OZ-SL LIMITS	---+---
EXT. MDIFW RESOURCE	▨



TAX MAP 60, LOT 10-3



EXISTING CONDITIONS PLAN  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

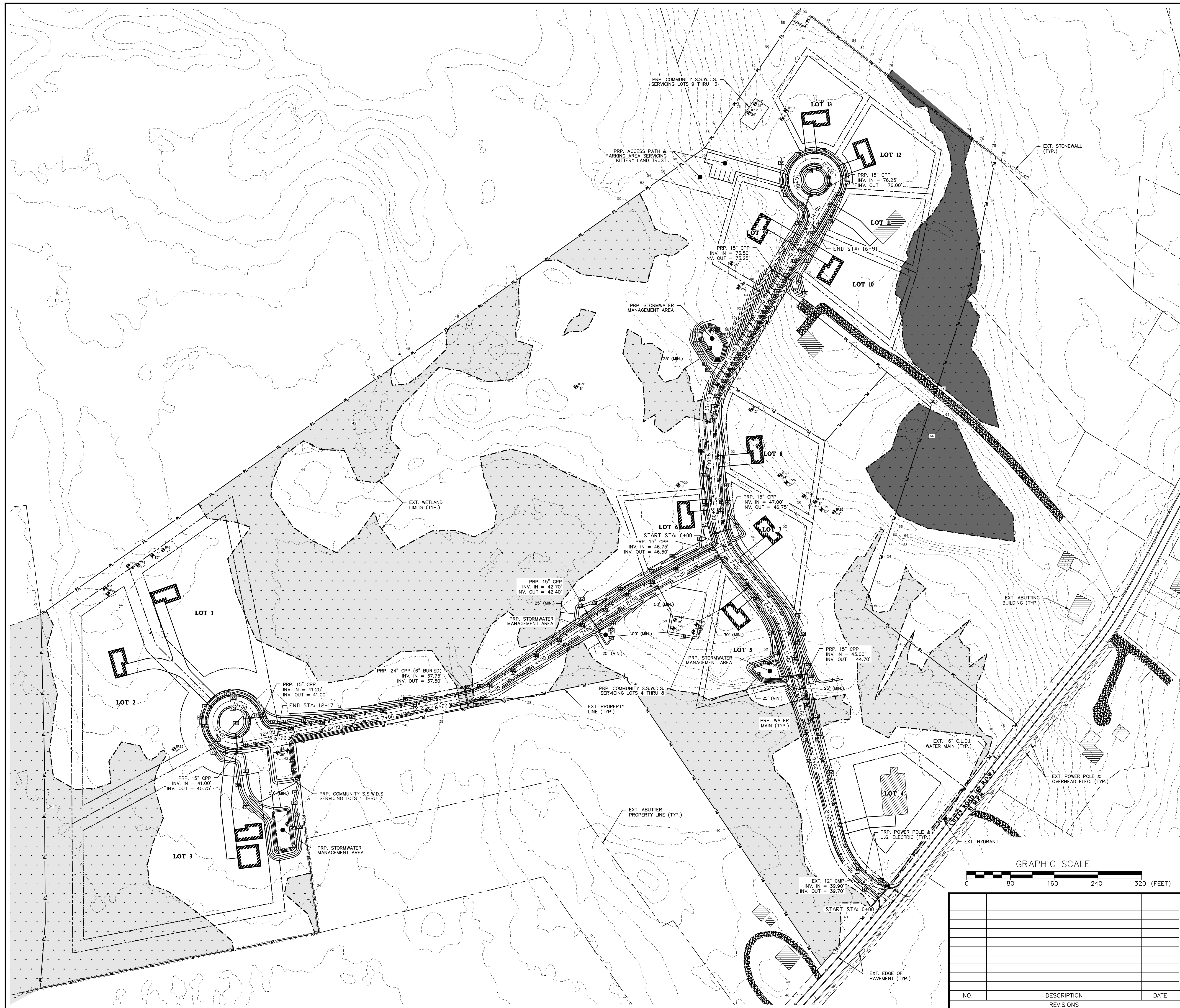
**ATTAR ENGINEERING, INC.**  
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: MJS
DATE: 09/07/23		REVISION DATE: - - -

NO.	DESCRIPTION	DATE
	REVISIONS	

GRADING & UTILITIES NOTES:

- 1.) ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
- 2.) ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS. A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES. NEW WATER LINES SHALL BE TESTED IN ACCORDANCE WITH KITTERY WATER DISTRICT REQUIREMENTS.
- 3.) ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
- 4.) SNOW STORAGE LOCATIONS ARE DEPICTED ON THE PLANS. ROADSIDE SNOW STORAGE IS LOCATED IN THE ROADSIDE VEGETATED SWALES, AS WELL AS IN THE DETENTION AREA IN THE CENTER OF THE CUL-DE-SAC. IN AN INSTANCE WHERE THE DEVELOPED LOT REACHES ITS CAPACITY FOR SNOW STORAGE, ALL EXCESS SNOW SHALL BE CARRIED OFF-SITE.
- 5.) CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
- 6.) DRIVEWAY CULVERTS, WHERE REQUIRED TO BE INSTALLED FOR LOTS, SHALL BE A MINIMUM OF 12" CPP.
- 7.) CONSTRUCTION ACTIVITIES SHALL BE PROTECTED BY EROSION & SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS REQUIRED BY THE EROSION & SEDIMENTATION CONTROL PLAN. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGH TO THE COMPLETION OF THE ENTIRE PROJECT.

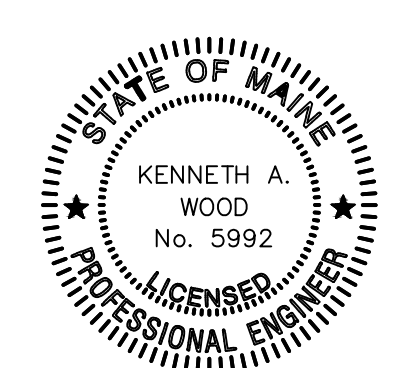


LEGEND	
PROPERTY LINE	---
EXT. ROADWAY CL	---
EXT. ABUTTER LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	[Hatched Box]
PRP. BUILDING	[Hatched Box]
EXT. TREELINE	[Wavy Line]
PRP. TREELINE	[Wavy Line]
EXT. STONEWALL	[Dashed Line]
EXT. TEST PIT	[Circle with X]
EXT. WATER HYDRANT	[Star]
EXT. WATER LINE	W ---
PRP. WATER LINE	W ---
EXT. STORM LINE	D ---
PRP. STORM LINE	D ---
EXT. POWER POLE	[Circle]
EXT. OVERHEAD ELEC	OHU ---
PRP. U.G. ELECTRIC	UGU ---
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	xxx
PRP. MAJOR CONTOUR	[XXX]
PRP. MINOR CONTOUR	[xxx]
PRP. SPOT GRADE	102.0' x
EXT. WETLAND BNDY	[Wetland Symbol]
EXT. WETLAND AREA	[Wetland Area Symbol]
EXT. WATER BODY	[Water Body Symbol]



TAX MAP 60, LOT 10-3

NO.	DESCRIPTION	DATE



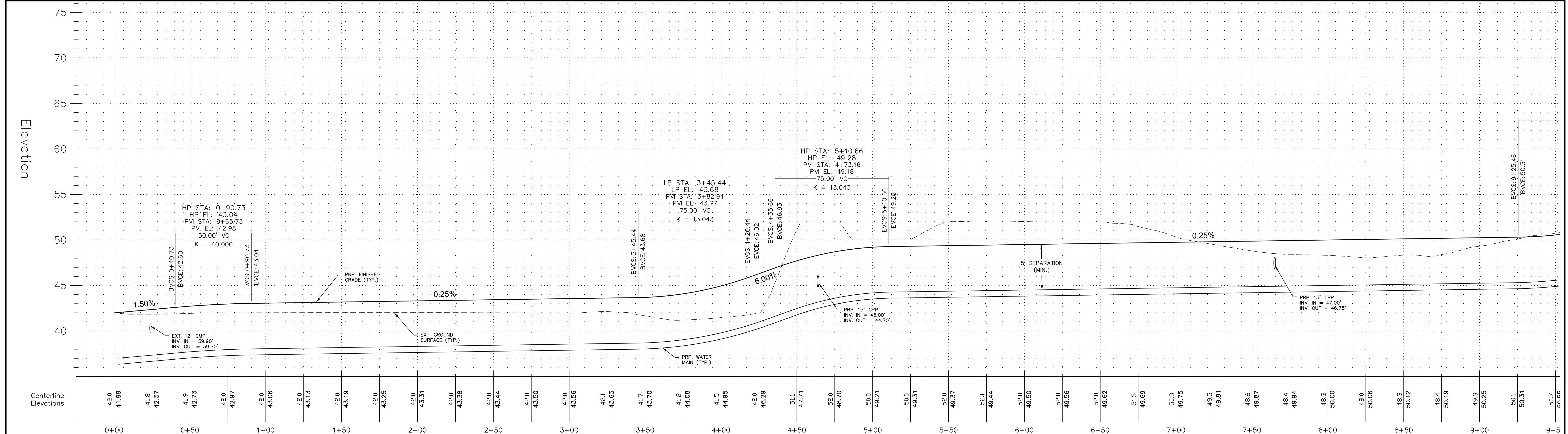
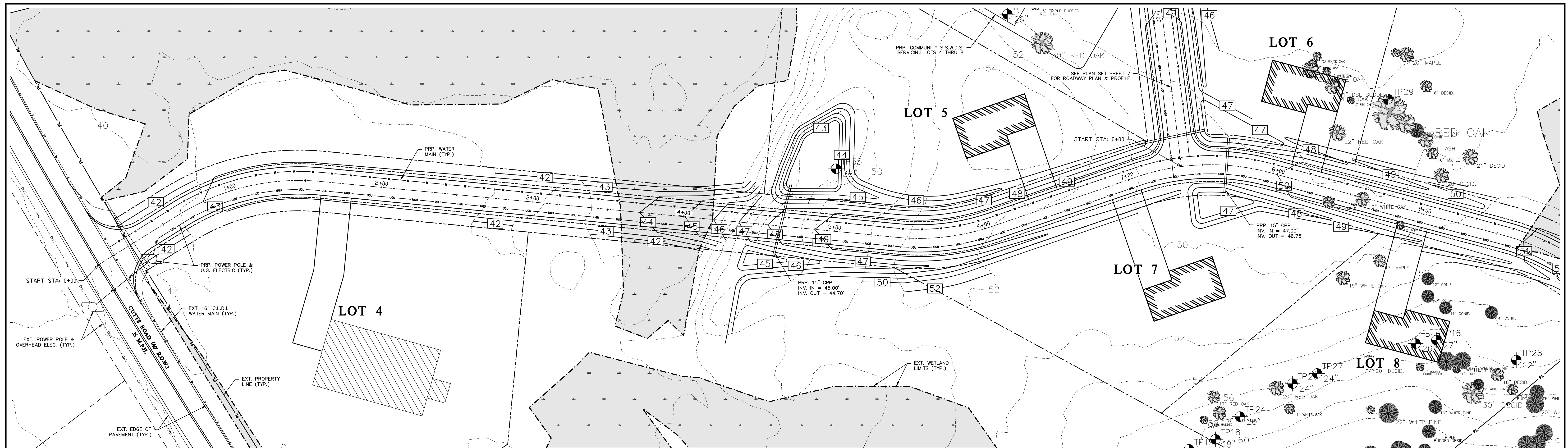
GRADING & UTILITIES PLAN  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

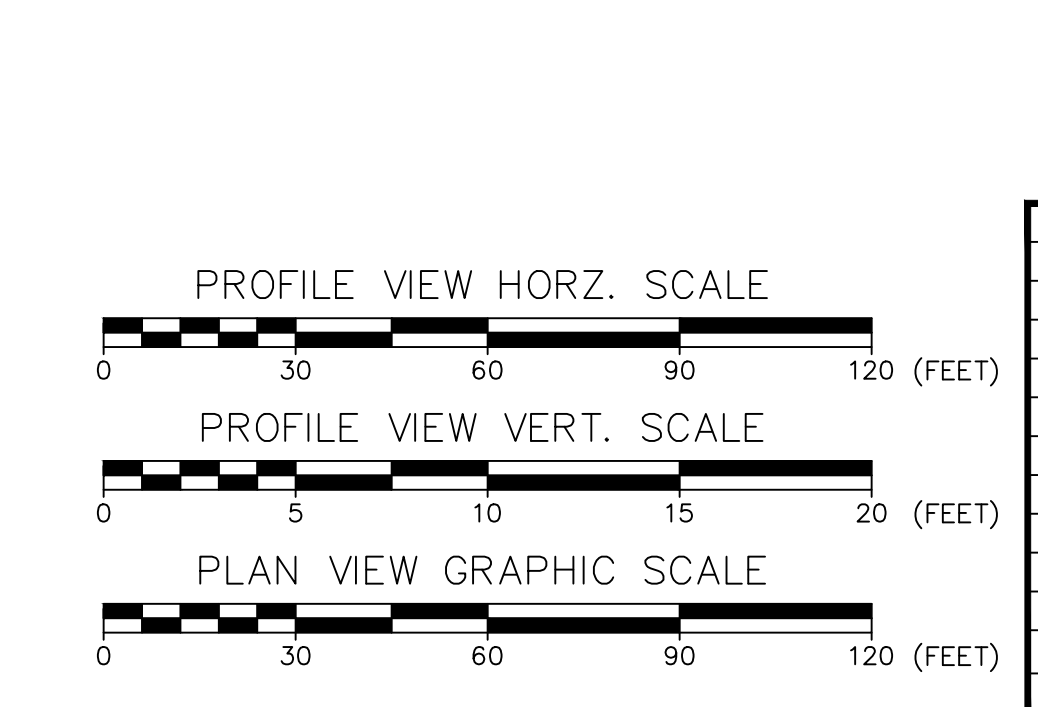
SCALE: 1" = 80'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 09/07/23	REVISION DATE: - - -	REVISION DATE: - - -
JOB NO: C160-21	FILE: CUTTS CONSERV BASE.DWG	SHEET: 4





- GRADING & UTILITIES NOTES:**
- 1.) ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
  - 2.) ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS. A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES. NEW WATER LINES SHALL BE TESTED IN ACCORDANCE WITH KITTERY WATER DISTRICT REQUIREMENTS.
  - 3.) ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
  - 4.) CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
  - 5.) DRIVEWAY CULVERTS, WHERE REQUIRED TO BE INSTALLED FOR LOTS, SHALL BE A MINIMUM OF 12" CPP.

LEGEND	
PROPERTY LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
PRP. BUILDING	---
PRP. WATER LINE	W
PRP. STORM LINE	D
EXT. POWER POLE	OP
EXT. OVERHEAD ELEC	OHU
PRP. U.G. ELECTRIC	UGU
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	xxx
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	xxx
PRP. SPOT GRADE	102.0'
EXT. WETLAND BNDY	WETLAND
EXT. WETLAND AREA	WETLAND



NO.	DESCRIPTION	DATE

TAX MAP 60, LOT 10-3

ROADWAY PLAN & PROFILE Pt.1  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

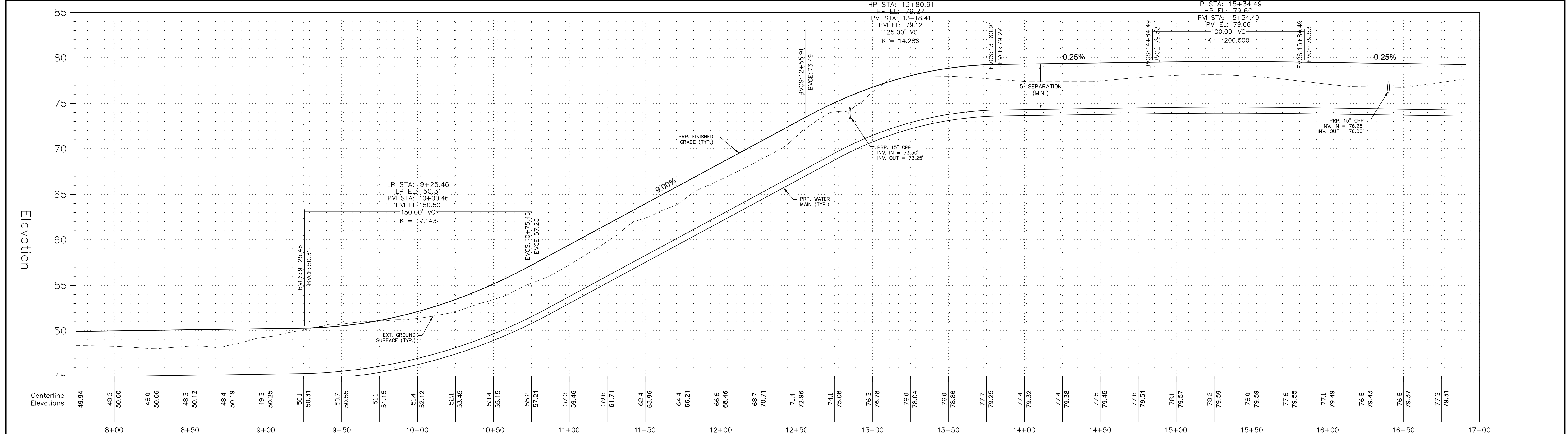
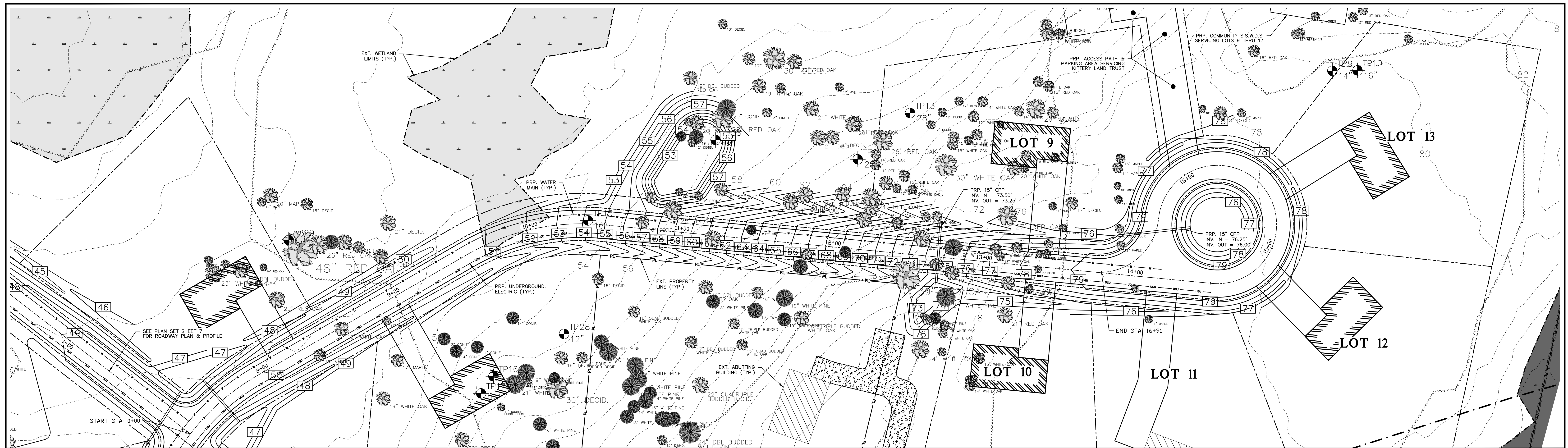
FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED  
DATE: 09/07/23

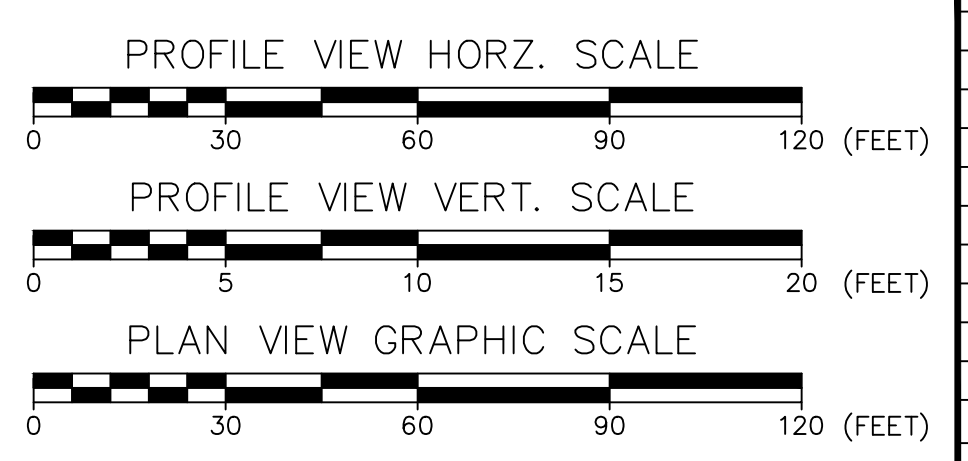
APPROVED BY: \_\_\_\_\_  
DRAWN BY: MJS  
REVISION DATE: - - -

JOB NO: C160-21 FILE: CUTTS CONSERV BASE.DWG SHEET: 5

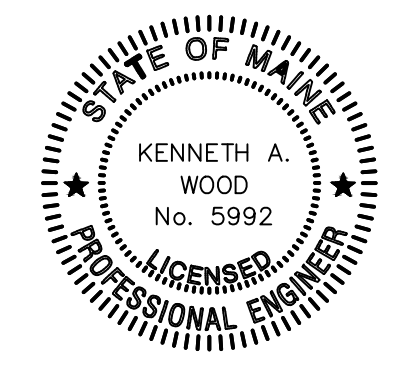


- GRADING & UTILITIES NOTES:**
- ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
  - ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS. A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES. NEW WATER LINES SHALL BE TESTED IN ACCORDANCE WITH KITTERY WATER DISTRICT REQUIREMENTS.
  - ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
  - CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
  - DRIVEWAY CULVERTS, WHERE REQUIRED TO BE INSTALLED FOR LOTS, SHALL BE A MINIMUM OF 12" CPP.

LEGEND	
PROPERTY LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
PRP. BUILDING	---
PRP. WATER LINE	W
PRP. STORM LINE	D
EXT. POWER POLE	⊙
EXT. OVERHEAD ELEC	OHU
PRP. U.G. ELECTRIC	UGU
EXT. MAJOR CONTOUR	---
EXT. MINOR CONTOUR	---
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0'
EXT. WETLAND BNDY	WETLAND
EXT. WETLAND AREA	WETLAND



NO.	DESCRIPTION	DATE



ROADWAY PLAN & PROFILE Pt.2  
 CUTTS ROAD SUBDIVISION  
 47 CUTTS ROAD, KITTERY, MAINE

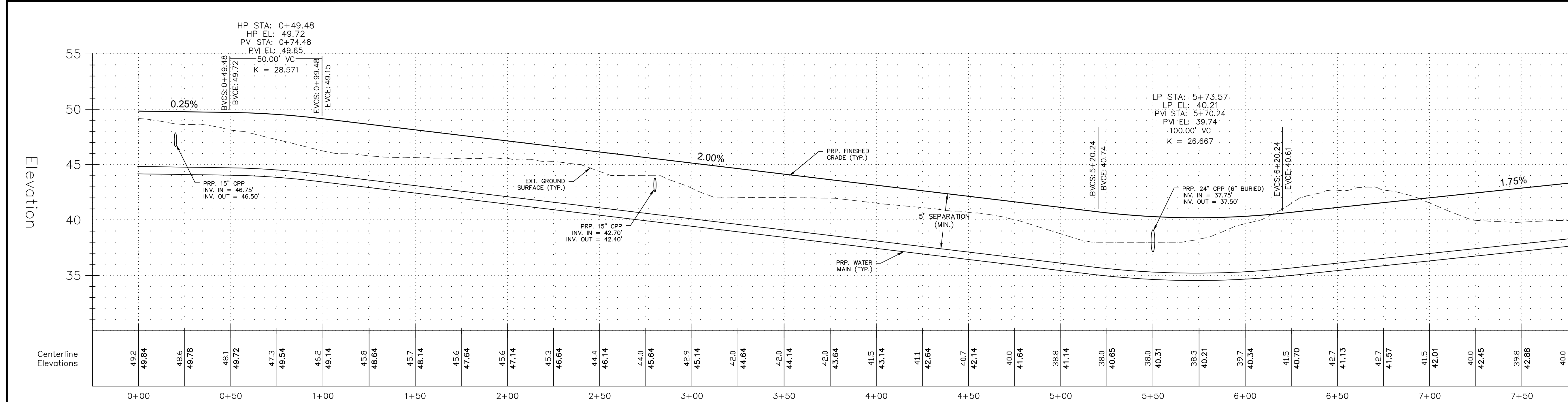
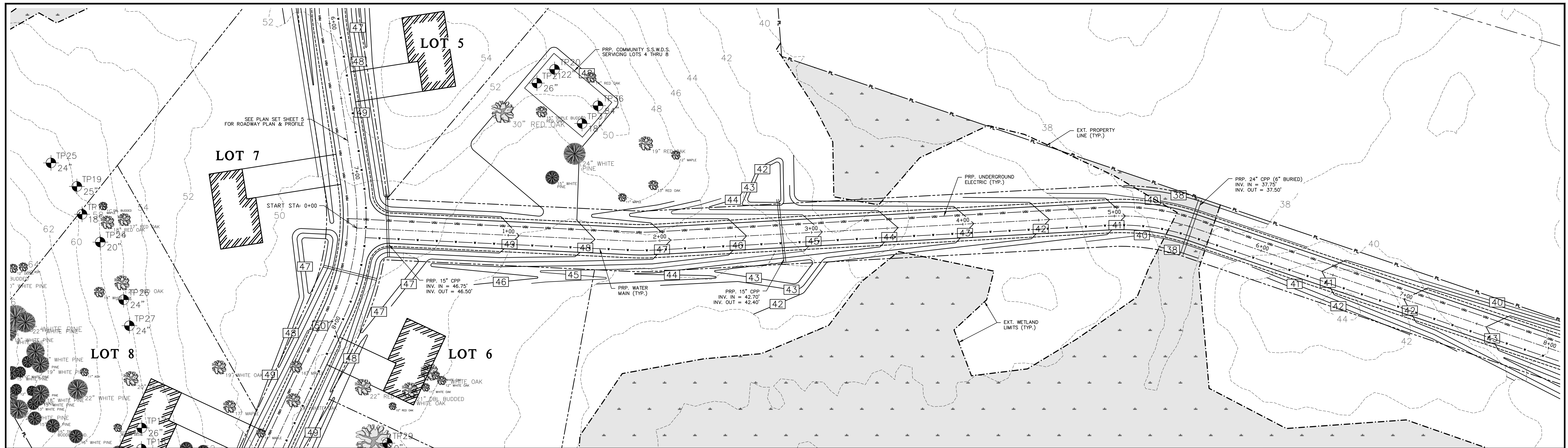
TAX MAP 60, LOT 10-3

FOR: C/O CHIP ANDREWS  
 28 ANDY'S LANE  
 KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
 CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING  
 1284 STATE ROAD - ELIOT, MAINE 03903  
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED  
 DATE: 09/07/23  
 JOB NO: C160-21 FILE: CUTTS CONSERV BASEDWG

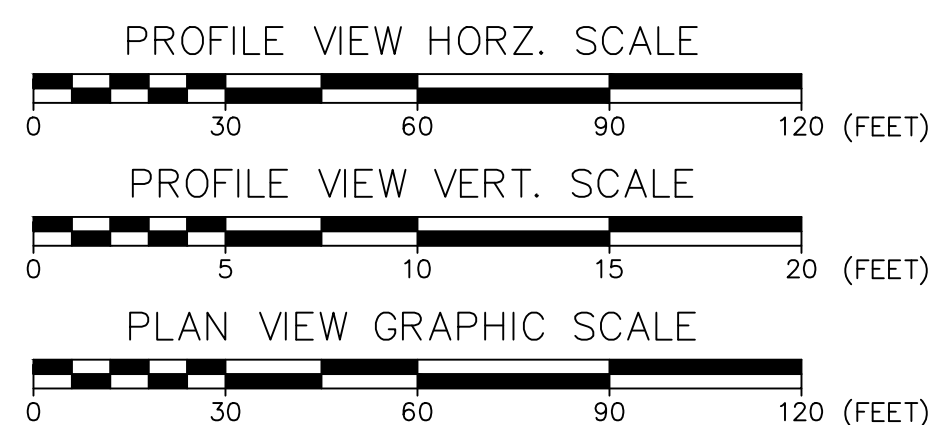
APPROVED BY: \_\_\_\_\_  
 DRAWN BY: MJS  
 REVISION DATE: - - -  
 SHEET: 6



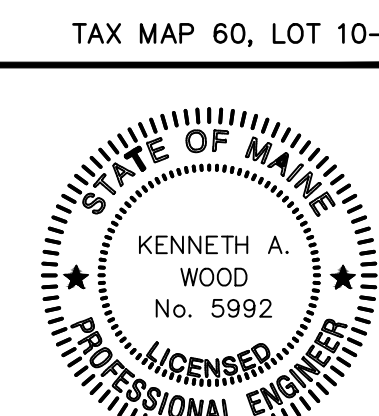
**GRADING & UTILITIES NOTES:**

- 1.) ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
- 2.) ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS. A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES. NEW WATER LINES SHALL BE TESTED IN ACCORDANCE WITH KITTERY WATER DISTRICT REQUIREMENTS.
- 3.) ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
- 4.) CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
- 5.) DRIVEWAY CULVERTS, WHERE REQUIRED TO BE INSTALLED FOR LOTS, SHALL BE A MINIMUM OF 12" CPP.

LEGEND	
PROPERTY LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
PRP. BUILDING	▨
PRP. WATER LINE	W
PRP. STORM LINE	D
EXT. POWER POLE	⊕
EXT. OVERHEAD ELEC	OHU
PRP. U.G. ELECTRIC	UGU
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	xxx
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	xxx
PRP. SPOT GRADE	102.0'
EXT. WETLAND BNDY	UPLAND WETLAND
EXT. WETLAND AREA	UPLAND WETLAND



NO.	DESCRIPTION	DATE



TAX MAP 60, LOT 10-3

ROADWAY PLAN & PROFILE Pt.3  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

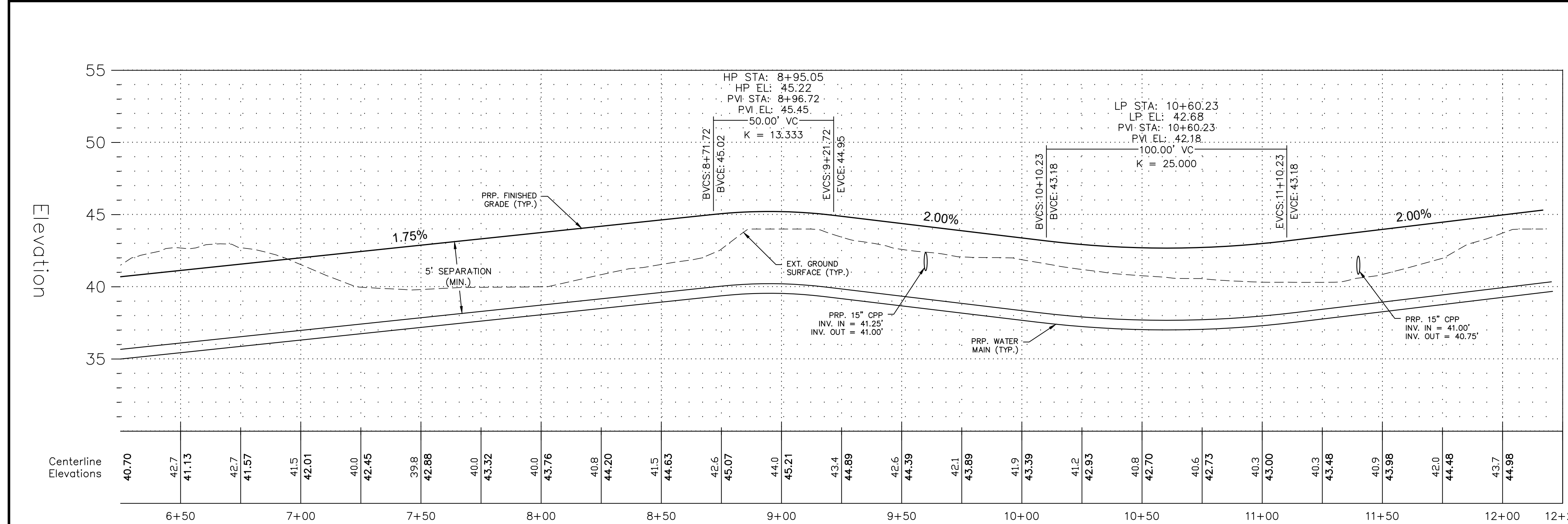
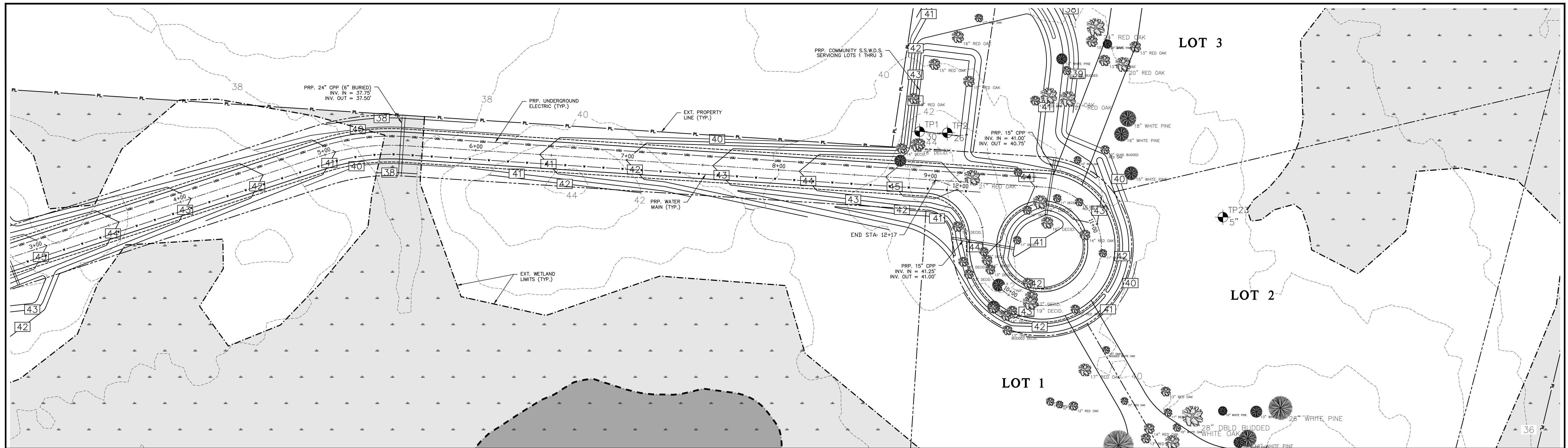
FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED  
DATE: 09/07/23  
JOB NO: C160-21

APPROVED BY: \_\_\_\_\_  
FILE: CUTTS CONSERV BASE.DWG

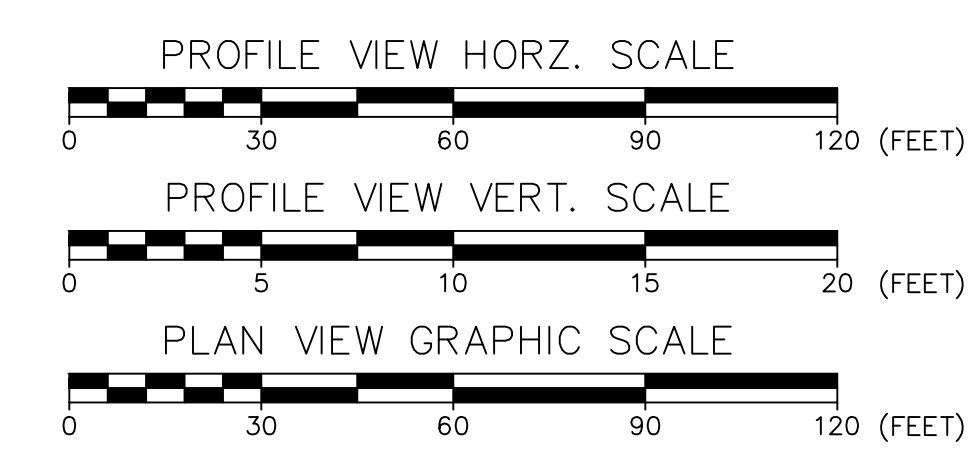
DRAWN BY: MJS  
REVISION DATE: - : -  
SHEET: 7



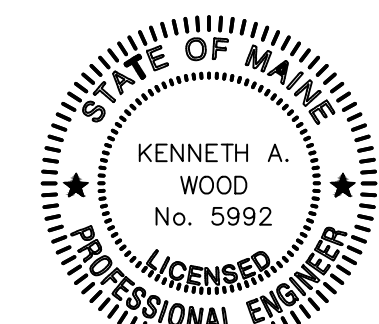
**GRADING & UTILITIES NOTES:**

- ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTERY WATER DISTRICT STANDARDS.
- ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS. A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES. NEW WATER LINES SHALL BE TESTED IN ACCORDANCE WITH KITTERY WATER DISTRICT REQUIREMENTS.
- ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
- CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
- DRIVEWAY CULVERTS, WHERE REQUIRED TO BE INSTALLED FOR LOTS, SHALL BE A MINIMUM OF 12" CPP.

LEGEND	
PROPERTY LINE	---
PRP. ROADWAY CL	---
PRP. SUBDIV. LOT LINE	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
PRP. BUILDING	---
PRP. WATER LINE	W
PRP. STORM LINE	D
EXT. POWER POLE	⊕
EXT. OVERHEAD ELEC	OHU
PRP. U.G. ELECTRIC	UGU
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	xxx
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	xxx
PRP. SPOT GRADE	102.0'
EXT. WETLAND BNDY	UPLAND WETLAND
EXT. WETLAND AREA	UPLAND WETLAND



NO.	DESCRIPTION	DATE



TAX MAP 60, LOT 10-3

ROADWAY PLAN & PROFILE Pt.4  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED  
DATE: 09/07/23  
JOB NO: C160-21

APPROVED BY: \_\_\_\_\_  
FILE: CUTTS CONSERV BASE.DWG

DRAWN BY: MJS  
REVISION DATE: - - -  
SHEET: 8

SOIL SCIENTIST NOTES:

I HEREBY CERTIFY THAT THIS CLASS A HIGH INTENSITY SOIL SURVEY WAS CONDUCTED IN CONFORMANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS.

NAME \_\_\_\_\_ M.L.S.S. \_\_\_\_\_ DATE \_\_\_\_\_

SOIL LEGEND

SYMBOL	SOIL TYPE	DRAINAGE CLASS	HSG
Bd	BIDDEFORD	VERY POORLY DRAINED	D
Co	COLONEL	SOMEWHAT POORLY DRAINED	D
Lo	LAMONE	SOMEWHAT POORLY DRAINED	D
Md	MADELAND-UDORTHENTS	MODERATELY WELL DRAINED**	D**
Md*	MADELAND-UDORTHENTS	SOMEWHAT POORLY DRAINED**	D**
Ni	NICHOLVILLE VARIANT	SOMEWHAT POORLY DRAINED	D
Pe	PERU	MODERATELY WELL DRAINED	D
Sc	SCANTIC	POORLY DRAINED	D
Sw	SWANTON	POORLY DRAINED	D

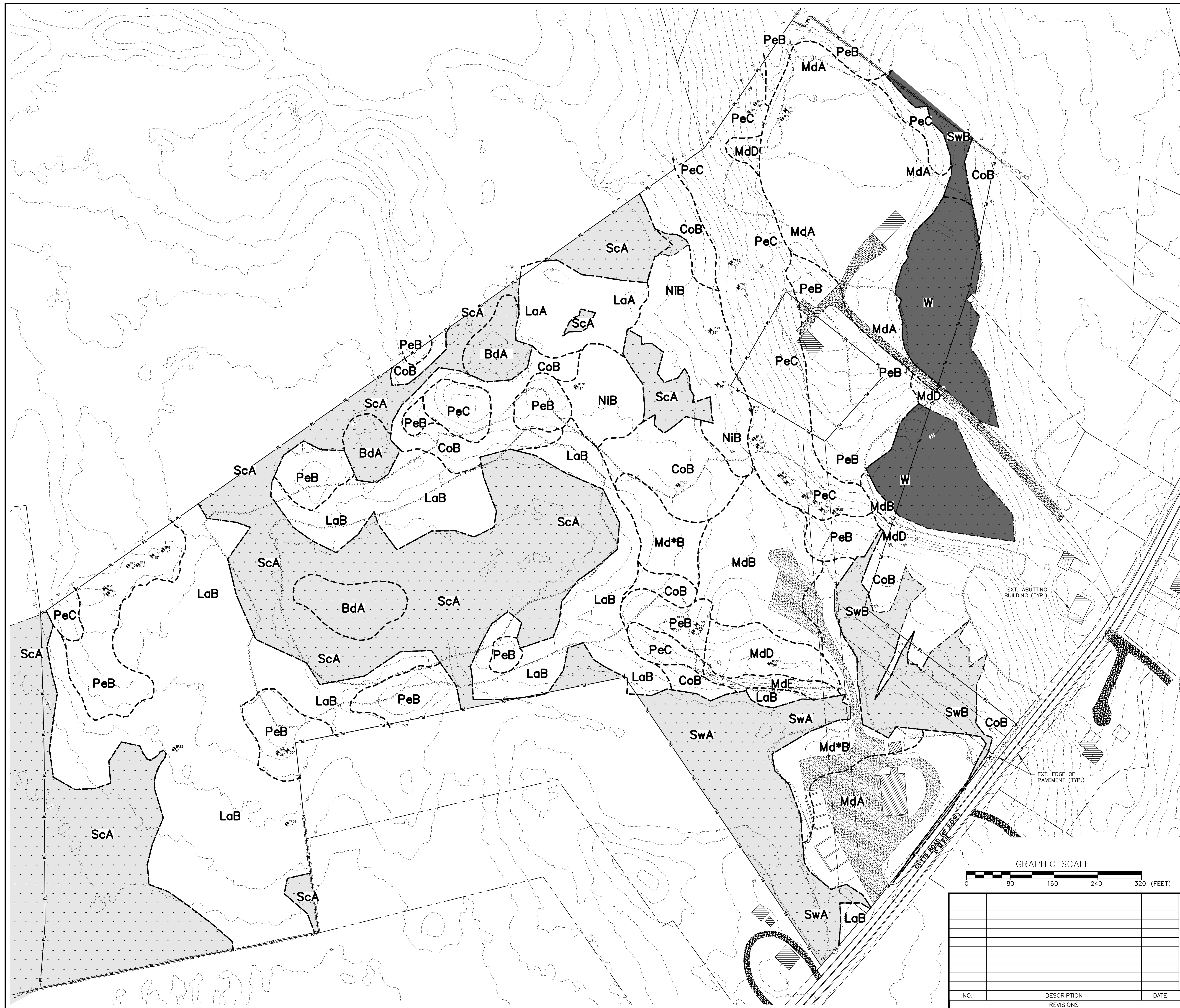
\*\* = ESTIMATED

ALPHA SLOPE SYMBOL RANGE  
(THIRD LETTER IN THE MAP UNIT SYMBOL)

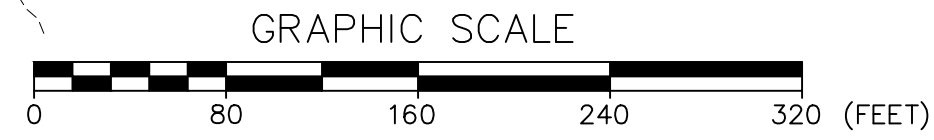
B	0-8%
C	8-15%
D	15-25%
E	>25%

NOTES:

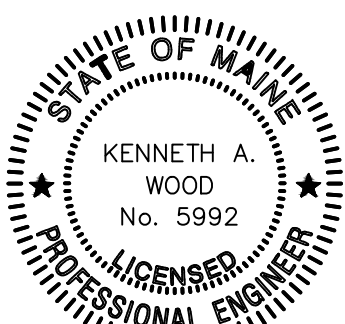
- 1.) Bd, Sc, AND Sw ARE HYDRIC SOILS.
- 2.) THE HYDROLOGIC SOIL GROUPS FOR THE SOIL MAP ARE TAKEN FROM THE NRCS WEB SOIL SURVEY, MAPSS HSG METHOD, OR ESTIMATED.
- 3.) THIS SOIL SURVEY MAY BE REVISED/FINE-TUNED AS ADDITIONAL TEST PITS ARE CONDUCTED.



LEGEND	
PROPERTY LINE	---
EXT. ROADWAY CL	— — — — —
EXT. ABUTTER LINE	— — — — —
EXT. GRAVEL	— — — — —
EXT. PAVEMENT	▨ ▨ ▨ ▨
EXT. BUILDING	▨ ▨ ▨ ▨
EXT. TREELINE	~ ~ ~ ~ ~
EXT. STONEWALL	— — — — —
EXT. TEST PIT	⊕
EXT. MAJOR CONTOUR	--- XXX ---
EXT. MINOR CONTOUR	--- XXX ---
EXT. WETLAND BNDY	WETLAND
EXT. WETLAND AREA	WETLAND
SOIL TYPE BOUNDARY	— — — — —



TAX MAP 60, LOT 10-3



CLASS-A HIGH INTENSITY SOIL SURVEY  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'	APPROVED BY:	DRAWN BY: MJS
DATE: 09/07/23		REVISION DATE: - - -

NO.	DESCRIPTION	DATE

EROSION & SEDIMENTATION CONTROL NOTES

- 1. PRIOR TO ANY SNOW EVENT, SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED... 2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT... 3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS... 4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDING WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE... 5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDING WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFLOID AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE... 6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE... 7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1... 8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA... 9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED PER E&S NOTE 6... 10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS... 11. SLOPES BETWEEN 2:1 AND 3:1 (INCLUDING 3:1) SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE... 12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE... 13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER... 14. SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES... 15. TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION... 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT... 17. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE... 18. ALL SEDIMENT BARRIERS AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION... 19. SEDIMENT BARRIERS SHALL BE INSTALLED DOWN-GRADE OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES... 20. THE PROPOSED STORMWATER MANAGEMENT AREAS INTENDED FOR USE AS PERMANENT, POST-CONSTRUCTION BMP'S SHALL BE USED TO TEMPORARILY MANAGE FLOWS DURING CONSTRUCTION... 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT...

ROAD & DRIVEWAY CONSTRUCTION NOTES

- 1. ROADS & DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL... 2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE... 3. ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA... 4. ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL... 5. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION...

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

- A. INSPECTION AND CORRECTIVE ACTION, INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS... B. MAINTENANCE, IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY... C. DOCUMENTATION, KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN...

STORMWATER DISCHARGE REQUIREMENTS

- AUTHORIZED NON-STORMWATER DISCHARGES, IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES... (A) DISCHARGES FROM FIREFIGHTING ACTIVITY; (B) FIRE HYDRANT FLUSHINGS; (C) VEHICLE WASHWATER... (D) DUST CONTROL RUNOFF... (E) ROUTINE EXTERNAL BUILDING WASHDOWN... (F) PAVEMENT WASHWATER... (G) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE; (H) UNCONTAMINATED GROUNDWATER OR SPRING WATER; (I) FOUNDATION OR FOOTER DRAIN-WATER... (J) UNCONTAMINATED EXCAVATION DEWATERING... (K) PORTABLE WATER SOURCES... (L) LANDSCAPE IRRIGATION

UNAUTHORIZED NON-STORMWATER DISCHARGES, THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6).

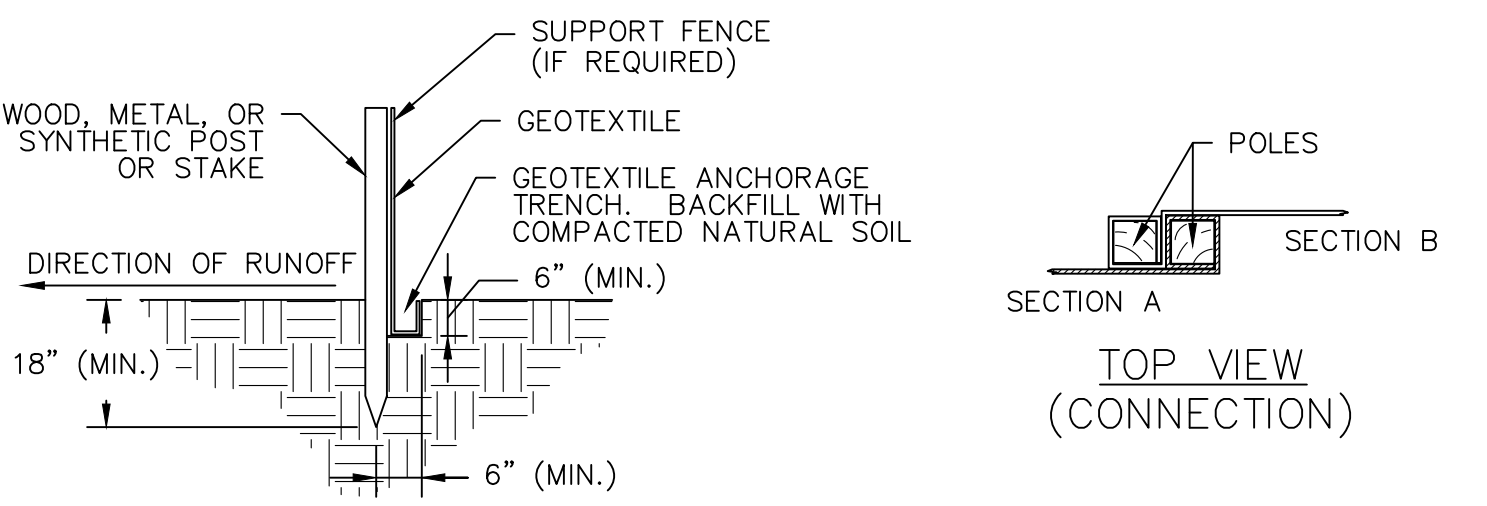
- (A) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS; (B) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; (C) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND (D) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE

CONSTRUCTION HOUSEKEEPING PUNCHLIST

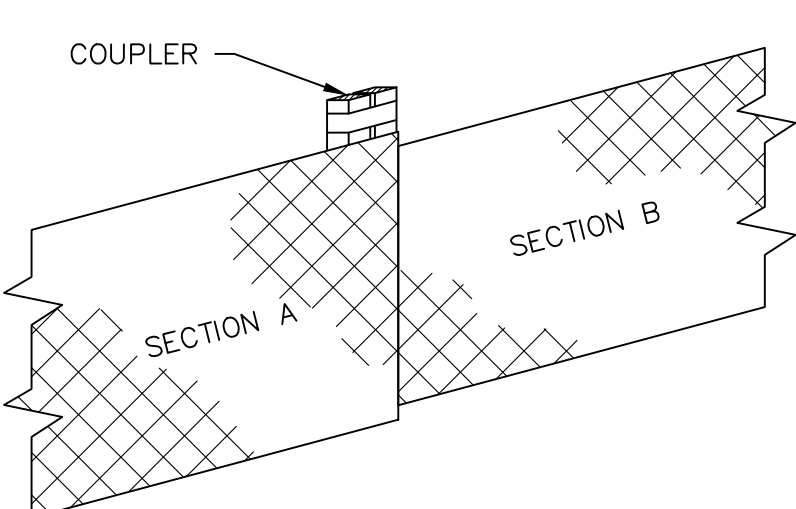
- 1. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED, AND PLANTINGS SHALL BE ESTABLISHED (GRASS SEEDS HAVE GERMINATED WITHIN 90% VEGETATIVE COVER)... 2. ALL TRASH, SEDIMENTS, DEBRIS, OR ANY SOLID WASTE SHALL BE REMOVED FROM STORMWATER CHANNELS, CATCH BASINS, DETENTION STRUCTURES... 3. ALL EROSION AND SEDIMENTATION DEVICES SHALL BE REMOVED (SILTATION FENCES AND POSTS, DIVERSIONS AND SEDIMENT STRUCTURES, ETC.)... 4. ALL DELIVERABLES (CERTIFICATIONS, SURVEY INFORMATION, AS-BUILT PLANS, REPORTS, NOTICES OF TERMINATION, ETC.) IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS SHALL BE SUBMITTED TO THE TOWN, THE MAINE DEP, HOMEOWNER'S ASSOCIATION, OWNER, AND/OR ALL APPROPRIATE ENTITIES.

WINTER CONSTRUCTION NOTES (01 NOVEMBER THRU 15 APRIL)

- 1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY... 2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 140-180 LB/1000 S.F. (DOUBLE THE NORMAL RATE) OR DORMANT SEEDING... 3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED... 4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, TRACK OR WOOD CELLULOSE FIBER... 5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY... 6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT... 7. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.



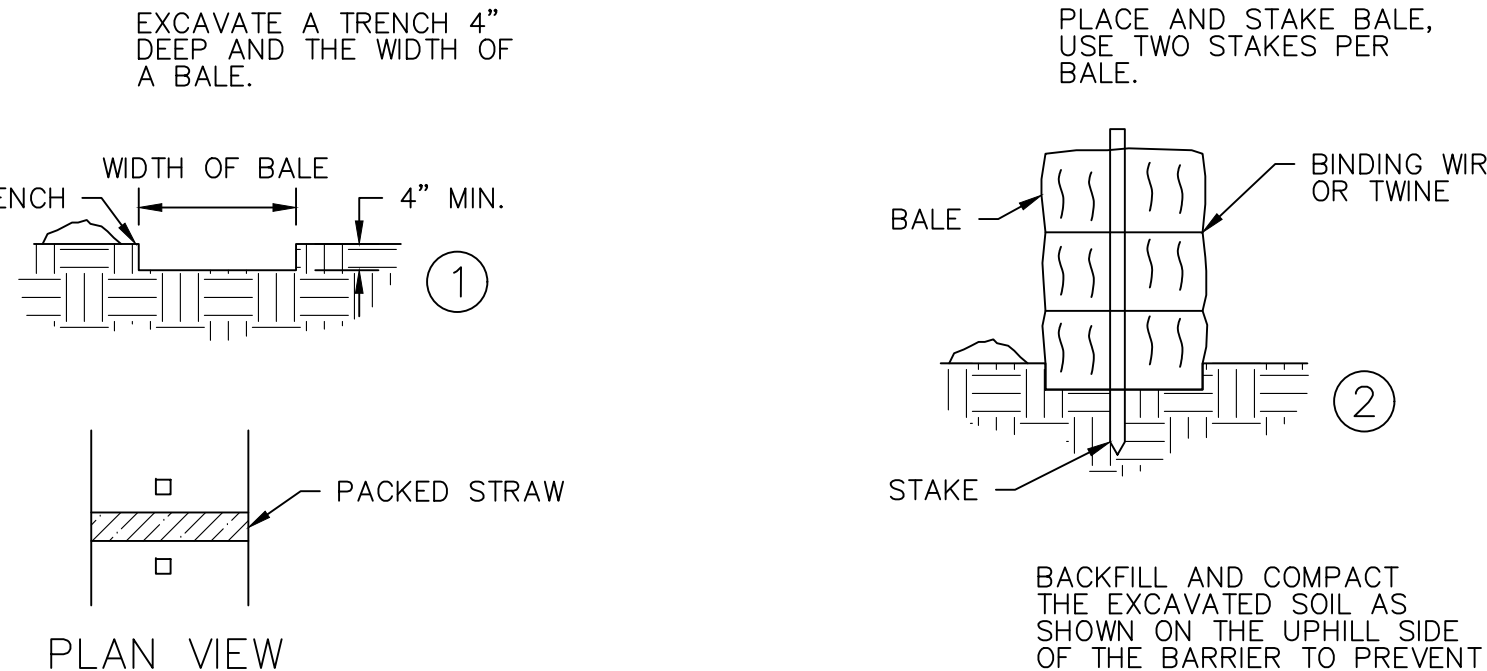
TOE-IN METHOD



JOINING SECTIONS

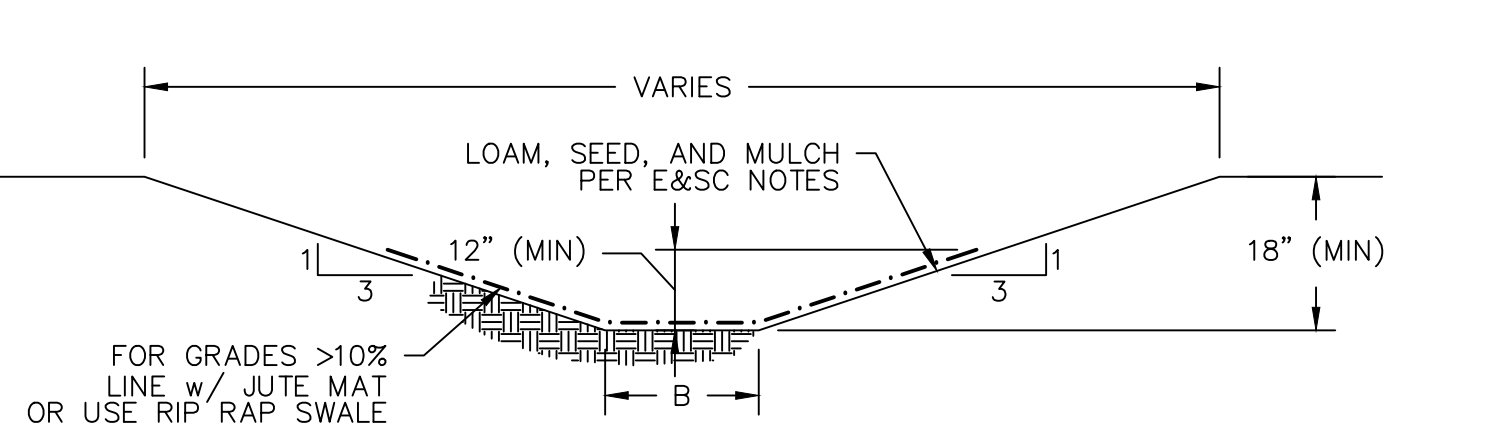
THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

TEMPORARY SILT FENCE - NTS

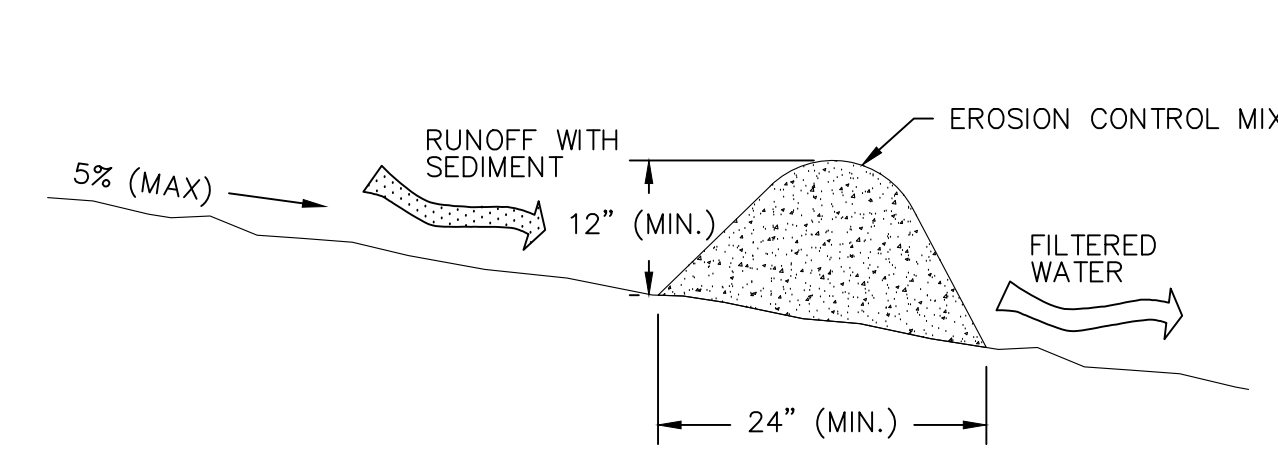
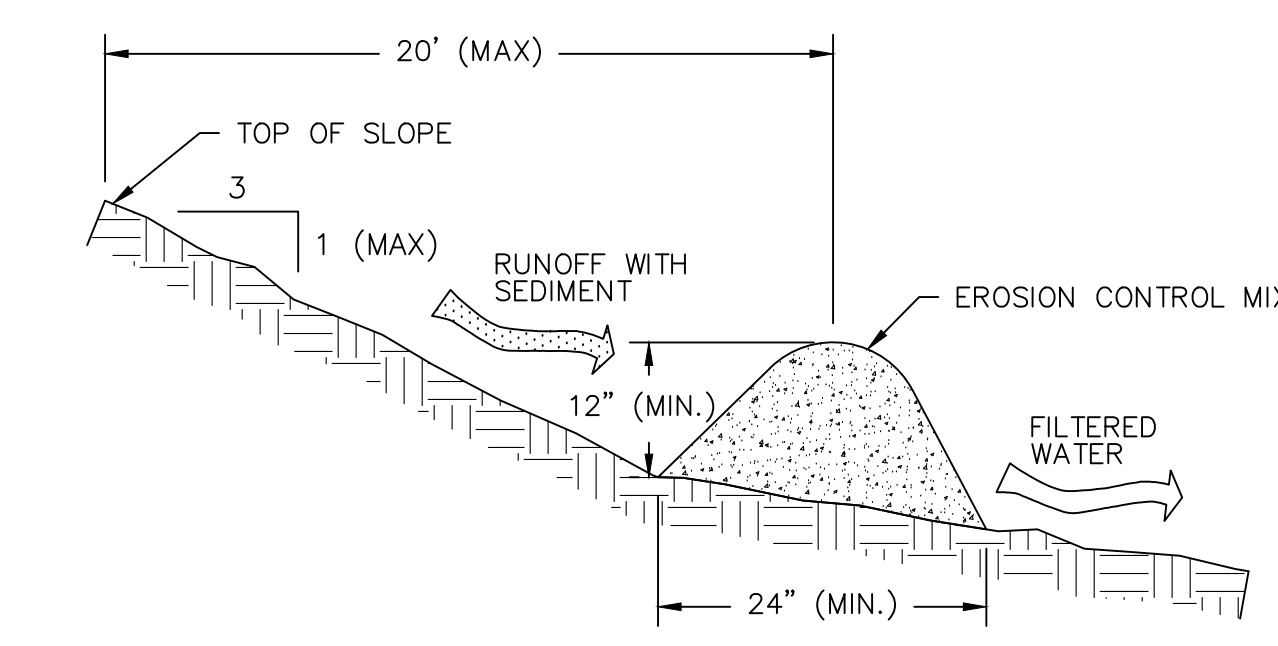


- NOTES: 1. PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR... 2. PLACE BALES 10' AWAY FROM THE TOE OF SLOPE... 3. IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (100' MAX.)

HAY BALE BARRIER - NTS



VEGETATED SWALE DETAIL



- EROSION CONTROL MIX COMPOSITION STANDARDS: - THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS... - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70% MAXIMUM OF 85% PASSING A 0.75" SCREEN... - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED... - LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX... - SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm... - THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.

EROSION CONTROL MIX BERM - NTS

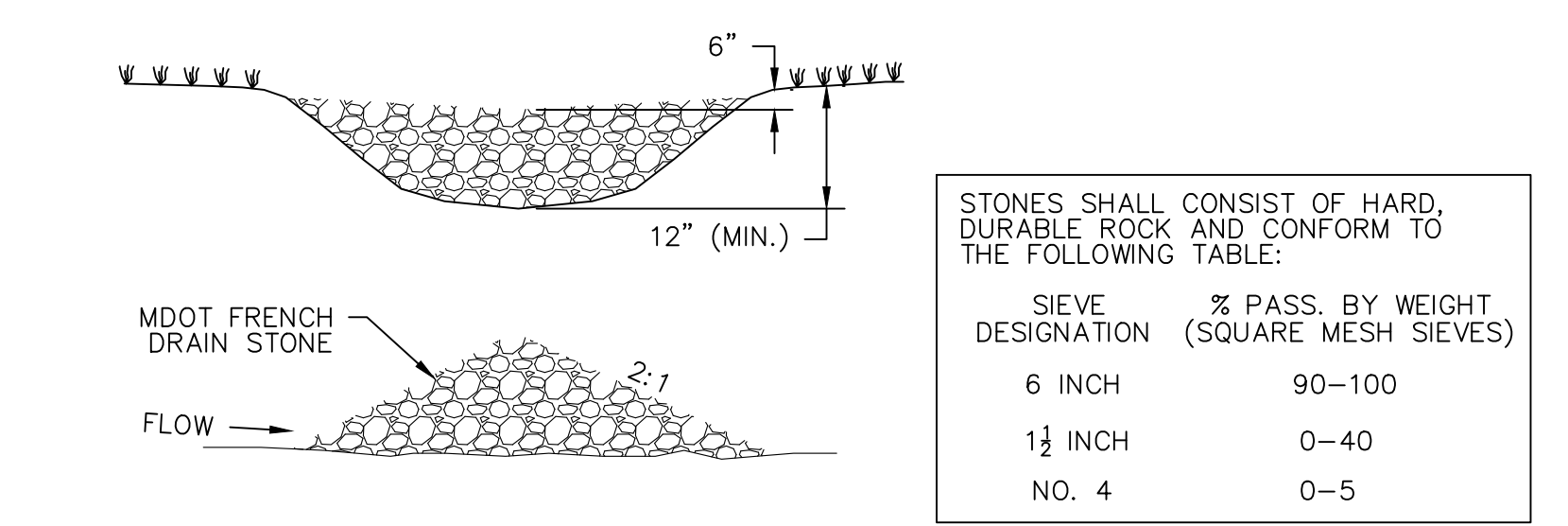
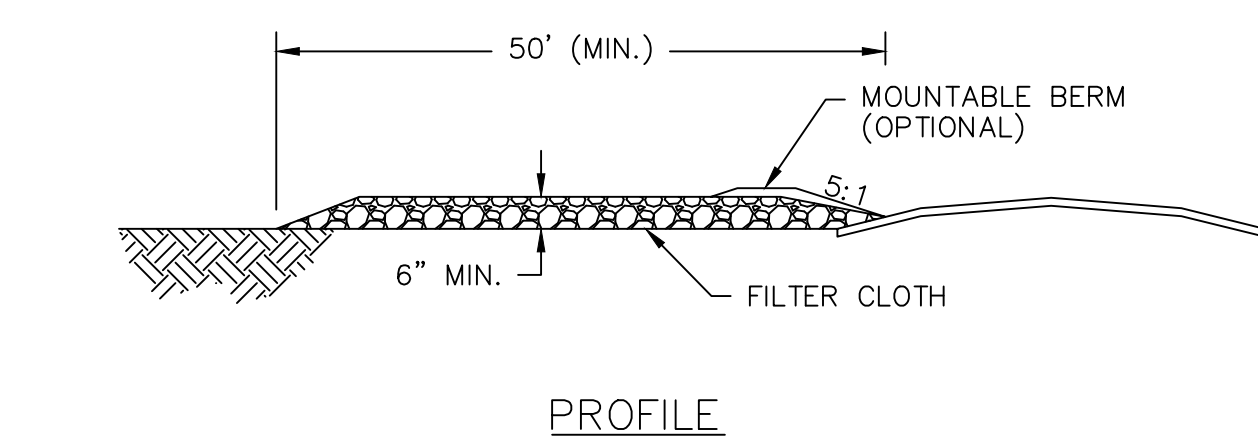
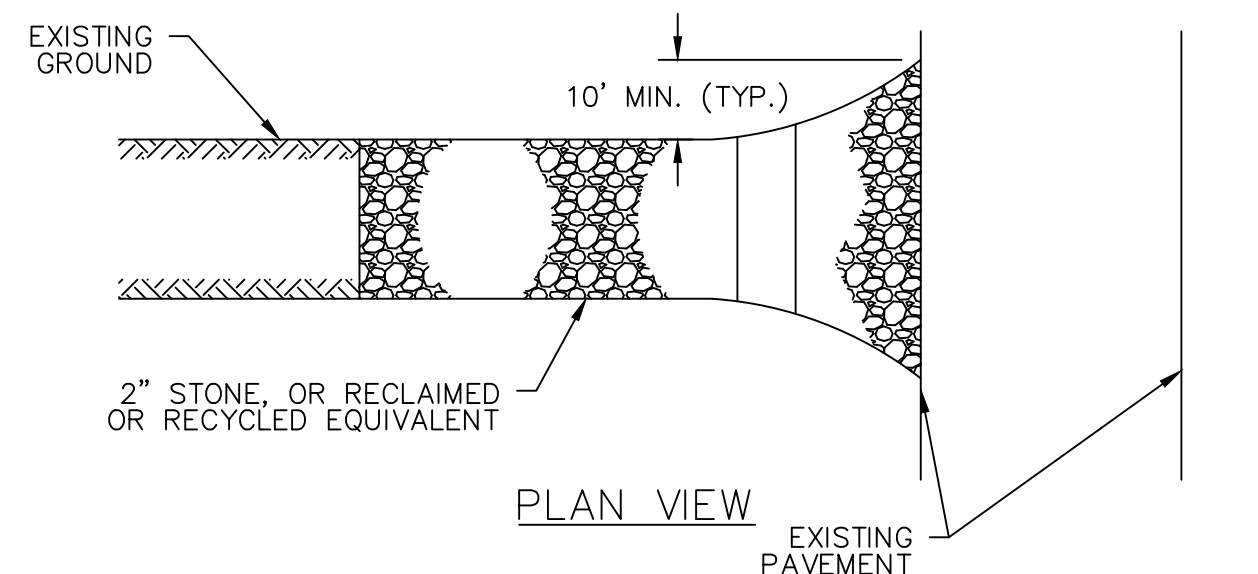


Table with 3 columns: Sieve Designation, % Pass, % by Weight (Square Mesh Sieves). Rows include 6 inch, 1 1/2 inch, and No. 4.

Table for Spacing Between Check Dams. Columns: Slope (ft./ft.), Length (ft.). Rows show spacing for slopes from 0.02 to 0.15.

STONE CHECK DAM

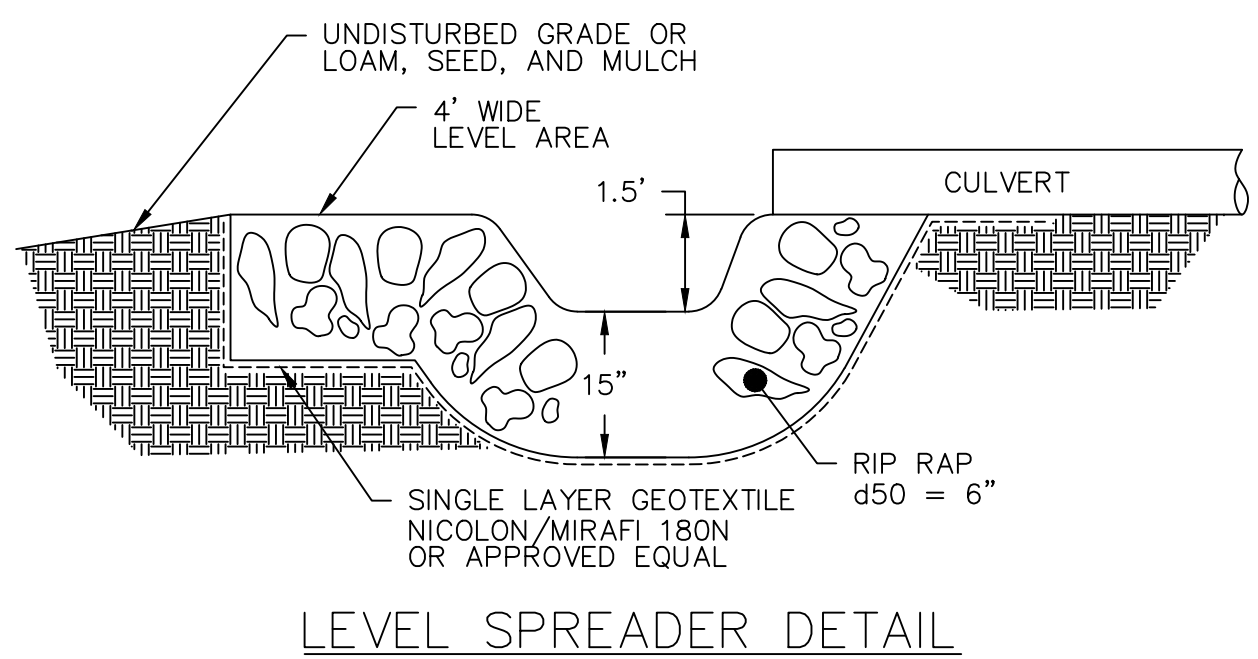
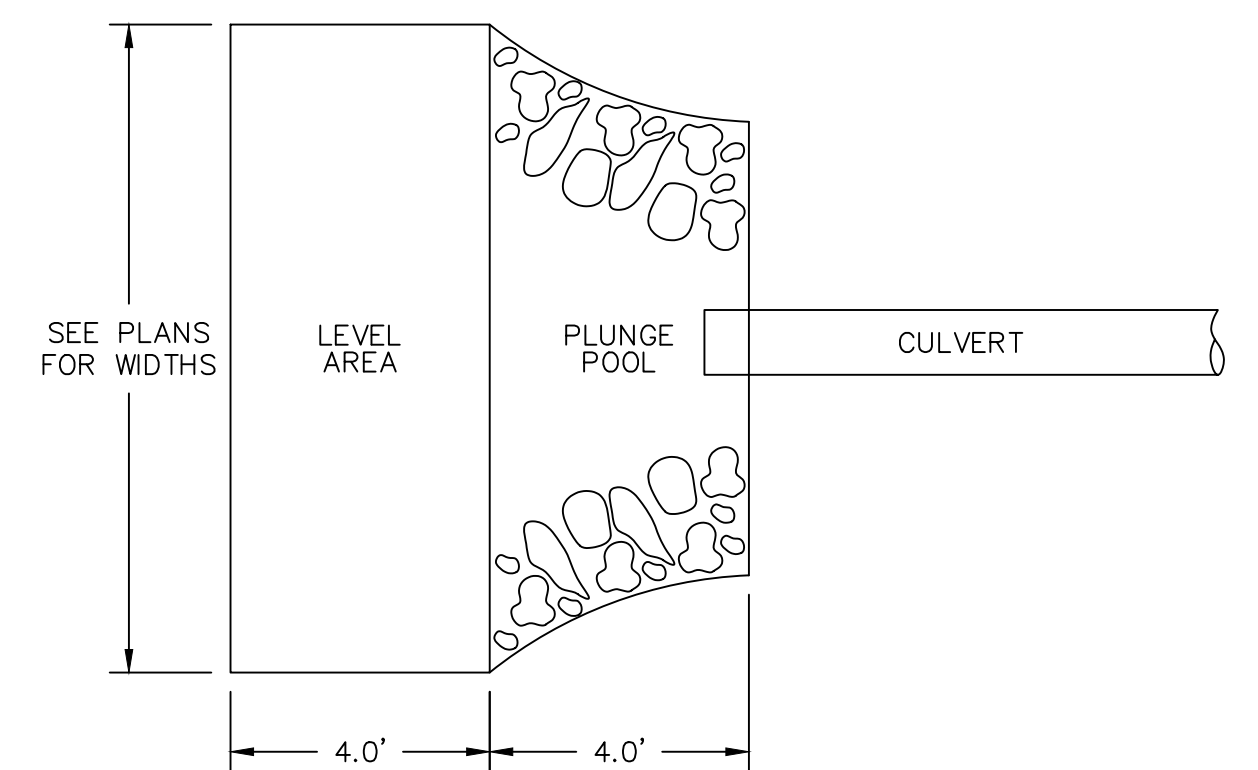
Professional Engineer stamp for Kenneth A. Wood, State of Maine, License No. 5992. Includes project information: Site Details, CUTTS ROAD SUBDIVISION, 47 CUTTS ROAD, KITTERY, MAINE. Tax Map 60, Lot 10-3. For: C/O CHIP ANDREWS, 28 ANDY'S LANE, KITTERY, ME 03904. Attar Engineering, Inc. Civil, Structural, Marine, Surveying. 1284 STATE ROAD - ELIOT, MAINE 03903. Phone: (207)439-6023. Fax: (207)439-2128. Scale: AS NOTED. Date: 09/07/23. Approved by: [Signature]. Drawn by: MJS. Revision date: -:-. Job No: C160-21. File: CUTTS CONSERV BASE.DWG. Sheet: 10.



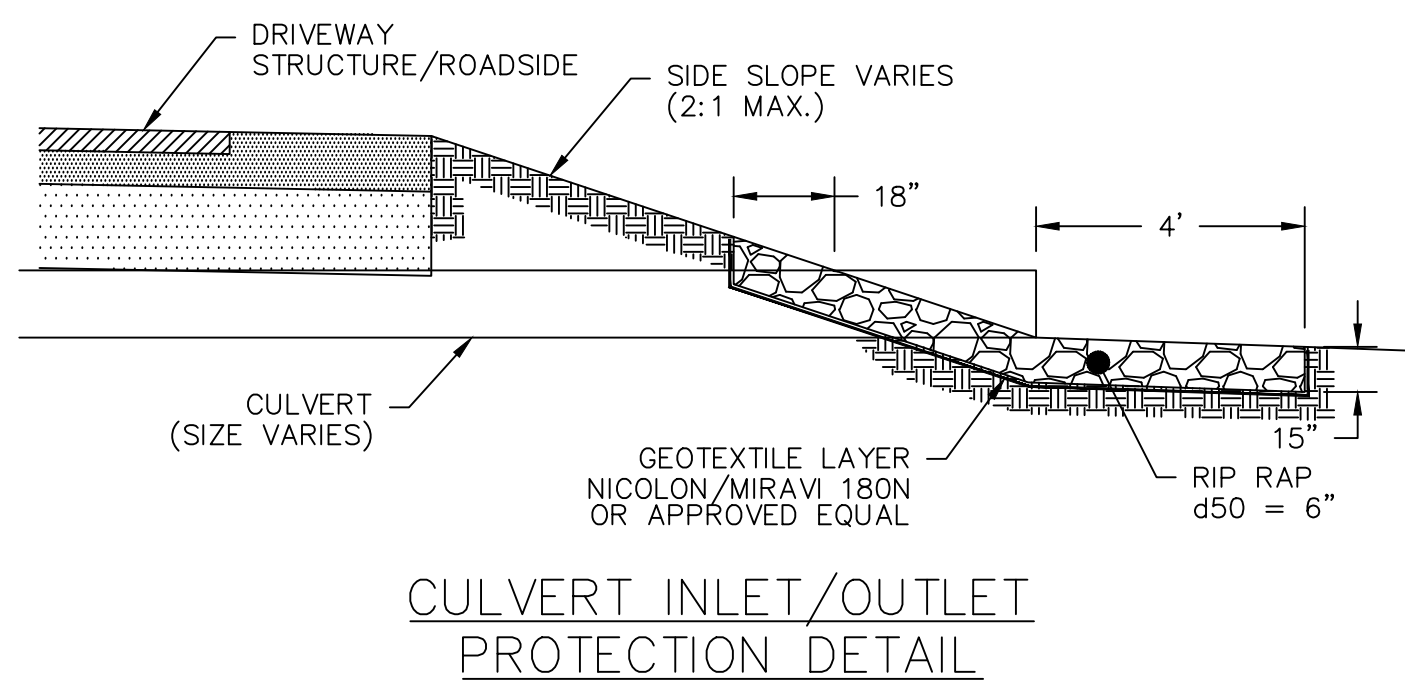
**NOTES:**

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

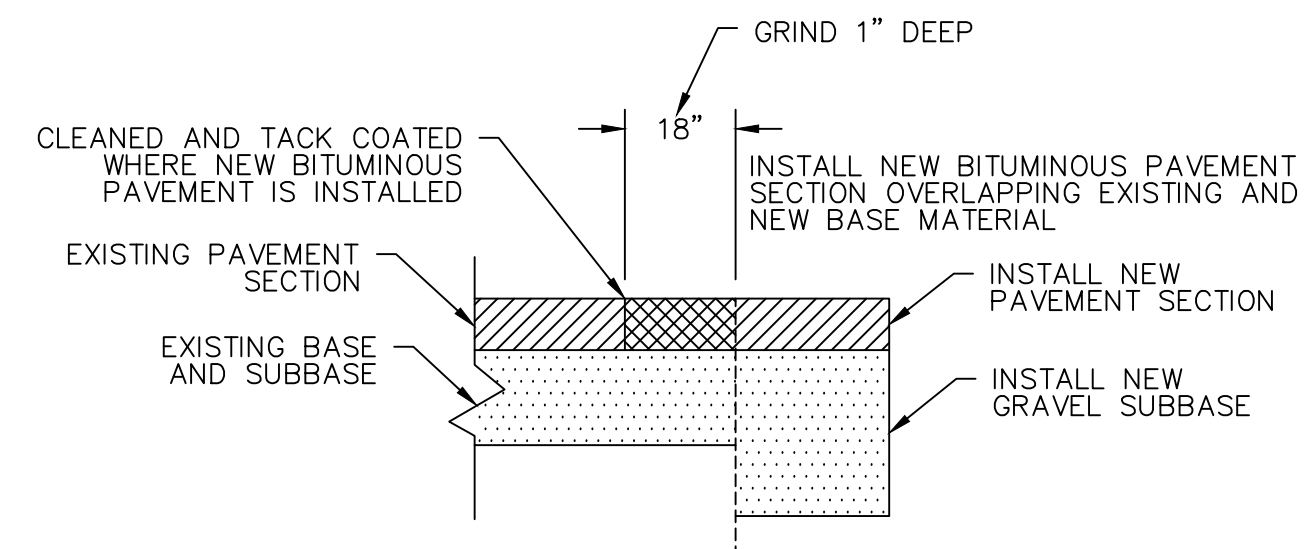
**STABILIZED CONSTRUCTION ENTRANCE**



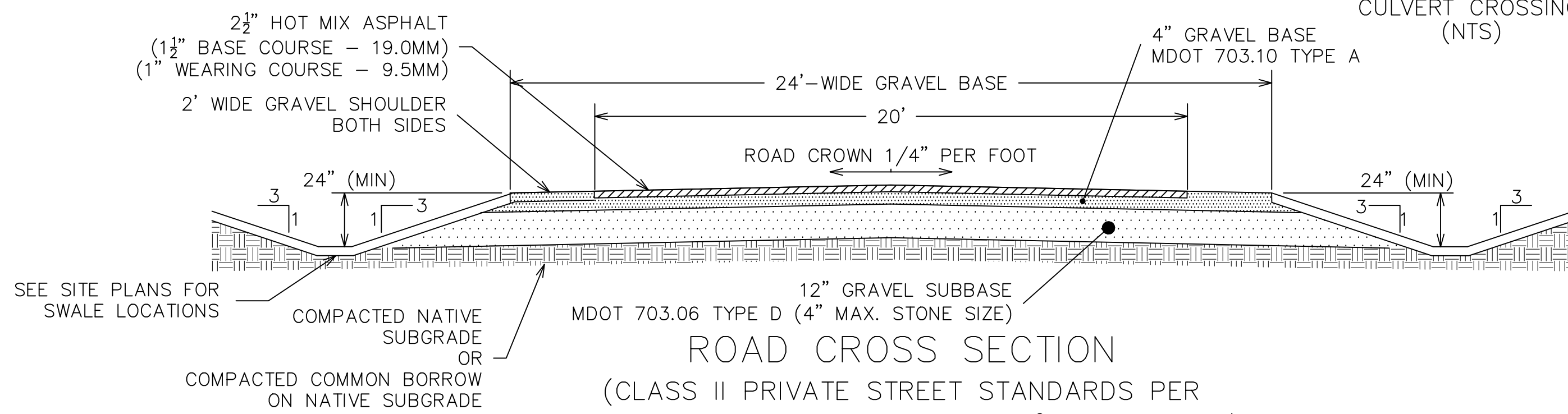
**LEVEL SPREADER DETAIL**



**CULVERT INLET/OUTLET PROTECTION DETAIL**



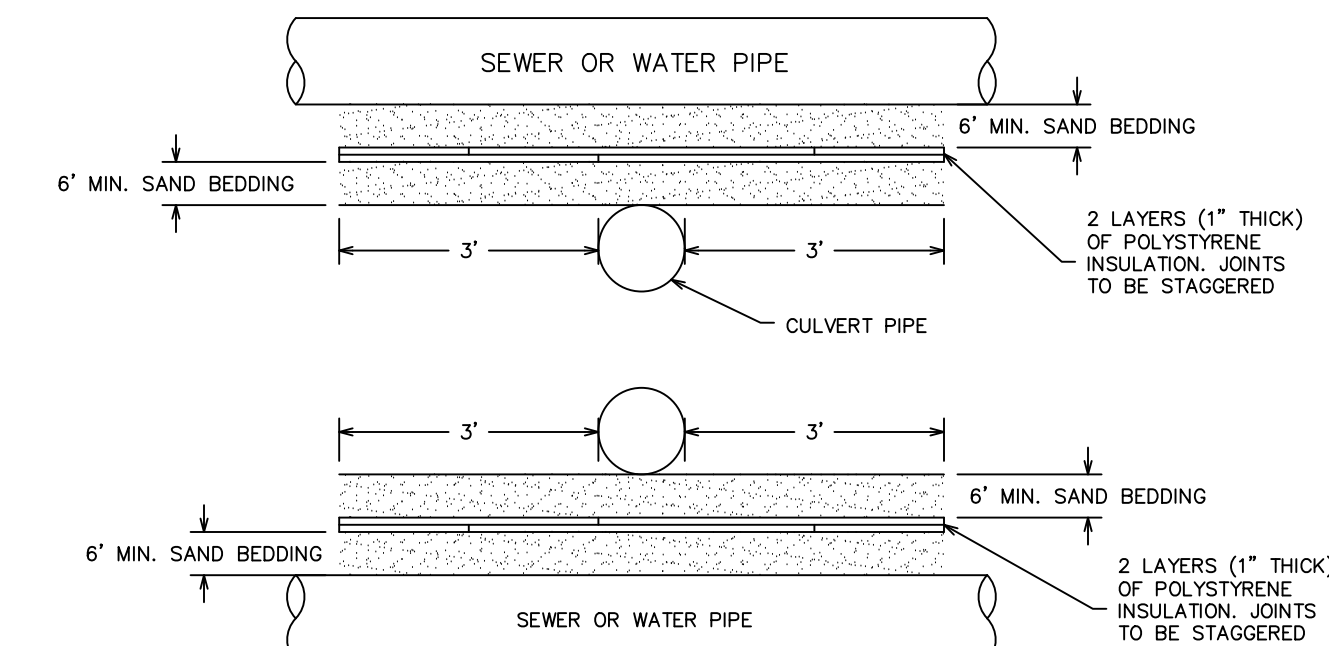
**PAVEMENT JOINT CROSS SECTION  
NEW PAVEMENT ABUTTING EXISTING PAVEMENT**



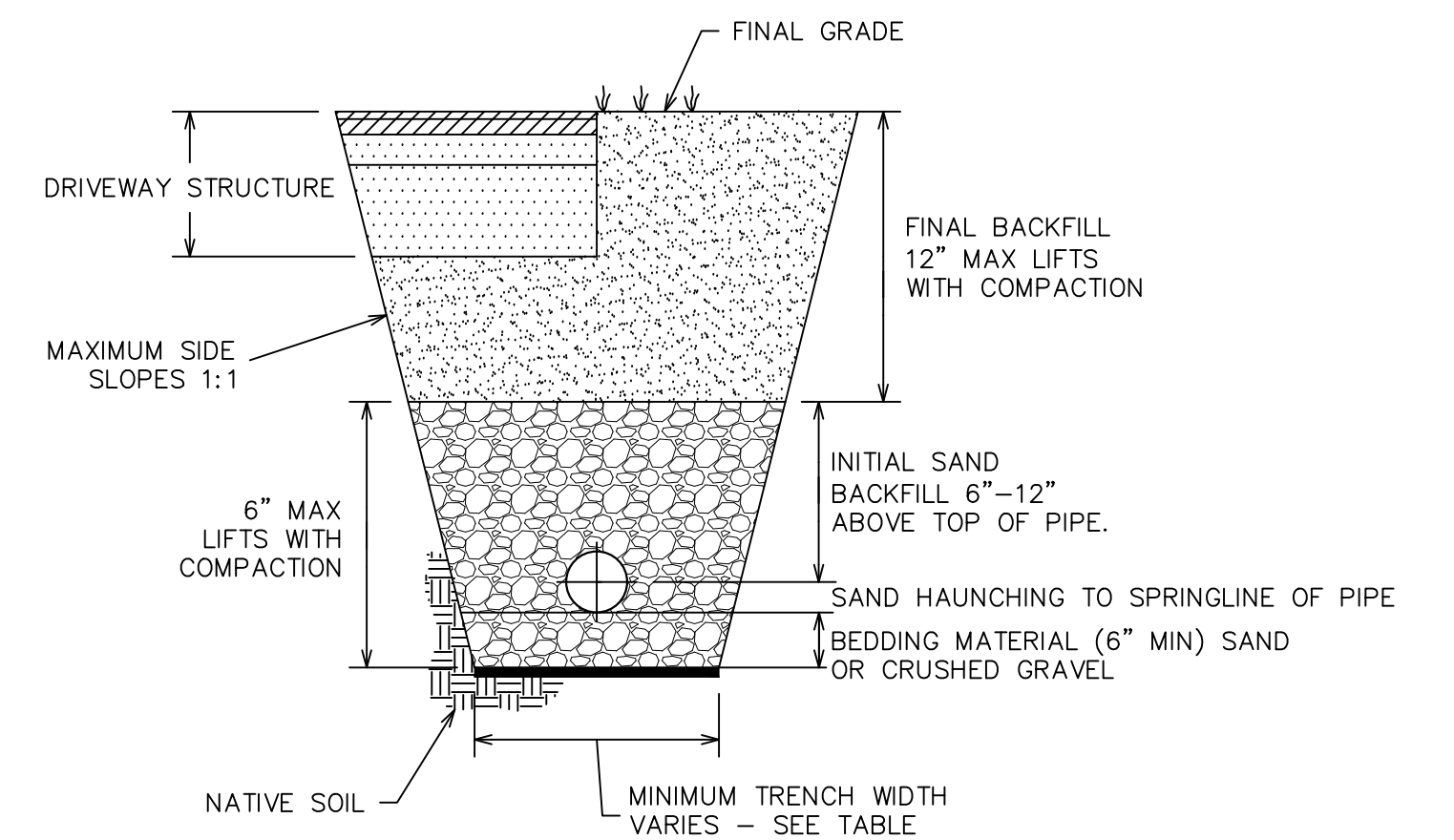
**ROAD CROSS SECTION**

(CLASS II PRIVATE STREET STANDARDS PER KITTERY SUBDIVISION ORDINANCE, §16.8 TABLE 1)

SCALE: (NTS)  
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



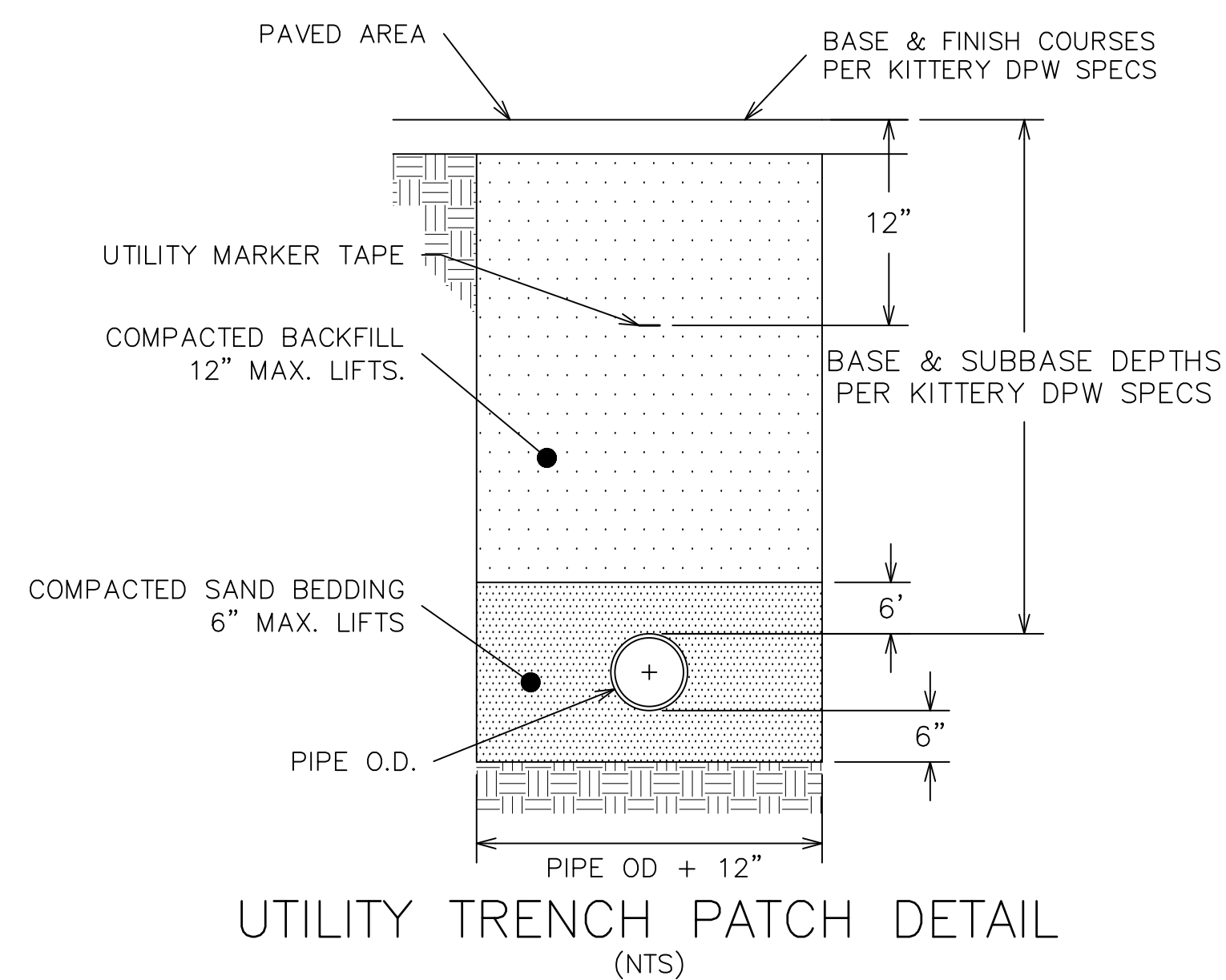
**CULVERT CROSSING (NTS)**



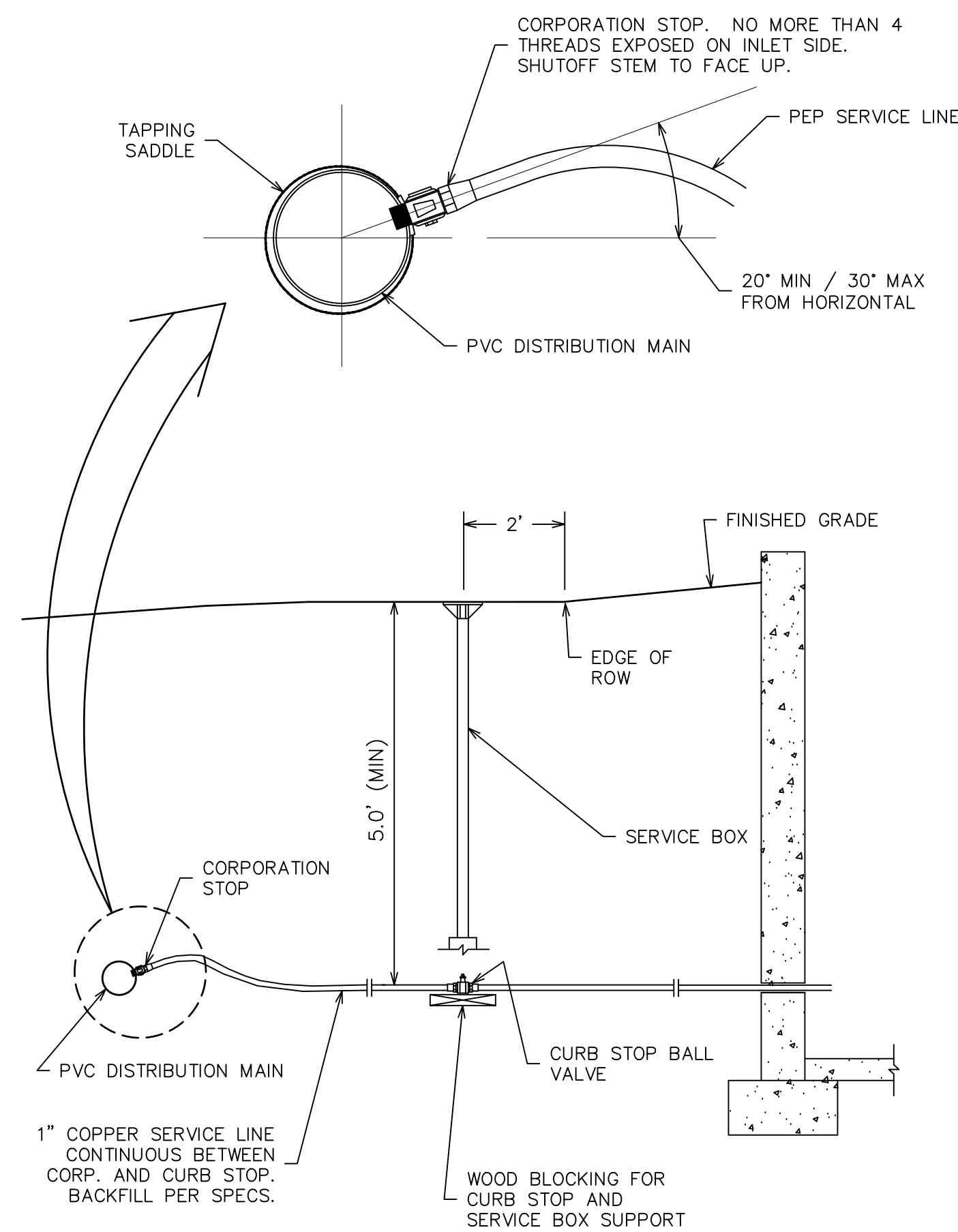
**HDPE CULVERT TRENCH DETAIL (NTS)**

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

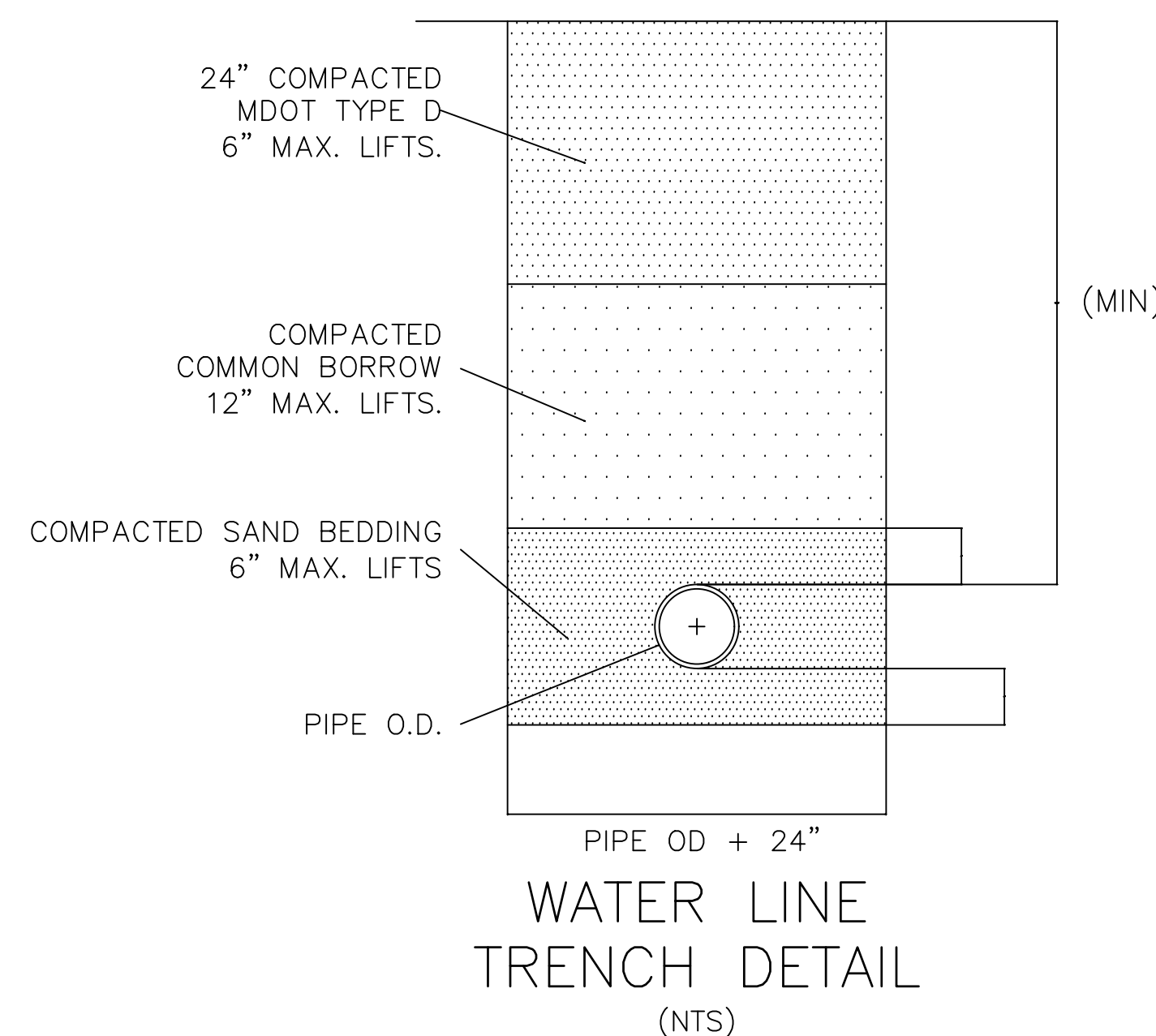
NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



**UTILITY TRENCH PATCH DETAIL (NTS)**



**WATER SERVICE DETAIL (NTS)**



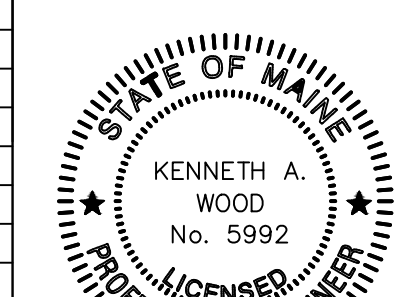
**WATER LINE TRENCH DETAIL (NTS)**

TAX MAP 60, LOT 10-3

SITE DETAILS  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

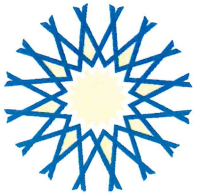
FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
KITTERY, ME 03904

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128



SCALE: AS NOTED	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 09/07/23	REVISION DATE: - - -	
JOB NO: C160-21	FILE: CUTTS CONSERV BASE.DWG	SHEET: 11

NO.	DESCRIPTION	DATE
	REVISIONS	



# ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Maxim Zakian, Town Planner  
Mr. Jason Garnham, Director of Planning & Development  
Town of Kittery, Maine  
200 Rogers Road  
Kittery, Maine 03904

September 7<sup>th</sup>, 2023  
Project No. C160-21

**RE: Major Conservation Subdivision – Preliminary Application  
Cutts Road Subdivision (Tax Map 60, Lot 10-3)  
47 Cutts Road, Kittery, Maine**

Dear Mr. Zakian & Mr. Garnham:

On behalf of Chip and Anne Andrews, I have enclosed for your review and consideration a Preliminary Application for Major Conservation Subdivision, along with associated Plan Set and attachments, for the above-referenced parcel.

This project was before the Town of Kittery Planning Board at their March 23<sup>rd</sup> meeting for Sketch Review, where the Board approved the development concept and allowed the Applicant to proceed into Preliminary design and application for a Conservation Subdivision.

The subject parcel is 36.06 acres in size, is located in the Residential-Rural (R-RL) base zone, Resource Protection Overlay (RPO), and 250' Shoreland Protection Overlay (SPO-250) zoning districts, and fronts on Cutts Road. The Applicant proposes to develop 14.1 acres of the parcel to construct a 13-lot conservation subdivision consisting entirely of single-family residential dwellings. All lots shall be serviced by municipal water and private, community subsurface wastewater disposal systems.

On-site wetlands were delineated and flagging was field-located in January, October and November of 2021. The existing condition of the parcel includes a commercial landscaping operation near the Cutts Road frontage, which includes a warehouse building, gravel laydown areas and material stockpile bays – all of which shall be removed and revegetated as part of this development. The remainder of the parcel is forested upland and forested wetland, with two man-made ponds in the northern corner of the property abutting an existing residential dwelling which is to remain and be incorporated into the proposed subdivision.

A vernal pool study was performed across multiple visits in April of 2021. The location of an off-site significant vernal pool is depicted on the plans, and all on-site vernal pools were determined to be non-significant. The findings of this study are summarized in the attached memo prepared by project wetland scientist Joseph W. Noel.

A Class-A High Intensity Soil Survey was performed in October of 2021 and is included in the attached Plan Set. Test Pit locations are also depicted on the Plan Set, and logs are attached. Each proposed community subsurface wastewater disposal system includes two valid pits as is required by Kittery Ordinance.



The proposed subdivision shall be serviced by two Class II private travelways of ~1,030' and ~1,520' in length, each ending in a cul-de-sac designed to Town of Kittery General Performance Standards. The primary travelway shall extend from the existing Cutts Road curb cut location, and all proposed lots shall have their driveways extend from these new streets. Regarding traffic, ITE Land Use Code 210 (Single Family Detached Unit) estimates 10 trips per day per unit, yielding 130 average daily trips for the overall development. The proposed travelways typical trip thresholds (§16.8 Table 1) total 142 average daily trips, which suggests that the pair of proposed Class II streets can adequately serve a development of this size. The Applicant does not anticipate any traffic impacts to the surrounding communities because of the proposed development.

On-site stormwater management shall be accomplished by a series of roadside swales, culverted crossings, and stormwater detention areas which are depicted on the Plan Set. This parcel is subject to the Army Corps of Engineers General Permit and Maine Department of Environmental Protection (MDEP) Stormwater Permit-by-Rule. The Applicant shall keep the Town notified as additional information becomes available on the progress of these permits.

In addition to the above-described development elements, the Applicant proposes to construct a small parking lot extending from the cul-de-sac of the primary street to access the abutting Kittery Land Trust conservation area. The Applicant also intends on dedicating the depicted Open Space blocks for this proposed subdivision to Kittery Land Trust, and shall endeavor to obtain Town Council approval for this effort prior to Preliminary Plan approval as is outlined in the Conservation Subdivision procedure of §16.10.4.B.

Since this development proposes to create five or more dwelling units, the Applicant is required to make Affordable Housing considerations in accordance with the requirements of §16.5.4.C to account for 10% of the overall unit total. The Applicant shall work with Kittery Planning Staff on determining the best method of incorporating Affordable Housing into the proposed development and also to determine if any payment-in-lieu is necessary for any fractional unit obligations left.

Lastly, the Applicant would like to request two waivers for Planning Board consideration:

- §16.8.9.C(5)(b) – Plan Scale. Ordinance compliance requires plan scale for developments greater than 10 acres in size to not exceed 1" = 50'. The overall size of the subject parcel and its specific shape prevent this standard from being met, and the Applicant humbly requests the Planning Board to allow 1" = 80' for the Overall Development Plan and Subdivision Plan sheets.
- §16.8, Table 1 – Design and Construction Standards for Streets and Pedestrianways. Ordinance compliance requires Class II streets to not exceed 600' in maximum length from entrance to cul-de-sac radius. The decision to propose Class II travelways was suggested by Town Staff at the last Planning Board meeting as a method of reducing impervious footprint and preserving more open space within the development. The Applicant would like to again humbly request the Planning Board allow the proposed Class II streets to be constructed at their proposed lengths should the design receive signoff from the Police Chief and Fire Chief.

We look forward to discussing this project with the Planning Board at their next available meeting. Please contact me for any additional information or clarifications.

Sincerely;



Michael J. Sudak, E.I.  
Staff Engineer



# TOWN OF KITTERY MAINE

## TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904  
 PHONE: (207) 475-1323  
 Fax: (207) 439-6806  
[www.kittery.org](http://www.kittery.org)

### CLUSTER DEVELOPMENT PLAN REVIEW

<b>FEES FOR REVIEW:</b>  <input checked="" type="checkbox"/> \$500.00 PLUS  <input checked="" type="checkbox"/> \$50.00/LOT OR DWELLING UNIT	<b>Application Fee Paid:</b> \$ <u>1,150</u>  Date: <u>9/7/23</u>	<b>Map #:</b> <u>60</u> <b>Lot #:</b> <u>10-3</u> <b>Zones:</b> Base <u>R-L</u> Overlay(s) <u>RPO, SPO-250</u>
	<b>Review Escrow Fee Paid:</b> \$ _____  Date: _____	<b>Physical Address:</b> <u>47 Cutts Road, Kittery ME 03904</u>

<b>PROPERTY OWNER/APPLICANT INFORMATION*</b> (print clearly) <small>*Applicant must also provide owner's signed authorization to act on their behalf.</small>	<b>Owner's Name:</b> Chip & Anne Andrews		28 Andy's Lane, Kittery ME 03904	
	<b>Phone:</b> 207-252-3872	<b>Owner's Mailing Address:</b>		
	<b>Email:</b> andrewsats@comcast.net	<b>Applicant's Name:</b> Same as owner	<b>Applicant's Mailing Address:</b>	Same as owner(above)
	<b>Applicant's Name:</b> Same as owner	<b>Phone:</b>	<b>Email:</b>	
	<b>Applicant's Name:</b> Same as owner	<b>Phone:</b>	<b>Email:</b>	

<b>APPLICANT'S AGENT INFORMATION</b> (print clearly)	<b>Name:</b> Michael J. Sudak <b>Phone:</b> 207-439-6023 <b>Fax:</b> <b>Email:</b> mike@attarengineering.com	<b>Name of Business:</b> Attar Engineering, Inc.  <b>Mailing Address:</b> 1284 State Road, Eliot ME 03903
---	---	---

<b>PROJECT DESCRIPTION</b>	<b>Existing Use(s):</b> Single 3,375 sq. ft. structure in East corner of parcel along frontage, use of construction company. Single-family dwelling in NW corner of parcel, near northerly waterbody. Both structures to be incorporated in proposed subdivision.			
	<b>Number of Proposed Lots:</b> 13	<b>Subdivision Name:</b> Cutts Road Subdivision		
	<b>Proposed Road Name:</b> <u>N/A (to be named at a later date)</u>			
	(A separate application is required and approval received from Public Safety/DPW/Planning Board prior to final plan signature.)			
	<b>Ownership: (check)</b>	<input checked="" type="checkbox"/> Fee- Simple <input type="checkbox"/> Condominium	<b>Responsibilities: (check)</b>	<input checked="" type="checkbox"/> Total Development <input type="checkbox"/> Other

<b>ADDITIONAL SUBMITTAL INFORMATION</b>	<p style="text-align: center;"><u>Article XI, Chapter 8 – Cluster Residential and Cluster Mixed-Use Development</u></p> <p>To begin Preliminary Plan Review for Cluster Development, the Applicant must have received Sketch Plan acceptance through Planning Board action, including all requirements for Sketch Plan submittal as described in Title 16.8.11.5. As part of the preliminary plan review, sketch plan review submittal information must be attached to this plan application, including documentation of Planning Board action on the sketch plan. All other requirements as outlined in Article XI, Chapter 8 must be addressed at the Preliminary Plan Review level and included herein.</p> <p>To begin Final Plan Review for Cluster Development, the Applicant must have received Preliminary Plan approval through Planning Board action.</p> <p>Throughout plan review, it is the responsibility of the Applicant/Agent to provide information as required in Chapter 16.8 Design and Performance Standards-Built Environment, Chapter 16.9 Design and Performance Standards-Natural Environment and Chapter 16.10 Development Plan Application and Review, and other requirements as referenced.</p>
---	--

<b>Title 16.7.4.1:</b>		In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified.
<b>REQUESTED WAIVERS</b>	<b>Ordinance Section</b>	<b>Describe why this request is being made.</b>
	***EXAMPLE*** 16.32.560 (B)- OFFSTREET PARKING.	***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.
	§ 16.8.9.C (5) (b) Plan scale for development > 10 ac.	Requesting a waiver to allow 1"=80' in lieu of 1"=50' for overall site and subdivision plans. Parcel size and shape cannot accomodate the smaller scale.
	§ 16.8 Table 1 Class II road standards	Requesting a waiver to max. road length for Class II streets proposed, Planning Staff recommended this class of road with police & fire signoff.

**ABUTTER NOTIFICATION**

**16.10.5.1.1. Preliminary Plan Application Filing and Completeness Review.** The application must be accompanied by a Plan and the required fee together with a certification the applicant has notified abutters by mail of the filing of the Plan application for approval.

Submitted Applications must include a list of the names and addresses of the abutters and date notification mailed.  
The abutter Notice of Filing must include the owner/applicant name, address and description of the proposed project.

**Applications will not be accepted without submittal of all plan requirements as specified herein, and without a complete, signed application page (page 5).**

# Minimum Plan Submission Requirements (Title 16.10.5.2)

- 15 COPIES OF THIS APPLICATION       15 COPIES OF THE PLAN – 5 OF WHICH MUST BE 24" X 36"  
 1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES

Prior to starting the review process, the Planning Board will decide whether sufficient information has been provided and will vote to **DETERMINE COMPLETENESS/ACCEPTANCE**. The applicant is responsible to clearly describe the project. The following requirements must be addressed, and noted if not applicable.

**Paper size:**

- No less than 11" X 17" (reduced) or greater than 24" X 36" (full)

**Scale size:**

- Under 10 acres: no greater than 1" = 30'  
 10 + acres: 1" = 50' See waivers

**Title block:**

- Applicant's name and address  
 Name of preparer of plans with professional information and professional seal  
 Parcel's tax map identification (map – lot)  
 Date of plan preparation

**Boundary survey performed and sealed by licensed surveyor:**

- Identify all existing boundary markers  
 Show all proposed boundary monuments (per ordinance)

**Provide orientation:**

- Arrow showing true north and magnetic declination  
 Graphic scale       Parcel Owners and map and lot  
 Deed docket and page numbers       Signature blocks

**Show location and description of:**

- All structures       Floor plans  
 Elevations of principle structures  
 All structures and accesses within 100 feet

**Show parcel data:**

- Total parcel area       Rights-of-way area       Wetlands area  
 Area to be disturbed       Length of street frontage  
 Building setback lines       Wetland setbacks  
 All parcels of land proposed to be dedicated to public use and the conditions of such dedication

**Indicate how the existing ground will change by showing:**

- Existing contours       Proposed contours       % grade  
 Finished grades       Proposed slopes       Finished floor elevations

- Show names and addresses of all owners of record on abutting parcels and the assessor's map and lot numbers.

- Label all zoning districts abutting the property boundaries.

- Show locations of natural physical features such as water bodies, watercourses, forest cover, and ledge outcroppings.

Show the locations of existing and proposed utilities and identify which utilities are to be privately owned/ municipally owned:

- Overhead Electric       underground electric       Water mains       Wells  
 Gas mains       Cable TV       Sewer mains       Test pits       Septic tanks  
 Leach fields       Storm drain lines       Catch basins       Culverts  
 Gutters       Stormwater storage basins       Rain gardens  
 Nearest fire hydrant

**Indicate required landscaping including:**

- Type of plant material       Plant/Tree sizes  
 Placement       Irrigation systems

**Show natural and historical topography:**

- Rock walls       Railroad beds  
 The location of all natural features or site elements to be preserved.

Provide a **locus map** showing the property in relation to surrounding roads, within 2,000 feet of any property line of the development.

Provide a **vicinity map and aerial photograph** at a scale not more than 400 feet to the inch showing the relation to other properties and geographic features and show:

- All the area within five hundred (500) feet of the boundary line of the proposed development including roads, geographic features, natural resources (wetlands, etc.), historic sites, applicable comprehensive plan features such as proposed park locations, land uses, Zones and other features;  
 Any smaller area between the tract and all existing streets, provided any part of such a street used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed development.

**Show the locations of any:**

- Parks       Open space       Conservation easement

**Identify and locate each:**

- Easements      Rights-of-way       Street alignments  
 All intersecting property lines within 50 feet of the parcel.

Include plans, profiles and typical sections of all roads and other paved ways, including all relevant street data.

- Intersections or       Distance to nearest intersection  
 Driveways onsite       Distance to nearest driveway  
 Sight visibility lines

**Show all existing and proposed lighting**

- Map of all street lighting, attached lighting, and area lighting  
 Location of lighted signs       Photo-metrics map

- Indicate the location of any permanently installed machinery likely to cause appreciable noise at the lot lines.

**Provide description of these materials stored on the property:**

- Hazardous       Toxic       Raw Waste

**Indicate the location and dimensions of (existing and proposed):**

- Sidewalks       Curbs       Driveways  
 Fences       Retaining walls       Other artificial features

**Show parking calculations and parking spaces on the site plan and:**

- Existing parking, if applicable       proposed parking spaces  
 Handicapped spaces

**Copies of State and Local permit applications:**

- Notice of Intent       NRPA       Permit by Rule  
 all other applicable permits

- Copy of FIRM Map showing proposed parcel boundary.

**PRIOR TO A SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF THE DEVELOPMENT.**

**SUBMITTALS THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

## Plan Findings of Fact

The following Findings (Title 16.10.8.3.4) must be sufficiently addressed in writing by the applicant/agent and submitted to the Planning Department with the Preliminary Plan application. These Findings must be updated as necessary during the review process, and the Plan must be in compliance with these Findings prior to Final Plan approval by the Planning Board.

- A. **Development Conforms to Local Ordinances** The proposed development conforms to a duly adopted comprehensive plan as per adopted provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.
- B. **Freshwater Wetlands Identified** All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.
- C. **River, Stream or Brook Identified** Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.
- D. **Water Supply Sufficient** The proposed development has sufficient water available for the reasonably foreseeable needs of the development.
- E. **Municipal Water Supply Available** The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.
- F. **Sewage Disposal Adequate** The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.
- G. **Municipal Solid Waste Disposal Available** The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.
- H. **Water Body Quality and Shoreline Protected** Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
- I. **Groundwater Protected** The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
- J. **Flood Areas Identified and Development Conditioned** All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.
- K. **Stormwater Managed** The proposed development will provide for adequate stormwater management.
- L. **Erosion Controlled** The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
- M. **Traffic Managed** The proposed development will:
1. Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and
  2. Provide adequate traffic circulation, both on-site and off-site.
- N. **Water and Air Pollution Minimized** The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:
1. Elevation of the land above sea level and its relation to the floodplains;
  2. Nature of soils and sub-soils and their ability to adequately support waste disposal;
  3. Slope of the land and its effect on effluents;
  4. Availability of streams for disposal of effluents;
  5. Applicable state and local health and water resource rules and regulations; and
  6. Safe transportation, disposal and storage of hazardous materials.

O. <b><i>Aesthetic, Cultural and Natural Values Protected</i></b> The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
P. <b><i>Developer is Financially and Technically Capable</i></b> Developer is financially and technically capable to meet the standards of this section.
Q. <b><i>Wireless Communication Facility Development (requirements as specified)</i></b>
R. <b><i>Shoreland, Resource Protection or Commercial Fisheries/Maritime Use Overlay Zone Development (requirements as specified)</i></b>
S. <b><i>Right-of-Way Plan (requirements as specified)</i></b>
T. <b><i>Special Exception Use (requirements as specified)</i></b>

**16.10.8.2.5 - Conditions or Waivers.**

Conditions required by the Planning Board at the final plan review phase must have been met before the final plan may be given final approval unless so specified in the condition or specifically waived, upon written request by the applicant, by formal Planning Board action wherein the character and extent of such waivers which may have been requested are such that they may be waived without jeopardy to the public health, safety and general welfare.

**Title 16.10.8.2.6 - Conditions on Plan**

The decision of the Planning Board, plus any conditions, must be noted on three copies of the final plan to be recorded at the York County Registry of Deeds, when required. One copy must be returned to the applicant, one retained by the Town Planner and one forwarded to the Code Enforcement Officer.

Minimum conditions include:

1. Prior to the issuance of a Building Permit by the Town’s Code Enforcement Officer, the Developer must submit:
  - A. A recorded copy of the Plan and all related legal documents that may be required.
  - B. Payment of all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
  - C. A Performance Guarantee and/or an escrow account to pay for any required field inspections (see attached ‘Cost Estimates’).
2. Before construction or soil disturbance:
  - A. The owner and/or developer must stake all corners of the building envelope, as shown on the plan. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
  - B. The owner and/or developer, in an amount and form acceptable to the town manager, must file with the municipal treasurer an instrument to cover the cost of all infrastructure and right-of-way improvements and site erosion and stormwater stabilization (see attached ‘Cost Estimates’).

**16.10.9.1.2 - Plan Revisions After Approval**

No Changes, erasures, modifications or revisions may be made to any Planning Board approved final plan, unless in accordance with the Planner’s and CEO’s powers and duties as found in Chapter 16.4, or unless the plan has been resubmitted and the Planning Board specifically approves such modifications.

I certify, to the best of my knowledge, the information provided in this Application is true and correct, abutters to the project have been notified, and I will not deviate from the approved plan without following code requirements. Permission is granted to Town Staff to access the property associated with this application to aid in the regulatory review.

Applicant’s Signature:		Owner’s Signature:	<hr/>
Date:	9/7/23 <i>agents</i>	Date:	<hr/>

# TOWN OF KITTERY

Planning & Code Enforcement

## COST ESTIMATES

for Improvements to be Covered by  
PERFORMANCE ASSURANCE

Prior to the issuance of building permits, the applicant shall secure performance assurance and escrow agreements. All conditions of approval shall be included on the record reproducible plan.

*(Note: The Excel format of this application is available separately and in Site and Subdivision applications on Kittery's web site.)*

	M:	B:						
Parcel No.								
Project Name:								
Project Address / Location								
COMPLETE WHERE APPLICABLE	Unit Measure	# Units	ON-SITE Unit Cost	Subtotal	Unit Measure	# Units	OFF-SITE Unit Cost	Subtotal
1. STREET/SIDEWALK								
Roads				0				0
Paving				0				0
Granite Curbing				0				0
Sidewalks				0				0
Esplanades				0				0
Monuments				0				0
Street Lighting				0				0
Street Opening Repairs				0				0
Other:				0				0
2. EARTH WORK				0				0
Cut				0				0
Fill				0				0
3. SANITARY SEWER				0				0
Manholes				0				0
Piping				0				0
Connections				0				0
Main Line Piping				0				0
House Service Piping				0				0
Pump Stations				0				0
Other:				0				0
4. WATER MAINS				0				0
5. SITE LIGHTING				0				0
6. STORM DRAINAGE				0				0

	Unit Measure	# Units	Unit Cost	Subtotal	Unit Measure	# Units	Unit Cost	Subtotal
Manholes				0				0
Catchbasins				0				0
Piping				0				0
Detention Basin				0				0
Other*:				0				0
7. EROSION CONTROL				0				0
Silt Fence				0				0
Check Dams				0				0
Pipe Inlet/Outlet Protection				0				0
Level Lip Spreader				0				0
Soil Stabilization				0				0
Geotextile				0				0
Hay Bale Barriers				0				0
Catch Basin Inlet Protection				0				0
Other*:				0				0
8. RECREATION & OPEN SPACE AMENITIES				0				0
LANDSCAPING				0				0
(Attach detail for landscaping; inc. units & cost)								
10. MISCELLANEOUS				0				0
TOTAL:				-				-
		Grand Totals:	\$	-				-
		Total Required for LOC:	\$	-				-
		INSPECTION FEES = 2% OF GRAND TOTALS:	\$	-				-
*other								
Item 5. Includes connections to the existing system.								
Item 7. Includes dust control, tree protection, and cleaning of storm drains/structures upon project completion.								

Prepared By:

Print & Sign

Date:



**Chip & Anne Andrews**  
28 Andy's Lane  
Kittery, ME 03904

Mr. Bart McDonough, Town Planner  
Town of Kittery  
200 Rogers Rd  
Kittery, ME 03904

February 8<sup>th</sup>, 2022

Dear Mr. McDonough,

Please be informed that Kenneth Wood, P.E. and Michael Sudak, E.I.T. of Attar Engineering, Inc. will be acting as my agents for the applications and permitting of the Cutts Road Subdivision located at Tax Map 60, Lot 10-3 on Cutts Road in Kittery, ME.

Please contact me if I can provide any additional information.

Sincerely;

  
  
Chip & Anne Andrews

cc: Kenneth Wood, P.E. Attar Engineering, Inc.

Return to:  
Whitney Mundy & Mundy  
PO Box 187  
So. Berwick, ME 03908

DEBRA L. ANDERSON, REGISTER OF DEEDS  
**Bk 17694 PG 548**  
Instr # 2018013670  
04/13/2018 11:57:37 AM  
Pages 3 YORK CO



②  
3  
→  
FE

# QUITCLAIM DEED WITH COVENANT

## Maine Statutory Short Form

### Joint Tenancy

I, **Arthur W. Andrews, Jr.** of 61 Cutts Road, Kittery, County of York and State of Maine, grant to **Arthur W. Andrews, Jr.** and **Anne Andrews**, both of 61 Cutts Road, Kittery, County of York and State of Maine, with **Quitclaim Covenant**, as Joint Tenants, the real property in the Town of Kittery, County of York, and State of Maine, described more particularly as follows:

A certain lot or parcel of land together with the buildings and improvements thereon, containing 22.59 acres, located on the westerly sideline of Cutts Road, in the Town of Kittery, County of York and State of Maine, and shown on a plan titled "PROPOSED LOT LINE ADJUSTMENT FOR PROPERTY AT CUTTS ROAD, KITTEERY, YORK COUNTY, MAINE, OWNED BY ARTHUR W. ANDREWS JR., 8 DEER RIDGE LANE, KITTEERY, ME 03904 AND ARTHUR W. ANDREWS REVOCABLE TRUST, MARTY THRON, TRUSTEE, P.O. BOX 96, KITTEERY POINT, ME 03905," prepared by Easterly Surveying, Inc., dated March 22, 2017 and recorded at the York County Registry of Deeds in Plan Book 387, Page 48. Said parcel is more particularly described as follows:

Beginning at an iron pipe found on the westerly sideline of Cutts Road, the northeasterly corner of the parcel herein described, and the southeasterly corner of land now or formerly of Judith E. Andrews; thence running along the westerly sideline of Cutts Road for the following three courses and distances: South 06° 44' 02" East 41.59 feet to a point; South 07° 29' 48" East 60.72 feet to a point; South 07° 40' 08" East 61.28 feet to an iron rod found 7-inches high with cap marked 2362; thence continuing along the westerly sideline of Cutts Road South 07° 55' 32" East 237.90 feet to the northerly sideline of a private 40-foot-wide right-of-way described more particularly in the plan titled "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS," prepared by Civil Consultants, dated July 28, 2000, and recorded at the York County Registry of Deeds in Book 289, Page 46;

Thence continuing along the westerly sideline of Cutts Road and the easterly sideline of said right-of-way South 06° 58' 41" East for a distance of 40.30 feet to a point; thence continuing along the westerly sideline of Cutts Road for the following courses and distances: South 05° 54' 28" East

No R E Transfer Tax Paid

46.69 feet; South 05° 11' 05" East 41.69 feet; South 04° 09' 49" East 38.43 feet to an iron pipe found flush at the northeasterly corner of land now or formerly of Steven E. Brake;

Thence turning and running by and along the northerly sideline of land now or formerly of said Brake North 80° 11' 14" West 264.00 feet to an iron rod with cap marked #2485; thence continuing along the northerly sideline of land now or formerly of said Brake North 80° 11' 14" West 374.33 feet to an iron pipe found; thence turning and running still by and along land of Brake through an iron pipe found, South 32° 43' 33" West 614.13 feet to an iron pipe found;

Thence turning and running by land now or formerly of the Arthur W. Andrews Revocable Trust as described in a deed recorded in Book 16935, Page 411 of the York County Registry of Deeds, North 11° 29' 19" West 1,603.36 feet to an iron rod set in the remnants of a cemetery stone wall; thence turning and running along a cemetery stone wall North 70° 42' 46" East 26.51 feet to a point; thence turning and running still by and along said cemetery stone wall North 22° 28' 25" West 22.50 feet to land now or formerly of Frank H. Woodman and Earline A. Woodman; thence turning and running along a stone wall and by land now or formerly of said Woodman for the following courses and distances: North 81° 37' 53" East 167.37 feet to a point; North 81° 20' 51" East 158.97 feet to a point; North 80° 03' 22" East 99.68 feet to an iron rod found in a stone wall at land now or formerly of Jeffrey R. Thorsen and Andrea M. Thorsen; thence turning and running by land now or formerly of said Thorsen South 34° 45' 57" East 251.27 feet to an iron rod found at land now or formerly of Judith E. Andrews; thence turning and running by land now or formerly of said Judith E. Andrews South 27° 43' 38" East 609.63 feet to an iron pipe found; thence turning and running still by and along land now or formerly of Judith E. Andrews, North 81° 29' 22" East 349.89 feet to the point of beginning, containing 22.59 acres of land.

Excepting from this conveyance land that was granted to Eric B. Harris and Judith E. Harris (also known as Judith E. Andrews) by deed of Andrew W. Andrews and Roseann Andrews, dated May 13, 1981 and recorded at the York County Registry of Deeds in Book 2823, Page 148.

The above-described parcel is conveyed subject to a 40-foot-wide right-of-way as described in the above-mentioned deed, Book 2823, Page 148 and as shown on "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS," prepared by Civil Consultants, dated July 28, 2000, and recorded at the York County Registry of Deeds in Book 289, Page 46.

The above-described parcel is conveyed subject to another 40-foot-wide right-of-way as described in deed of Roseann Andrews, dated May 27, 2009 and recorded in the York County Registry of Deeds in Book 15642, Page 917 and shown on the aforementioned plan recorded in Plan Book 387 Page 48.

The above-described parcel is subject to all notes, easements, rights-of-way and conditions set forth on the plans.

Meaning to describe and conveying the same premises described in the deed of Mary Thorn, Trustee of the Arthur W. Andrews Revocable Trust to Arthur W. Andrews, Jr., dated March 28, 2017 and recorded at said Registry in Book 17444, Page 259, and the deed of Mary Thorn, Trustee of the Arthur W. Andrews Revocable Trust to Arthur W. Andrews, Jr., dated August 17, 2016 and recorded at said Registry in Book 17308, Page 186.

Witness my hand and seal this 6th day of April, 2018.

Rachely Bredde  
Witness

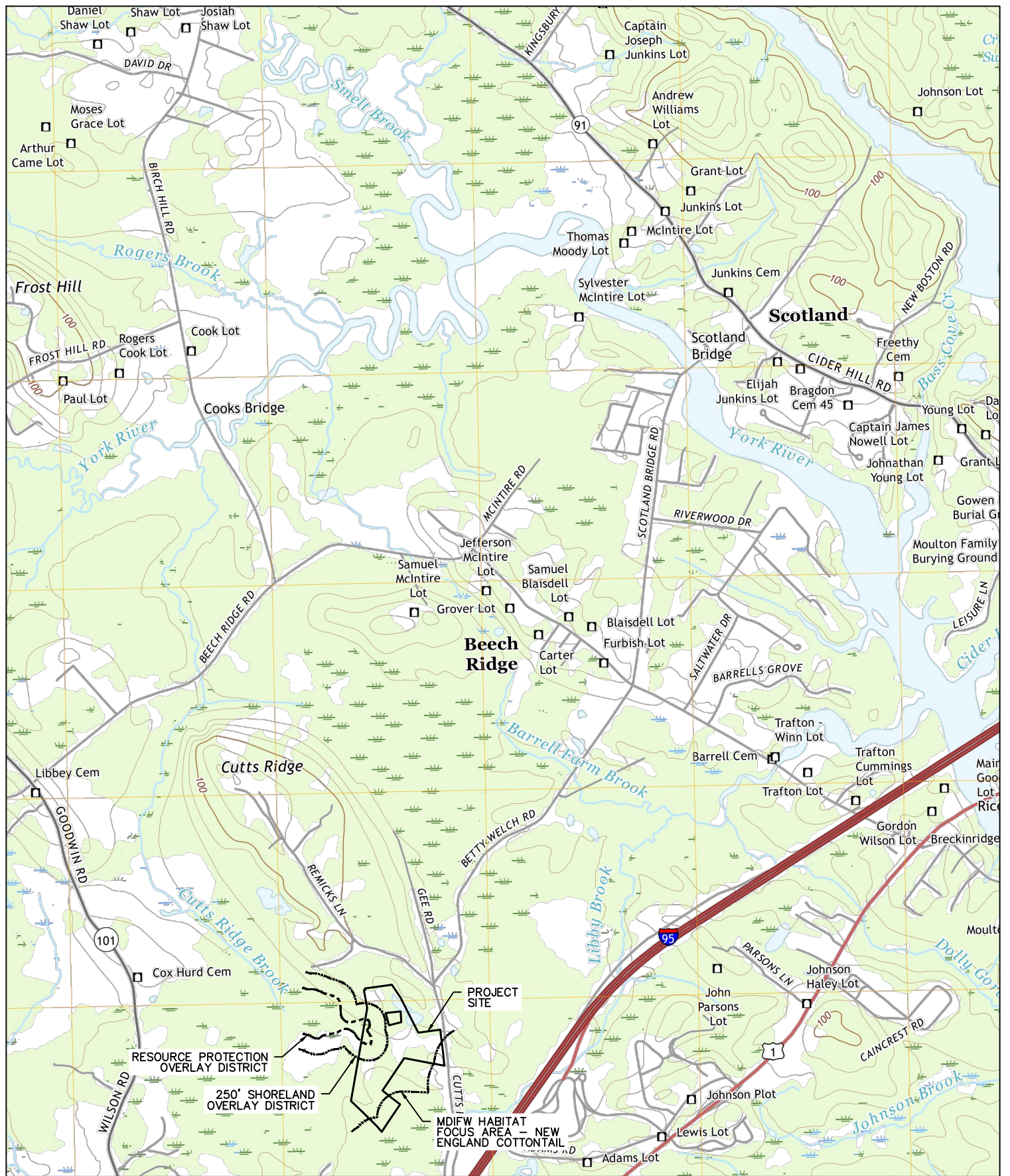
Arthur W. Andrews, Jr.  
Arthur W. Andrews, Jr.

**STATE OF MAINE  
COUNTY OF YORK**

April 6, 2018

Then personally appeared the above-named Arthur W. Andrews, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me:

Emily W. Mundy  
Emily W. Mundy, Attorney at Law  
Bar No. 5153



**ATTAR ENGINEERING, INC.**  
 CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING  
 1284 STATE ROAD - ELIOT, MAINE 03903  
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 2000'	APPROVED BY:	DRAWN BY: MJS
DATE: 02/08/22		REVISION DATE: A : 08/01/22
JOB NO: C160-21	FILE: CUTTS SDV BASE.DWG	SHEET: 1

LOCATION: 47 CUTTS ROAD  
 KITTERY, MAINE 03904  
 TAX MAP 60, LOT 10-3

INFORMATION: USGS 7.5' MINUTE SERIES  
 YORK HARBOR QUAD & KITTERY QUAD

CUTTS ROAD SUBDIVISION

FOR: C/O CHIP ANDREWS  
 5 MILANO STREET  
 KITTERY, MAINE 03904

## List of Abutters

Project: Cutts Road Subdivision

Location: Map 60 Lot 10-3

Map	Lot	Property Owner	Mailing Address
49	7-3	Jared Fournier	9 Cider Mill Ln Kittery, ME 03904
60	10	Kittery Land Trust Inc.	P.O. Box 467 Kittery, ME 03904
60	10-1	Judith Andrews	25 Andys Ln Kittery, ME 03904
60	10-7	Jordan Saladino	7324 Sir Walter Way, 103 Knoxville, TN 37919
60	10-8	Brian Hippern	1 Deer Ridge Ln Kittery, ME 03904
60	10-9	Nathan Hippern	1 Deer Ridge Ln Kittery, ME 03904
60	10-A	Judith Andrews	61 Cutts Rd Kittery, ME 03904
60	12	Natalie Harris	40 Cutts Rd Kittery, ME 03904
60	2	Jodie Nielsen	10 Ella Woods Dr Kittery, ME 03904
60	3	Natalie Harris	40 Cutts Rd Kittery, ME 03904
60	8	Elizabeth Delio	43 Cutts Rd Kittery, ME 03904
60	9	David Johnson Jr.	45 Cutts Rd Kittery, ME 03904





# ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

---

August 7<sup>th</sup>, 2023

Project No.: C160-21

## **Notice of Filing**

Please take notice that Chip & Anne Andrews through their agent, Attar Engineering Inc., is filing a Preliminary Application for Major Conservation Subdivision with the Town of Kittery on or around August 7<sup>th</sup>, 2023.

The Applicant proposes to develop 14.1 acres of the parcel to construct a 13-lot conservation subdivision consisting entirely of single-family residential dwellings. All lots shall be serviced by municipal water and private, community subsurface wastewater disposal systems. The existing condition of the 36.06-acre parcel includes a commercial landscaping operation near the Cutts Road frontage, which includes a warehouse building, gravel laydown areas and material stockpile bays – all of which shall be removed and revegetated as part of this development. The remainder of the parcel is forested upland and forested wetland, with two man-made ponds in the northern corner of the property abutting an existing residential dwelling which is to remain and be incorporated into the proposed subdivision.

Any questions or comments can be directed to the Town of Kittery Planning and Development office located at 200 Rogers Road, Kittery ME 03904.



Attrar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

Alexander Treshinsky  
58 CUTS ROAD  
W. HENRY, ME 03904

Attrar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

DAVID MASHON  
C/O TIMOTHY HAWKES  
88 LAKE ST  
BERWICK, ME 03901

Attrar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

CAROLINE COLLINS  
5 LENSIDS LANE  
W. HENRY, ME 03904

Attar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

Jeffrey Thorson  
69 CUTS ROAD  
WETHERY, ME 03904

Attar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

DAVID JOHNSON JR.  
45 CUTS ROAD  
WETHERY, ME 03904

Attar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

Elizabeth DeLo  
43 CUTS ROAD  
WETHERY, ME 03904

1284 State Road  
Eliot, ME 03903

STEPH ANDREWS  
61 COLTS ROAD  
WETHERY, ME 03904

Attar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

JOBE PETERSON  
10 ELD WOODS DR  
WETHERY, ME 03904

Attar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

NOBILLE HARRIS  
40 COLTS ROAD  
WETHERY, ME 03904

Attrar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

Jordan Saldaño  
4324 Sr. Waterbury, 103  
Knoxville, TN 37919

Attrar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

Joseph Andrews  
95 Andy's Lane  
Wittery, ME 03904

Attrar Engineering, Inc.  
1284 State Road  
Eliot, ME 03903

Brian H. Persen + Nathan H. Persen  
1 Deer Ridge Lane  
Wittery, ME 03904

Attar Engineering, Inc.  
1284 State Road  
Elliot, ME 03903

Faxed Forgeries  
9 Cedar Hill Lane  
Wittery, ME 03904

Attar Engineering, Inc.  
1284 State Road  
Elliot, ME 03903

Wittery Land Trust, Inc.  
P.O. Box 4167  
Wittery, ME 03904

First-Class Mail® 1 \$0.66  
 Letter  
 Kittery, ME 03904  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

C160-21



First-Class Mail® 1 \$0.66  
 Letter  
 Kittery, ME 03904  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

ELIOT  
 33 LEVESQUE DR STE C  
 ELIOT, ME 03903-9998  
 (800)275-8777

First-Class Mail® 1 \$0.66  
 Letter  
 Kittery, ME 03904  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

09/07/2023 01:00 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

First-Class Mail® 1 \$0.66  
 Letter  
 Kittery, ME 03904  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

First-Class Mail® 1 \$0.66  
 Letter  
 Kittery, ME 03904  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

First-Class Mail® 1 \$0.66  
 Letter  
 Kittery, ME 03904  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

First-Class Mail® 1 \$0.66  
 Letter  
 Kittery, ME 03904  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

First-Class Mail® 1 \$0.66  
 Letter  
 Berwick, ME 03901  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Sat 09/09/2023

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

First-Class Mail® 1 \$0.66  
 Letter  
 Knoxville, TN 37919  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 09/11/2023

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

-----  
 Grand Total: \$9.24  
 -----

Credit Card Remit \$9.24  
 Card Name: MasterCard  
 Account #: XXXXXXXXXX9697  
 Approval #: 66009T  
 Transaction #: 456  
 AID: A0000000041010 Chip  
 AL: Mastercard  
 PIN: Not Required  
 -----

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

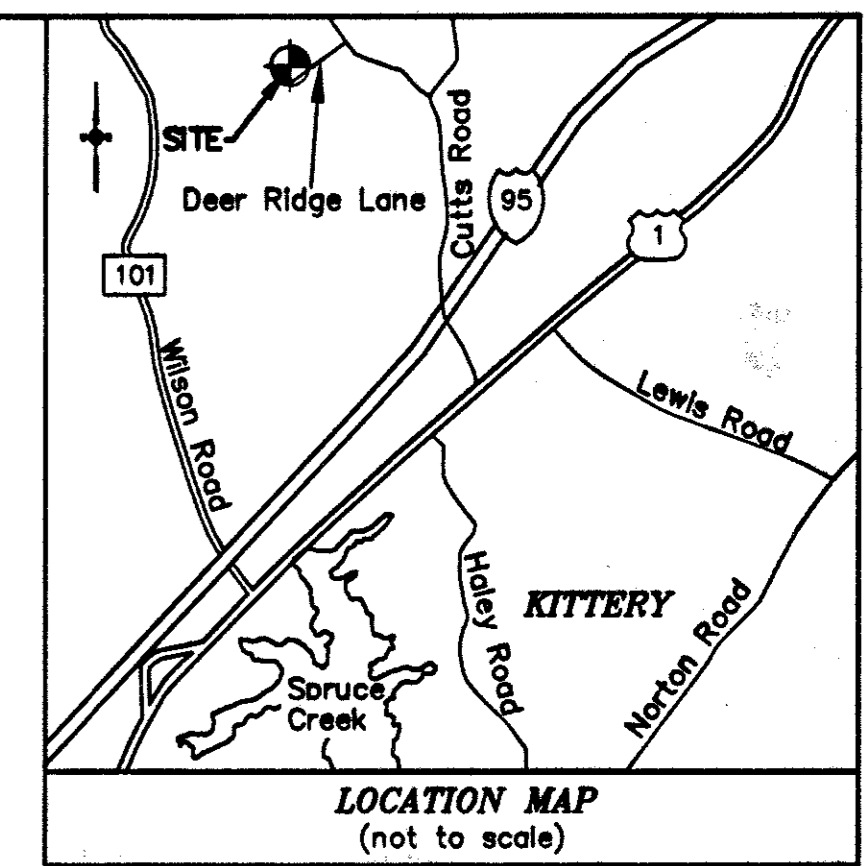
Kittery, ME 03904 Weight: 0 lb 0.30 oz Estimated Delivery Date Sat 09/09/2023			
--	--	--	--

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

First-Class Mail® Letter	1		\$0.66
--------------------------	---	--	--------

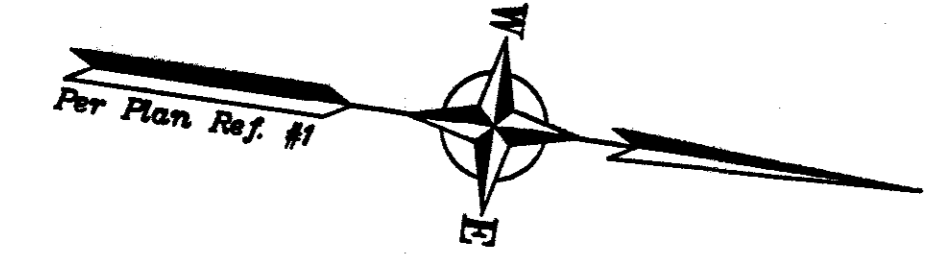
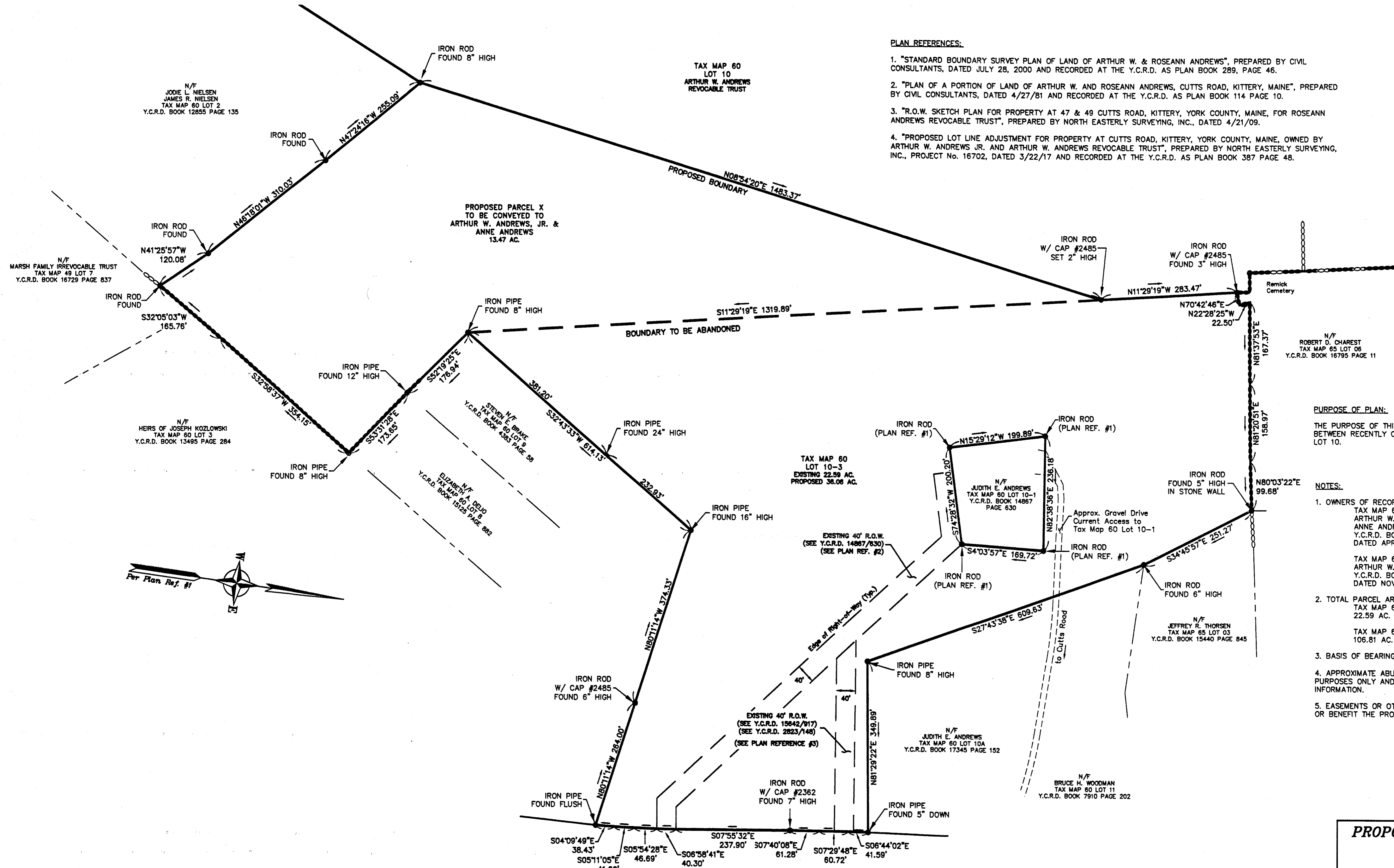
Kittery, ME 03904			
-------------------	--	--	--

Now hiring - go to [www.usps.com/careers](http://www.usps.com/careers)  
 All sales final on stamps and postage.



**PLAN REFERENCES:**

1. "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS", PREPARED BY CIVIL CONSULTANTS, DATED JULY 28, 2000 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 289, PAGE 46.
2. "PLAN OF A PORTION OF LAND OF ARTHUR W. AND ROSEANN ANDREWS, CUTTS ROAD, KITTERY, MAINE", PREPARED BY CIVIL CONSULTANTS, DATED 4/27/81 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 114 PAGE 10.
3. "R.O.W. SKETCH PLAN FOR PROPERTY AT 47 & 49 CUTTS ROAD, KITTERY, YORK COUNTY, MAINE, FOR ROSEANN ANDREWS REVOCABLE TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 4/21/09.
4. "PROPOSED LOT LINE ADJUSTMENT FOR PROPERTY AT CUTTS ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY ARTHUR W. ANDREWS JR. AND ARTHUR W. ANDREWS REVOCABLE TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC., PROJECT No. 16702, DATED 3/22/17 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 387 PAGE 48.

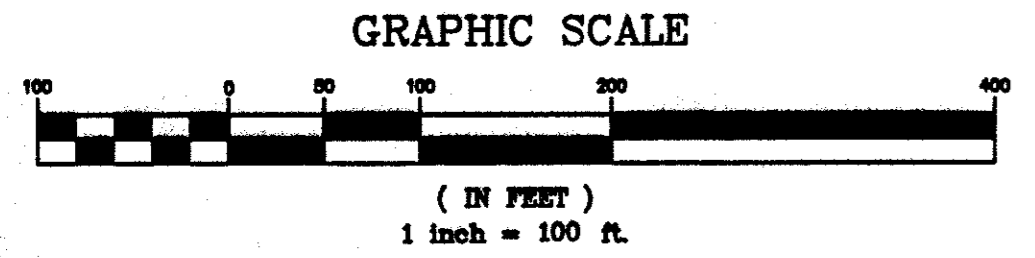


**PURPOSE OF PLAN:**

THE PURPOSE OF THIS PLAN IS TO ADJUST A COMMON BOUNDARY BETWEEN RECENTLY CREATED TAX MAP 60 LOT 10-# AND TAX MAP 60 LOT 10.

**NOTES:**

1. OWNERS OF RECORD:  
TAX MAP 60 LOT 10-3  
ARTHUR W. ANDREWS, JR.  
ANNE ANDREWS  
Y.C.R.D. BOOK 17694 PAGE 548  
DATED APRIL 6, 2018  
  
TAX MAP 60 LOT 10  
ARTHUR W. ANDREWS REVOCABLE TRUST  
Y.C.R.D. BOOK 16935 PAGE 411  
DATED NOVEMBER 11, 2014
2. TOTAL PARCEL AREA:  
TAX MAP 60 LOT 10-3  
22.59 AC.  
  
TAX MAP 60 LOT 10  
106.81 AC.
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.



YORK,ss REGISTRY OF DEEDS  
 Received \_\_\_\_\_  
 at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ J., and  
 Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 Register



This survey conforms to the standards of practice as set forth in Chapter 90 of the Rules of the Board of Licensure for Professional Land Surveyors, April 2001, except that a separate written report has not been prepared.

*[Signature]* 3/19/19  
 Adam M. Pray, P.L.S. #2485 Dated

**CERTIFICATION**

**PROPOSED LOT LINE ADJUSTMENT**

FOR PROPERTY AT  
 Cutts Road  
 Kittery, York County, Maine  
 OWNED BY  
 Arthur W. Andrews Jr.  
 Anne Andrews  
 61 Cutts Road, Kittery, ME 03904  
 AND  
 Arthur W. Andrews Revocable Trust  
 Mary Thron, Trustee  
 P.O. Box 96, Kittery Point, ME 03905

North  
**EASTERLY SURVEYING, Inc.**  
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-8333 KITTERY, MAINE 03904

SCALE: 1" = 100'	PROJECT NO. 16702	DATE: 2/26/19	SHEET: 1 OF 1	DRAWN BY: A.M.P.	CHECKED BY: A.M.P.
DRAWING No: 16702_LLA_2019					
FIELD BOOK No: "Kittery #33"					
REV.	DATE	STATUS	BY	CHKD	APPD.

# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
**CUTTS ROAD SUBDIVISION**

Applicant Name:  
**ARTHUR W. ANDREWS, JR.**

Project Location (municipality)  
**28 ANDYS LANE - KITTERY, MAINE**

Observation Hole 1  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DARK	
SANDY	FRIABLE	YELLOWISH	NONE
LOAM		BROWN	
SANDY		LIGHT	COMMON
LOAM	FIRM	OLIVE	DISTINCT
TO		BROWN	
LOAMY			
SAND			
L.O.E. @ 48"			

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope _____ %	Limiting Factor <u>30</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	------------------	--------------------------------	---

Observation Hole 2  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DARK	
SANDY	FRIABLE	YELLOWISH	NONE
LOAM		BROWN	
LOAMY		LIGHT	COMMON
FINE	FIRM	OLIVE	DISTINCT
SAND		BROWN	
L.O.E. @ 48"			

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope _____ %	Limiting Factor <u>26</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	------------------	--------------------------------	---

BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON OCTOBER 1, 2021. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole 3  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DARK	
SANDY	FRIABLE	YELLOWISH	NONE
LOAM		BROWN	
SANDY		LIGHT	COMMON
LOAM	FIRM	OLIVE	DISTINCT
		BROWN	
L.O.E. @ 48"			

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope _____ %	Limiting Factor <u>24</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	------------------	--------------------------------	---

Observation Hole 4  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DARK	
SANDY	FRIABLE	YELLOWISH	NONE
LOAM		BROWN	
SANDY		LIGHT	COMMON
LOAM	FIRM	OLIVE	DISTINCT
		BROWN	
L.O.E. @ 48"			

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope _____ %	Limiting Factor <u>24</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	------------------	--------------------------------	---

*Joseph W. Nail*  
Signature

221 209  
SE # SS#

10/13/21  
Date



# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
**CUTT'S ROAD SUBDIVISION**

Applicant Name:  
**ARTHUR W. ANDREWS, JR.**

Project Location (municipality)  
**28 ANDYS LANE - KITTERY, MAINE**

Observation Hole 5  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE
SANDY LOAM	FIRM	LIGHT OLIVE BROWN	COMMON DISTINCT
L.O.E. @ 40"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>16</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 6  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE
SANDY LOAM	FIRM	LIGHT OLIVE BROWN	COMMON DISTINCT
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>17</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON OCTOBER 1, 2021. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL ASSUMING TP8 IS OUTSIDE SHORELAND ZONE (I.E., LIMITING FACTOR IS LESS THAN 15 INCHES). THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole 7  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE
SANDY LOAM	FIRM	LIGHT OLIVE BROWN	COMMON DISTINCT
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>15</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 8  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE
SANDY LOAM	FIRM	LIGHT OLIVE BROWN	COMMON DISTINCT
L.O.E. @ 40"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>D</u> Condition	<u>14</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*John W. Nail*  
Signature

221 209  
SE # SS#

10/13/21  
Date

# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
**CUTTS ROAD SUBDIVISION**

Applicant Name:  
**ARTHUR W. ANDREWS, JR.**

Project Location (municipality)  
**28 ANDYS LANE - KITTERY, MAINE**

Observation Hole 9  Test Pit  Boring

1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
FINE	FRIABLE	DARK	NONE
		YELLOWISH	
		BROWN	
SANDY		LIGHT	COMMON
	FIRM	OLIVE	DISTINCT
LOAM		BROWN	
DISTURBED REGRADED AREA		L.O.E. @ 42"	

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>D</u> Condition	<u>14</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 10  Test Pit  Boring

1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
FINE	FRIABLE	DARK	NONE
		YELLOWISH	
		BROWN	
SANDY		LIGHT	COMMON
	FIRM	OLIVE	DISTINCT
LOAM		BROWN	
DISTURBED REGRADED AREA		L.O.E. @ 45"	

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>16</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON OCTOBER 1, 2021. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL ASSUMING TP9 IS OUTSIDE SHORELAND ZONE (I.E., LIMITING FACTORS IS LESS THAN 15 INCHES). THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole 11  Test Pit  Boring

2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK	
FINE	FRIABLE		NONE
		YELLOWISH	
SANDY		BROWN	
LOAM		LIGHT	COMMON
	FIRM	OLIVE	FAINT
SANDY		BROWN	FEW
LOAM			DISTINCT
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>25</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 12  Test Pit  Boring

2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK	
FINE	FRIABLE	YELLOWISH	NONE
SANDY		BROWN	
LOAM		LIGHT	COMMON
	FIRM	OLIVE	DISTINCT
SANDY		BROWN	
LOAM			
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>24</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*Josh W. Noil*  
Signature

221 209  
SE # SS#

10/13/21  
Date

# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
**CUTT'S ROAD SUBDIVISION**

Applicant Name:  
**ARTHUR W. ANDREWS, JR.**

Project Location (municipality)  
**28 ANDYS LANE - KITTERY, MAINE**

Observation Hole 13  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DARK	
SANDY	FRIABLE	YELLOWISH	NONE
LOAM		BROWN	
SANDY	FIRM	LIGHT	COMMON
LOAM		OLIVE	DISTINCT
		BROWN	
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>28</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 14  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DARK BROWN	
SANDY	FRIABLE	DARK	NONE
LOAM		YELLOWISH	
		BROWN	
SANDY	FIRM	LIGHT	COMMON
LOAM		OLIVE	DISTINCT
		BROWN	
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>25</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON OCTOBER 1, 2021. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole 15  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE	FRIABLE	DARK BROWN	NONE
SANDY		YELLOWISH	
LOAM		BROWN	
	FIRM	OLIVE	COMMON
			PROMINENT
SILT		OLIVE	
LOAM		GRAY	
L.O.E. @ 40"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>8</u> Profile	<u>C</u> Condition	<u>16</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 16  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DARK BROWN	
SANDY	FRIABLE	DARK	NONE
LOAM		YELLOWISH	
		BROWN	
SANDY	FIRM	LIGHT	COMMON
LOAM		OLIVE	DISTINCT
		BROWN	
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>27</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*John W. Hill*  
Signature

221 209  
SE # SS#

10/13/21  
Date

# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
**CUTTS ROAD SUBDIVISION**

Applicant Name:  
**ARTHUR W. ANDREWS, JR.**

Project Location (municipality)  
**28 ANDYS LANE - KITTERY, MAINE**

Observation Hole 17  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
FINE		DARK	
SANDY	FRIABLE	YELLOWISH	NONE
LOAM		BROWN	
SANDY	FIRM	LIGHT	COMMON
LOAM		OLIVE	DISTINCT
		BROWN	
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>26</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 18  Test Pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
SANDY	FRIABLE	DARK	NONE
		YELLOWISH	
LOAM		BROWN	
			COMMON
	FIRM	OLIVE	DISTINCT
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>18</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON OCTOBER 1, 2021. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL. THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole 19  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
FINE		DARK	
SANDY	FRIABLE	YELLOWISH	NONE
LOAM		BROWN	
			COMMON
	FIRM	OLIVE	DISTINCT
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>25</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 20  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
GRAVELLY	FRIABLE	DARK	NONE
		YELLOWISH	
SANDY		BROWN	
			COMMON
LOAM	FIRM	OLIVE	FAINT
			FEW
			DISTINCT
L.O.E. @ 48"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>C</u> Condition	<u>22</u> "	<input checked="" type="checkbox"/> Restrictive Layer
	%		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*Josh W. Neil*  
Signature

221 209  
SE # SS#

10/13/21  
Date

# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
**CUTTS ROAD SUBDIVISION**

Applicant Name:  
**ARTHUR W. ANDREWS, JR.**

Project Location (municipality)  
**28 ANDYS LANE - KITTERY, MAINE**

Observation Hole 21  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0	GRAVELLY TO COBBLY SANDY LOAM	FRIABLE	DARK	NONE
10			BROWN	
20	FINE	FIRM	STRONG BROWN	COMMON
30	SANDY		LIGHT	
40	LOAM	L.O.E. @ 48"	OLIVE BROWN	DISTINCT
50				

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope _____ %	Limiting Factor <u>26</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	------------------	--------------------------------	--

Observation Hole \_\_\_\_\_  Test Pit  Boring  
\_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification _____ Profile    _____ Condition	Slope _____ %	Limiting Factor _____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	------------------	----------------------------	---

BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON OCTOBER 1, 2021. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL. THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole \_\_\_\_\_  Test Pit  Boring  
\_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification _____ Profile    _____ Condition	Slope _____ %	Limiting Factor _____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	------------------	----------------------------	---

Observation Hole \_\_\_\_\_  Test Pit  Boring  
\_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification _____ Profile    _____ Condition	Slope _____ %	Limiting Factor _____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	------------------	----------------------------	---

*John W. Andrews, Jr.*  
Signature

221 209  
SE # SS#

10/13/21  
Date

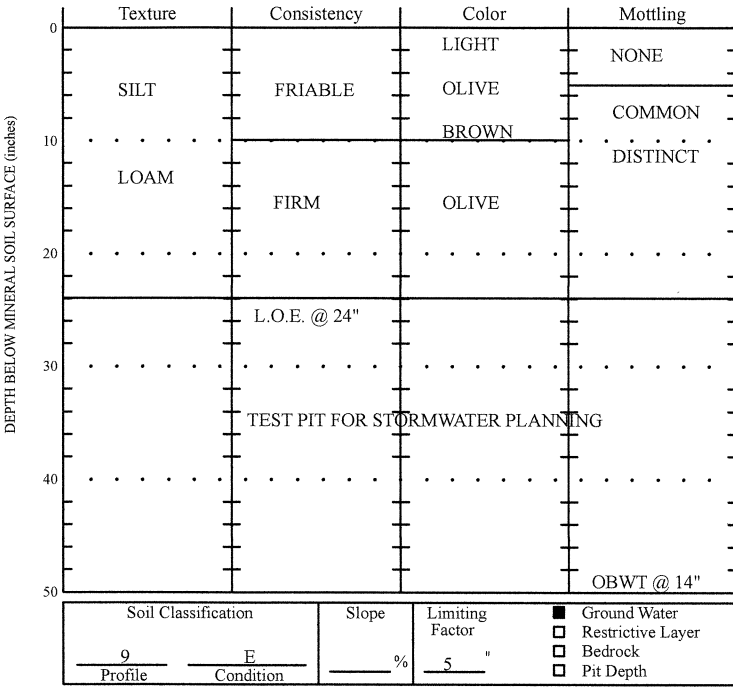
# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
**CUTTS ROAD SUBDIVISION**

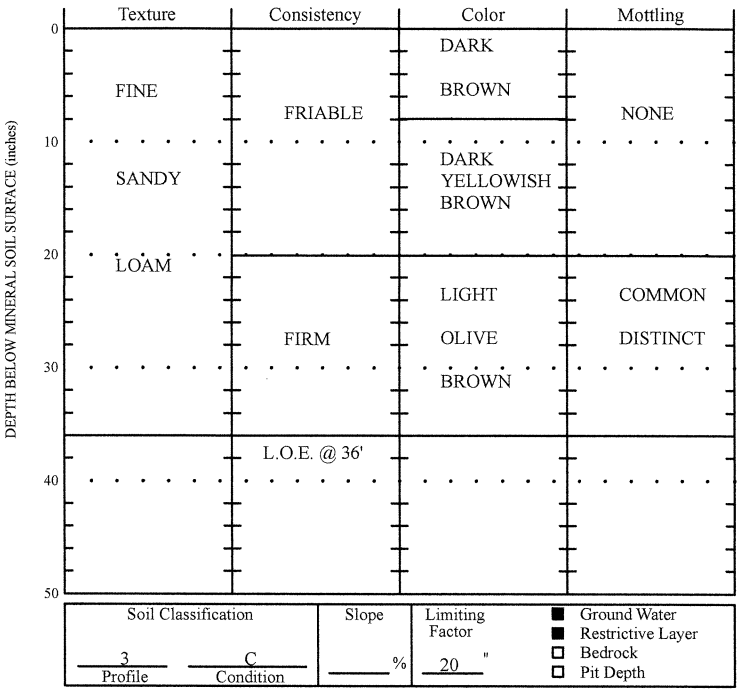
Applicant Name:  
**ARTHUR W. ANDREWS, JR.**

Project Location (municipality)  
**28 ANDYS LANE - KITTERY, MAINE**

Observation Hole 23  Test Pit  Boring  
3 " Depth of Organic Horizon Above Mineral Soil HAND EXCAVATED

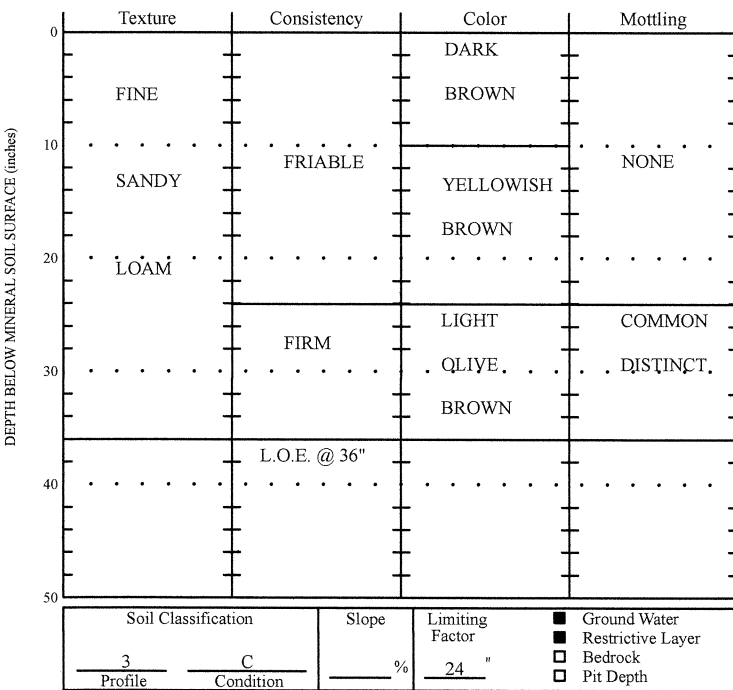


Observation Hole 24  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil BACKHOE EXCAVATED

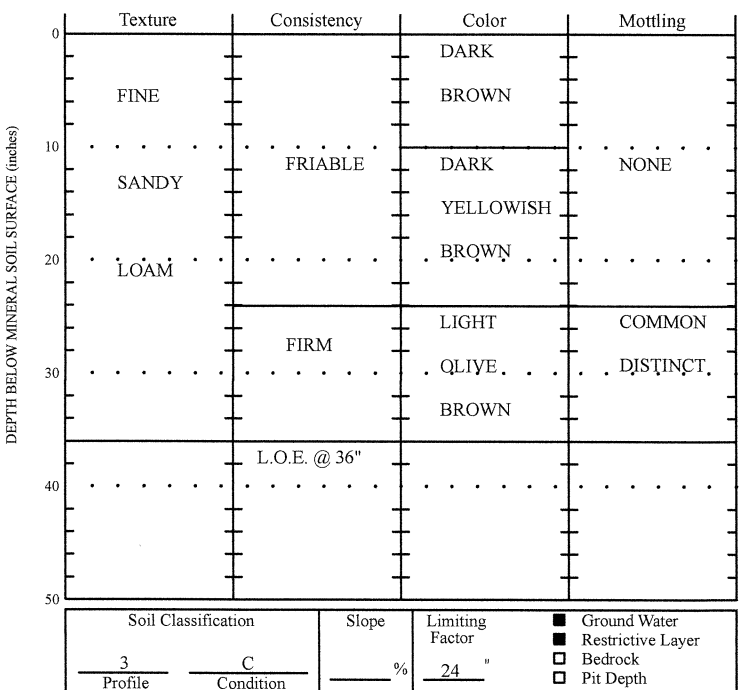


HAND EXCAVATED & BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON APRIL 29, 2022 & MAY 9, 2022. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL EXCEPT FOR TEST PIT 23 (DOES NOT PASS). THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole 25  Test Pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil BACKHOE EXCAVATED



Observation Hole 26  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil BACKHOE EXCAVATED



*Joseph W. Noil*  
Signature

221 209  
SE # SS#

8/4/22  
Date

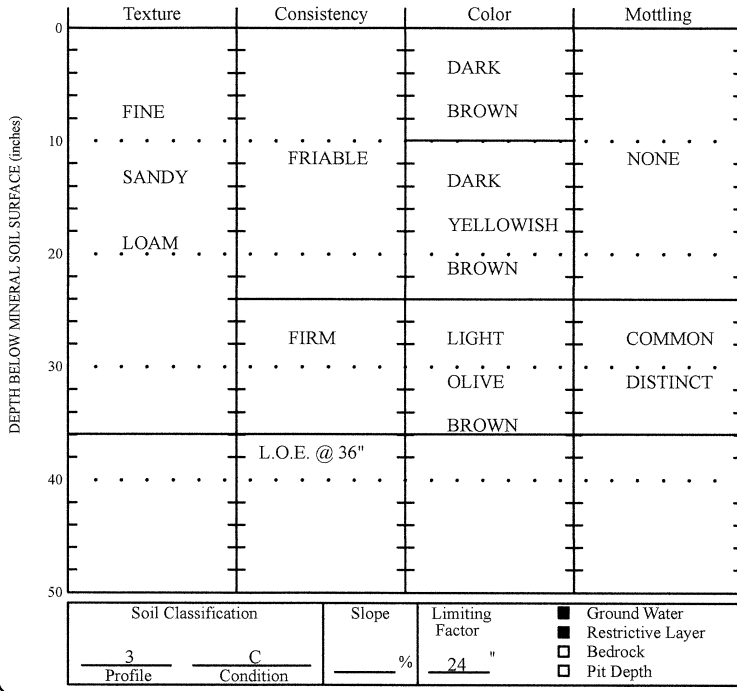
# SOIL PROFILE/CLASSIFICATION INFORMATION

Project Name:  
*CUTTS ROAD SUBDIVISION*

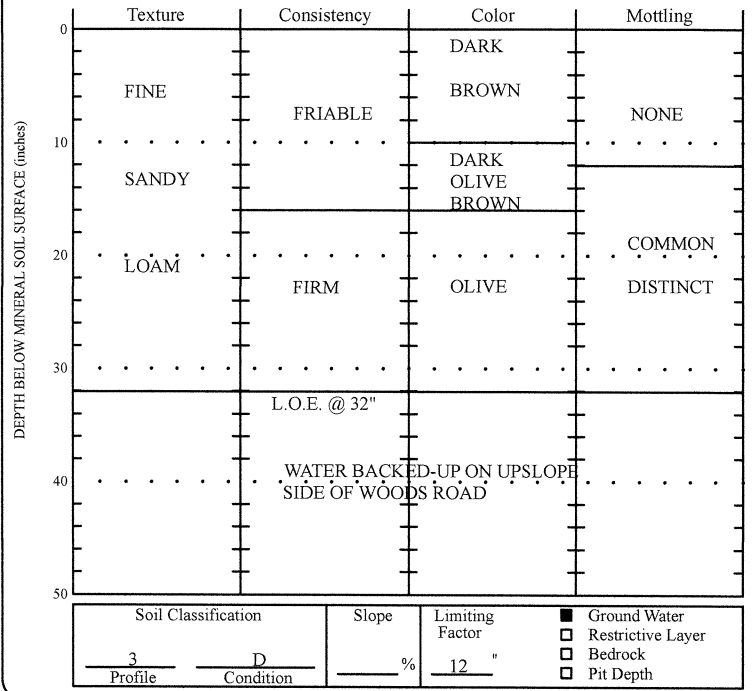
Applicant Name:  
*ARTHUR W. ANDREWS, JR.*

Project Location (municipality)  
*28 ANDYS LANE - KITTEERY, MAINE*

Observation Hole 27  Test Pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil BACKHOE EXCAVATED

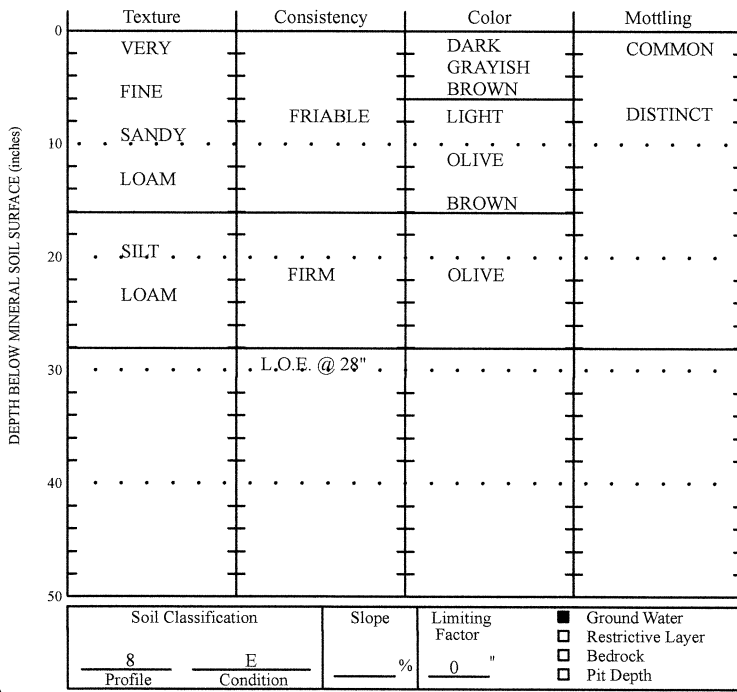


Observation Hole 28  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil BACKHOE EXCAVATED

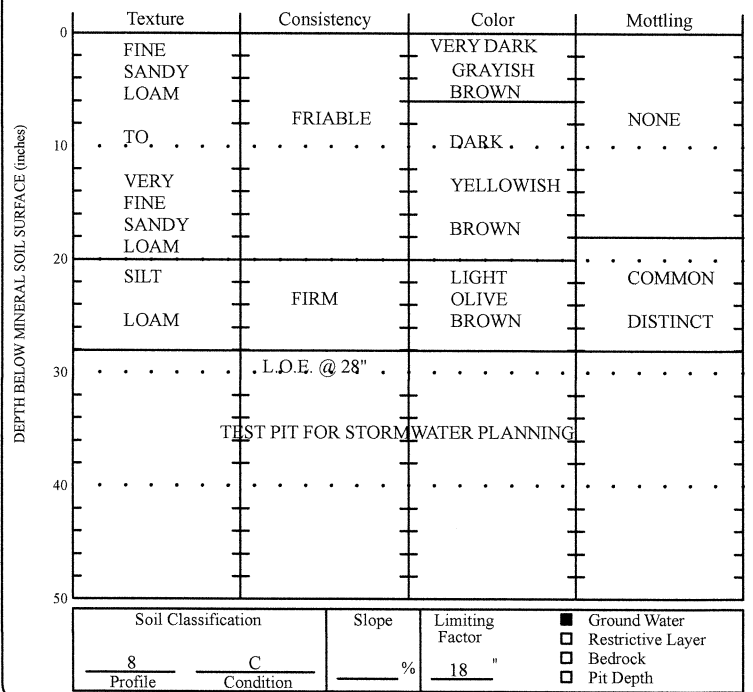


HAND EXCAVATED & BACKHOE EXCAVATED TEST PITS WERE CONDUCTED ON APRIL 29, 2022 & MAY 9, 2022. SUITABLE SOILS AT THE STATE LEVEL FOR WASTEWATER DISPOSAL FOR NEW SYSTEMS ARE SOILS THAT HAVE AT LEAST 9 INCHES (OUTSIDE SHORELAND ZONE) AND 15 INCHES (WITHIN SHORELAND ZONE) OF NATURAL MINERAL SOIL MATERIAL FREE OF RESTRICTIVE FEATURES (LIMITING FACTORS) WITH SLOPES 20 PERCENT OR LESS THAT MEET ALL RELEVANT STATE RULES. PER THE MAINE RULES, THESE SOIL CONDITIONS ARE SUITABLE FOR WASTEWATER DISPOSAL EXCEPT FOR TEST PIT 29 DOES NOT PASS. THIS ASSUMES TP28 IS OUTSIDE OF SHORELAND ZONE (I.E., LIMITING FACTOR IS LESS THAN 15 INCHES). THESE AREAS SHOULD BE PROTECTED FROM DISTURBANCE. ADDITIONAL TEST PITS MAY BE REQUIRED IF WELLS ARE DRILLED, PROPERTY LINES CHANGE, SHORELAND ZONE DESIGNATION CHANGE, ETC. THAT INFRINGE UPON THE REQUIRED LOCAL & STATE SETBACKS/REGULATIONS OR REGULATIONS ARE CHANGED/UPDATED. REFER TO PROJECT PLANS FOR SLOPE INFORMATION.

Observation Hole 29  Test Pit  Boring  
3 " Depth of Organic Horizon Above Mineral Soil HAND EXCAVATED



Observation Hole 30  Test Pit  Boring  
3 " Depth of Organic Horizon Above Mineral Soil HAND EXCAVATED



*Josh W. Nail*  
Signature

221 209  
SE # SS#

8/4/22  
Date

**Michael Cuomo, Soil Scientist**  
6 York Pond Road, York, Maine 03909  
207 363 4532  
mcuomosoil@gmail.com

TEST PIT DATA

Client: Attar Engineering  
Location: Andrews, Cutts Road Subdivision, Kittery  
Date: 28 & 31 July 2023

Test Pit Number: 35

<u>Depth</u>	<u>Description</u>
0-72"	Variable color and material, unsuitable fill, to be removed.
72-96"	Light yellowish brown stony sandy loam, massive, friable.
96-108"	Light olive brown cobbly coarse sand, single grain, loose.

Depth to Seasonal High Water Table: none  
Depth to Bedrock: none  
Hydrologic Soil Group: A

Test Pit Number: 38

<u>Depth</u>	<u>Description</u>
3"	Forest litter
0-6"	Dark brown fine sandy loam, granular, friable.
6-18"	Yellowish brown fine sandy loam, blocky, friable.
18-24"	Light grayish brown silt loam, blocky, firm, redox.
24-60"	Light olive brown stony fine sandy loam, blocky, firm, redox.

Depth to Seasonal High Water Table: 18"  
Depth to Bedrock: none  
Hydrologic Soil Group: C

Test Pit Number: 39

<u>Depth</u>	<u>Description</u>
4"	Forest litter.
0-4"	Dark brown silt loam, granular, friable.
4-9"	Light yellowish brown silt loam, blocky, friable.
9-15"	Gray silt loam, blocky, friable, redox.
15-20"	Light olive brown silt loam, blocky, firm, redox.
20-52"	Olive silty clay loam, massive, firm, redox.
52-60"	Olive brown fine sand, massive, friable, redox.

Depth to Seasonal High Water Table: 9"  
Depth to Bedrock: none  
Hydrologic Soil Group: D



**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Dept. Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation  
 Kittery

Street, Road, Subdivision  
 Cutts Road Subdivision

Owner's Name  
 Andrews

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

Observation Hole 36  Test Pit  Boring  
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0			very dark brown	
10	cobbly			
20	fine sandy loam		dark yellowish brown	
30		friable		none to 84"
40	gravelly loamy sand		yellowish brown	
84"	cobbly coarse sand	loose	LT. OL. BR.	

Observation Hole 37  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0			very dark brown	
10		friable	yellowish brown	none
20	fine sandy loam			
30		firm	light olive brown	yes
50	gravelly coarse sand	loose	olive brown	

Soil Classification Profile <u>4</u>	Slope <u>3</u> %	Limiting Factor <u>84</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
Condition <u>B</u>			

Soil Classification Profile <u>3</u>	Slope <u>3</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Condition <u>C</u>			

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

Observation Hole \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Observation Hole \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification Profile _____	Slope _____ %	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Condition _____			

Soil Classification Profile _____	Slope _____ %	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Condition _____			

*Michael Curran*

211

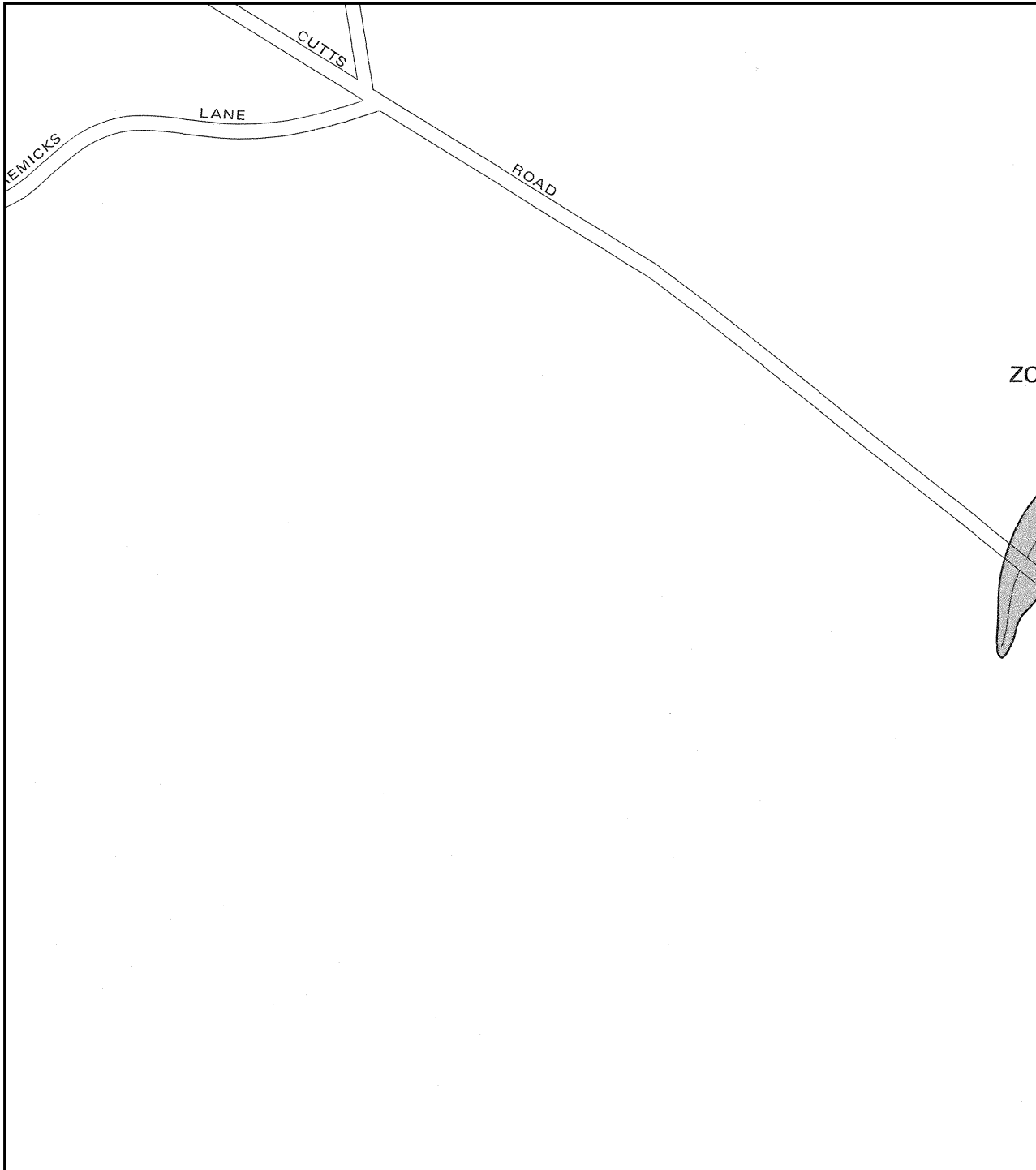
28 July 2023

Page 1 of 1  
 HHE-200 Rev. 05/08

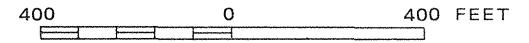
Site Evaluator Signature

SE #

Date



APPROXIMATE SCALE



ZONE A

ZONE A

ZONE A

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
KITTERY, MAINE  
YORK COUNTY

PANEL 1 OF 10  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230171 0001 C

EFFECTIVE DATE:  
JULY 5, 1984



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>.

**JOSEPH W. NOEL**  
**P.O. BOX 174**  
**SOUTH BERWICK, MAINE 03908**  
**(207) 384-5587**

CERTIFIED SOIL SCIENTIST \* WETLAND SCIENTIST \* LICENSED SITE EVALUATOR

**MEMORANDUM**

**DATE:** April 3, 2022  
**TO:** Mr. Ken Wood – Attar Engineering, Inc.  
**FROM:** Joseph W. Noel  
**JOB #:** JWN #16-70  
**RE:** Cutts Road Subdivision

This memo summarizes the wetland flagging and vernal pool survey work conducted on the above-referenced project along with additional work that needs to be completed (e.g., test pits for soil suitability). More detailed reports will be submitted for the Planning Board review.

The wetland boundary for the property (106.8+/- acres) was originally flagged from July 16, 2016 to August 8, 2018.

The wetland boundary for the Cutts Road Subdivision. (36+/- acres) was reflagged around portions of the ponds and portions of the commercial warehouse on Jan. 20, 2021. On October 5, 2021, two new wetland pockets were flagged and have been placed on the project plans. In addition, on October 12, 2021, prior to starting the soil map, I requested that Attar Engineering, Inc. re-establish a number of wetland flag locations so I could review the wetland boundary while conducting the soil mapping. During the soil mapping one area of the wetland was expanded on November 30, 2021. This area needs to be added to the project plans. In closing, the wetland boundary in the project area has either been re-flagged or reviewed and has been changed/updated from the original delineation. The Conservation Commission most likely was not aware of this additional wetland work.

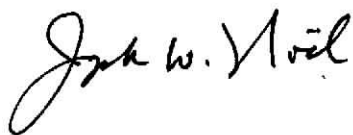
The vernal pool survey (fieldwork portion) on the balance of the property (i.e., Cutts Road Subdivision) was conducted April 6, 2021 and April 22, 2021. No additional vernal pools were observed. The fieldwork for the vernal pools was not conducted in May of 2021 as stated in the information provided by the Conservation Commission. The dates for vernal pool fieldwork varies each year due to weather conditions, etc. Last year, the vernal pool season was early. While the Maine Department of Environmental Protection (MDEP) has recommended periods to count egg masses, this is just a range, it is up to the wetland scientist based on site conditions (i.e., early or late spring) to know when the best time is to do a vernal pool survey. In the spring

of 2017, sixteen vernal pools were documented on the Andrews Subdivision. Seven natural or natural modified vernal pools were documented and Maine State Vernal Pool Assessment Forms were sent to the Maine Department of Inland Fisheries & Wildlife/MDEP for official determinations. Once these determinations are made the vernal pool status does not change for non-significant vernal pools regardless if a new survey is conducted. The balance of the vernal pools for the Andrews Subdivision were man-made by skidder ruts/ATV disturbance. Man-made pools do not meet the definition of a MDEP vernal pool. These man-made pools are potential Army Corps of Engineers (Corps) vernal pools and as such should be on the project plans. A Corps vernal pool can be man-made and there are no requirements on the number of egg masses, etc. so resurveying these pools would not change their status. Which pools the Corps chooses to exert jurisdiction over is up to them and this information should be provided with the wetland permit for their review. There should be no need to revisit the vernal pools but this would be up to the Planning Board to decide.

In addition to the test pit work that needs to be completed, there is a one small segment of a MDEP stream and an intermittent stream that still need to be added to the project plans. The two ponds appear to meet MDEP WOSS criteria (this assumes they are at least 20,000 square feet in size). The definition for open water areas has changed from the previous Chapter 310 rules which excluded artificial ponds or impoundments from the WOSS designation. All wetland size determinations and wetland setbacks were conducted by Attar Engineering, Inc.

Most of the Cutts Road Subdivision will required pretreatment for wastewater disposal (as required by the Town of Kittery). This is due to the mapped aquifer on most of the site. It is important that the areas around the test pits (i.e., leachfield boxes) not be designated as no cut or no disturbed buffers as many of the fill extensions will need to go near or to the property lines.

I hope this information helps to clarify what has been completed to date by the undersigned. This memo should be submitted to the Planning Board to assure that there are no misunderstandings of what has been completed to date.

A handwritten signature in black ink that reads "John W. Noil". The signature is written in a cursive style with a large initial "J".



DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF LAND RESOURCES

2/22/2018

CONTACT ID 11830

FIELD DETERMINATION FORM

CONTACT

JOE NOEL  
PO BOX 174  
SOUTH BERWICK, ME 03908

PROPERTY OWNER

THRON, MARY  
ARTHUR W ANDREWS REV. TRUST  
KITTERY POINT, ME 03905  
PO Box 96

STAFF ADAMS, CAMERON

DIRECTIONS

Entered property from the end of Deer Ridge lane, but it is listed as 47 Cutts rd.

SITE TOWN      KITTERY ✓  
MAP              LOT  
600                  10-3

MEMO

On February 13th, 2018, I met with Joe Noel at 47 Cutts Rd in Kittery. I was asked to inspect the site and indicate how the area is regulated under the Natural Resources Protection Act (NRPA).

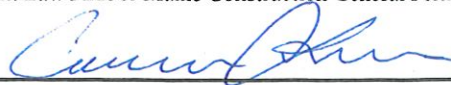
The lot contains freshwater wetlands as defined by the NRPA, 38 M.R.S. §480-B(4). In addition, there are several vernal pools on the property that Joe identified and surveyed during the 2017 breeding season. Pool #3234 is contained within the wetland complex and has poorly defined limits. Joe also identified a possible permanent outlet from the pool that would potentially preclude it from being considered significant. Upon review by the Department of Inland Fisheries and Wildlife (DIFW), the pool was determined to be potentially significant pending further review of these uncertainties. Joe requested that I assist in constraining the jurisdictional edge of the vernal pool and inspect the outlet to assist DIFW in making final determination about the pool's significance.

Upon inspecting the area and discussing Joe's observations related to the indicator species activity, I was able to better define the limits of the vernal pool. Joe updated the resource survey for the property to reflect my findings. Joe and I also observed the channelized outlet that he had identified at the opposite end of wetland complex from the pool. The outlet was frozen over at the time of inspection and difficult to fully inspect. However, the distance of the outlet from the vernal pool suggests it is not a permanent outlet from the pool itself and therefore would not impact the significance determination. No final judgment was made as to whether the outlet is considered a stream pursuant to the NRPA §480-B(9). Based on my observations, I recommended to DIFW that pool #3234 be considered significant.

The wetland complex that contains the significant vernal pool is considered wetland of special significance as defined by the Wetland and Waterbodies Protection Rules, NRPA Chapter 310 (4). A permit would be required for direct impacts to the wetland area, but the wetland does not have a setback itself. The significant vernal pool is subject to the Significant Wildlife Habitat Rules, NRPA Chapter 355 (9).

Please make sure that all local permits, as well as applicable DEP permits, have been obtained prior to starting any work.

Erosion control devices must be installed and maintained on the project site during any soil disturbance activity. A Stormwater Management Law PBR or Maine Construction General Permit "NOI" and "NOT" must be filed with the Department if more than 1 acre

NAME: 



DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF LAND RESOURCES

2/22/2018

FIELD DETERMINATION FORM

CONTACT ID 11830

---

of area is going to be disturbed on the project site at any given time during construction.

NAME: \_\_\_\_\_

2

RECEIVED 2/9/2018

SITE VISIT 2/13/2018

COMPLETED

2/22/2018

---

ARTHUR W. ANDREWS and ROSEANN ANDREWS,

of Kittery, York County, Maine,

(being ~~un~~ married), for consideration paid,

grant to ERIC B. HARRIS and JUDITH E. HARRIS, as joint tenants and not as tenants in common,

of Eliot, York County, Maine,

with Warranty Covenants

the land in Kittery, York County, State of Maine.

A certain lot or parcel of land situated on the westerly side of, but not adjacent thereto, Cutts Road, in the Town of Kittery, County of York, and State of Maine, and being shown and delineated on Plan of a Portion of Land of Arthur W. and Roseann Andrews, Cutts Road, Kittery, Maine, dated April 27, 1981, by Civil Consultants, said plan to be recorded at the York County Registry of Deeds forthwith, said lot being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set in the ground at the southwesterly corner of the parcel herein conveyed and other land of grantors and thence running North 00° 00' 00" East by and along other land of grantors a distance of two hundred (200) feet to an iron pipe set in the ground; thence turning and running South 81° 52' 12" East by and along other land of the grantors herein a distance of two hundred thirty-six and twenty-seven hundredths (236.27) feet to a point and the northeasterly corner of the parcel herein conveyed; thence turning and running South 11° 30' 00" West by and along other land of the grantors herein a distance of one hundred seventy (170) feet to an iron pin set in the ground; thence turning and running North 90° 00' 00" West by and along other land of the grantors herein a distance of one hundred fifty (150) feet to said pipe marking the point of beginning.

Together with a forty (40) foot right of way for all utility purposes and ingress and egress to and from Cutts Road over other land of grantor as shown on said plan.

Said premises being a portion only of the premises conveyed by deed of James C. Rogers and Eleanor E. Rogers to the grantors herein dated January 3, 1968, and recorded in the York County Registry of Deeds in Book 1796, Page 829.

Said premises are more particularly described on plan of a portion of land of Arthur W. and Roseann Andrews by Civil Consultants dated April 27, 1981, and recorded in the York County Registry of Deeds

Arthur W. Andrews and Roseann Andrews, husband and wife,

~~wife of said grantor,~~

joins as grantor and releases all rights by descent and all other rights.

Witness our hands and seals this 13th day of May 1981.

Valerie A. DeWitt

to both

Arthur W. Andrews

Roseann Andrews

The State of Maine

York

ss.

May 13 1981

Then personally appeared the above named Arthur W. Andrews and Roseann Andrews

and acknowledged the foregoing instrument to be their

free act and deed,

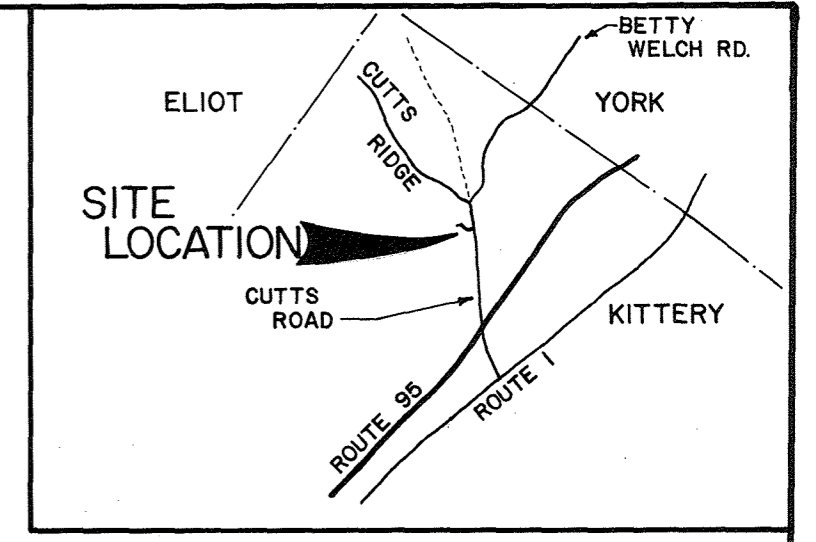
Before me,

Susan P. Philbrick

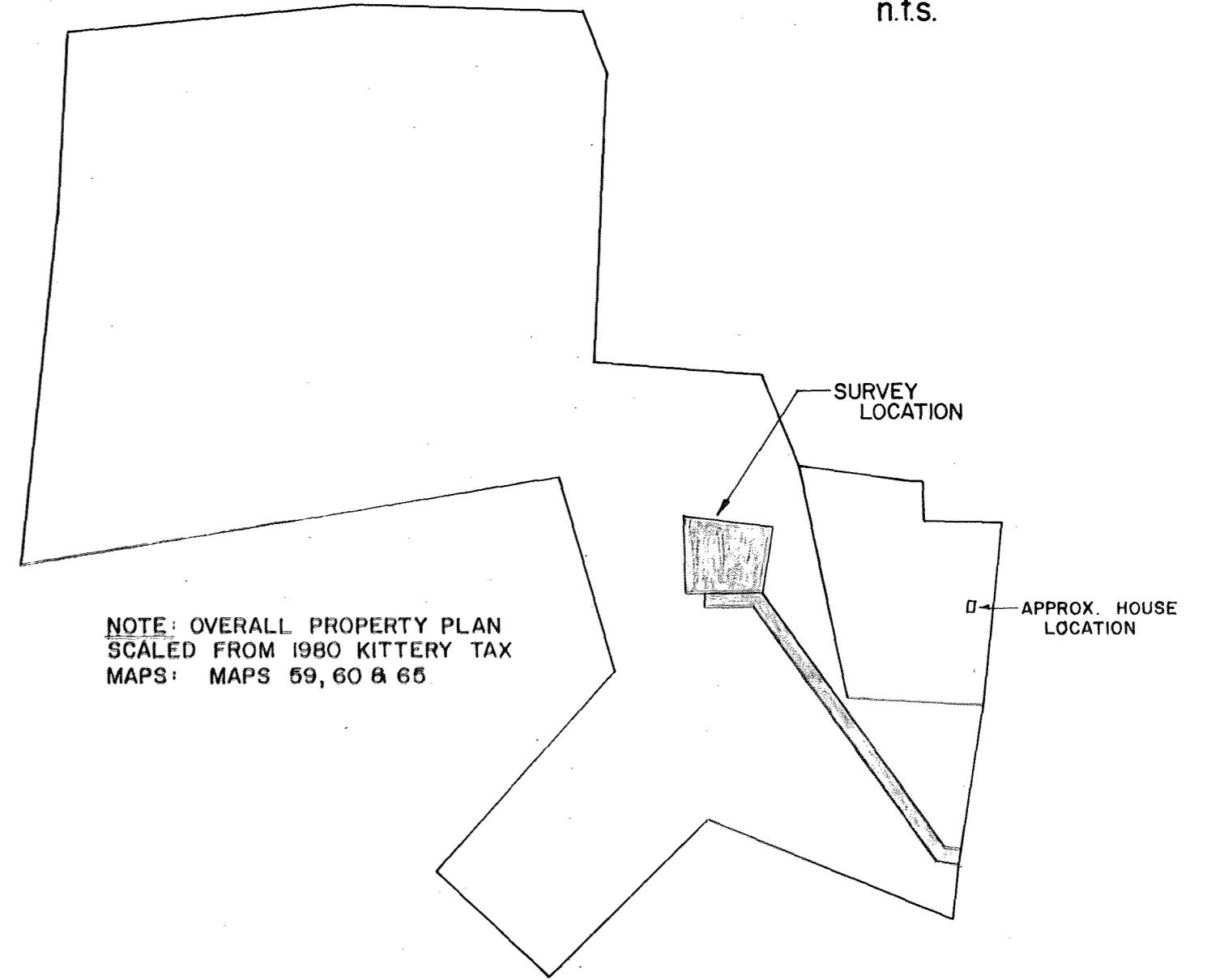
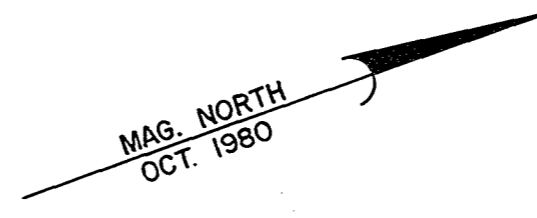
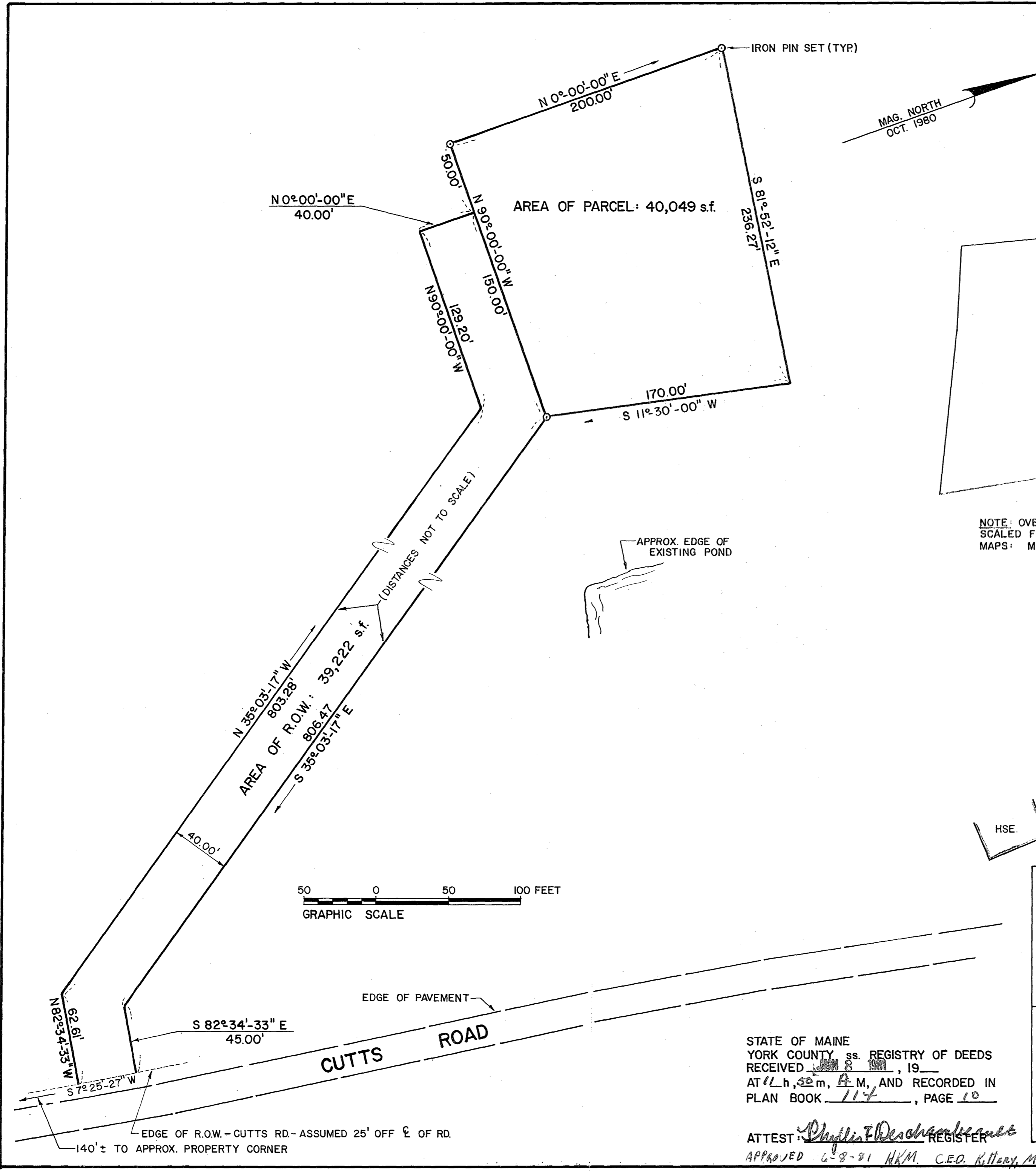
Justice of the Peace - Attorney at Law - Notary Public

4

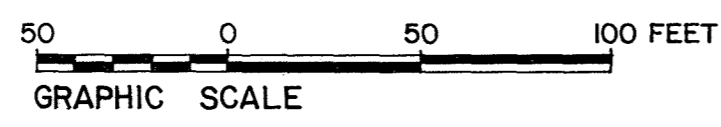
YORK CO. RECEIVED JUL 23 1981 at 9:25 AM A.M. And recorded from the original



LOCATION PLAN  
n.t.s.



SKETCH PLAN OF TOTAL ANDREWS' PARCEL  
SHOWING LOCATION OF SURVEY  
SCALE: 1" = 400' ±



REVISED: JUNE 4, 1981 - SKETCH PLAN OF ANDREWS' PARCEL

PLAN OF A PORTION OF LAND OF  
Arthur W. and Roseann  
**ANDREWS**  
CUTTS ROAD  
KITTERY, MAINE

	CIVIL CONSULTANTS	
	P.O. BOX 101 SOUTH BERWICK, MAINE	
DRAWN awm jr.	SCALE AS NOTED	DATE 4/27/81
CHECKED [Signature]	APPROVED [Signature]	80-153 SHEET 1 OF 1

STATE OF MAINE  
YORK COUNTY ss. REGISTRY OF DEEDS  
RECEIVED JUN 8 1981, 19  
AT 11 h, 52 m, A.M., AND RECORDED IN  
PLAN BOOK 114, PAGE 10

ATTEST: *Phillip Deschamps* REGISTER  
APPROVED 6-8-81 HKM. C.E.O. Kittery, ME.

10.00 ft



## CORRECTIVE DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT Judith E. Andrews formerly known as Judith E. Harris or Judith E. Andrews-Harris with a mailing address of 49 Cutts Road, Kittery, Maine 03904, does hereby GRANT to Judith E. Andrews with a mailing address of 49 Cutts Road, Kittery, Maine 03904, all my right title and interest in the land and any buildings and improvements thereon, located at 49 Cutts Road, Kittery, Maine 03909, County of York, State of Maine, further described as follows:

A certain lot or parcel of land situated on the westerly side of, but not adjacent thereto, Cutts Road, in the Town of Kittery, County of York, and State of Maine, and being shown and delineated on Plan of a Portion of Land of Arthur W. and Roseann Andrews, Cutts Road, Kittery, Maine, dated April 27, 1981, by Civil Consultants, said plan to be recorded at the York County Registry of Deeds forthwith, said lot being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set in the ground at the southwesterly corner of the parcel herein conveyed and other land of grantors and thence running North 00° 00' 00" East by and along other land of grantors a distance of two hundred (200) feet to an iron pipe set in the ground; Thence turning and running South 81° 52' 12" East by and along other land of the grantors herein a distance of two hundred thirty-six and twenty-seven hundredths (236.27) feet to a point and the northeasterly corner of the parcel herein conveyed; Thence turning and running South 11° 30' 00" West by and along other land of the grantors herein a distance of one hundred seventy (170) feet to an iron pin set in the ground; Thence turning and running North 90° 00' 00" West by and along other land of the grantors herein a distance of one hundred fifty (150) feet to said pipe marking the point of beginning.

Together with a forty (40) foot right of way for all utility purposes and ingress and egress to and from Cutts Road over other land of grantor as shown on said plan.

Said premises being a portion only of the premises conveyed by deed of James C. Rogers and Eleanor E. Rogers to the grantors herein dated January 3, 1968, and recorded in the York County Registry of Deeds in Book 1796, Page 829.

Said premises are more particularly described on plan of a portion of land of Arthur W. and Roseanne Andrews by Civil Consultants dated April 27, 1981, and recorded in the York County Registry of Deeds.

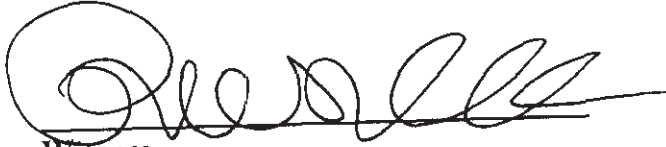
This deed is intended to correct the name of the Grantor/Grantee herein, the correct name being Judith E. Andrews.


Meaning and intending to correctively describe and convey the premises conveyed to the Grantor/Grantee herein by Quitclaim Deed of Eric B. Harris dated August 16, 2004 and recorded in the York County Registry of Deeds at Book 14271 Page 317 on November 1,

PLEASE RETURN TO:  
RUSSELL B. WHITE  
ATTORNEY AT LAW  
PO BOX 2000  
YORK, MAINE 03909

2004.

Dated this 12<sup>th</sup> day of JUNE, 2006 at YORK, Maine

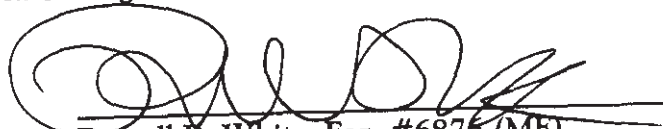
  
Witness

  
Judith E. Andrews

STATE OF MAINE  
YORK, SS.

June 12, 2006

Then personally appeared the above named Judith E. Andrews formerly known as Judith E. Harris and acknowledged the foregoing instrument to be her free act and deed.

  
Russell B. White, Esq. #6876 (ME)  
Attorney at Law

2799  
ATTN: RUSSELL B. WHITE ESQ.  
P.O. BOX 2000  
YORK ME 03909

END OF DOCUMENT

## RIGHT OF WAY RELEASE DEED

ROSEANN ANDREWS, Trustee of the Roseann Andrews Revocable Trust dated 1/29/04, of 61 Cutts Road, Kittery, York County, Maine 03904, for consideration paid, releases to JUDITH E. ANDREWS of 49 Cutts Road, Kittery, York County, Maine 03904 the following described right of way situated in Kittery, York County, Maine.

A 40-foot wide right of way located on the westerly side of Cutts Road, so-called, leading from Cutts Road to an existing 40-foot wide right of way as shown on "Plan of a Portion of Land of Arthur W. and Roseann Andrews, Cutts Road, Kittery, Maine," prepared by Civil Consultants, dated April 27, 1981 and recorded in the York County Registry of Deeds, Plan Book 114, Page 10.

Said 40-foot wide right of way herein granted is shown and depicted as "Proposed Alternative 40' Right of Way" on a plan entitled "R. O. W. Sketch Plan" for property at 47 & 49 Cutts Road, Kittery, York County, Maine, for Roseann Andrews Revocable Trust, prepared by North Easterly Surveying, Inc., dated 4/21/09 and being more particularly described as follows:


BEGINNING at a point on the westerly sideline of said Cutts Road which is approximately 23 feet southerly from the southeast corner of land depicted as Tax Map 60 Lot 10A; thence running N 81°56'20" W across land of said grantor a distance of 392.11 feet to a point on the northeasterly sideline of an existing 40' Right of Way as shown on said Plan; thence running S 35°03'17" E along the sideline of said existing Right of Way a distance of 54.80 feet to a point; thence running S 81°56'20" E across land of said grantor a distance of 354.33 feet to a point on the westerly sideline of said Cutts Road; thence running N 08°03'40" along the sideline of said Cutts Road a distance of 15.27 feet to a point; thence running N 08°49'26" E along the sideline of said Cutts Road a distance of 24.74 feet to the point of beginning.

The purpose of this right of way is to grant ingress and egress to the grantee's home as shown on said Plan, to and from Cutts Road.

For title reference, see Deed of Arthur W. Andrews and Roseann Andrews to Roseann Andrews, Trustee of the Roseann Andrews Revocable Trust u/t/a dated January 28, 2004, dated January 28, 2004 and recorded in the York County Registry of Deeds, Book 13914, Page 250.

WITNESS my hand and seal this 27<sup>th</sup> day of May, 2009.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Roseann Andrews, Trustee of  
the Roseann Andrews Revocable  
Trust u/t/a dated January 29,  
2004

The State of Maine  
York, ss.

May 27<sup>th</sup>, 2009

Then personally appeared the above named ROSEANN ANDREWS in her capacity as Trustee of the Roseann Andrews Revocable Trust u/t/a dated January 29, 2004, and acknowledged the foregoing instrument to be her free act and deed,

Before me,

  
\_\_\_\_\_

Duncan A. McEachern, Notary Public  
My commission expires 7/25/12

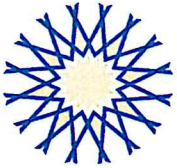
\RE\Andrews. QcD. RW  
R/W over Kittery 60/10A  
RE 22427

SEAL

End of Document

McEachern & Thornhill  
10 Walker Street  
P. O. Box 360  
Kittery, ME 03904-0360  
207-439-4881

↗  
2 pages



# ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Michael Rogers  
Superintendent – Kittery Water District  
17 State Road  
Kittery, ME 03904

September 6<sup>th</sup>, 2023  
Project No.: C160-21

**RE: Major Subdivision – Preliminary Plan Review Application  
Cutts Road Subdivision (Tax Map 60, Lot 10-3)  
47 Cutts Road, Kittery, Maine**

Dear Mr. Rogers:

On behalf of Chip and Anne Andrews, I have enclosed, for your review and consideration, a USGS Location Map and Plan Set for a proposed Major Subdivision for the above referenced property.

I am writing to request a letter of water availability as required for a Planning Board submittal for a proposed development to the existing 36.06 acre parcel into an 13-lot conservation subdivision containing single-family dwellings and accessed by two Class II private roadways. Project serviced by private community septic & public water systems. 21.9 acres of the overall parcel is proposed to be retained in perpetuity as open space.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.  
Staff Engineer

C160-21\_Water\_Request For Capacity

## **Sammie Goddard**

---

**From:** Sammie Goddard  
**Sent:** Wednesday, September 6, 2023 10:11 AM  
**To:** mrogerskwd@gmail.com  
**Cc:** carlpkwd@comcast.net; Mike Sudak  
**Subject:** Request for Review - 47 Cutts Road, Kittery ME Chip Andrews - Major Subdivision Preliminary Application  
**Attachments:** C160-21 Water- Request for Capacity.pdf; USGS.pdf; Cutts Conserv SDV Sheets 06Sep2023.pdf

Good Morning!

Attached is a review request letter and plans related to project located on Cutts Road in Kittery, ME. Please let me know if you have any questions or concerns.

*Best Regards,*

***Sammie Goddard***

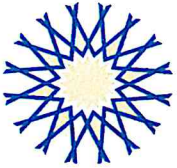
*Office Manager*



**ATTAR**  
ENGINEERING, INC  
CIVIL • STRUCTURAL • MARINE

---

**1284 State Road  
Eliot, ME 03903  
Tel. 207-439-6023**



# ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Eric F. Waddell  
Superintendent – Kittery School District  
200 Rogers Road  
Kittery, ME 03904

September 6<sup>th</sup>, 2023  
Project No.: C160-21

**RE: Major Subdivision – Preliminary Plan Review Application  
Cutts Road Subdivision (Tax Map 60, Lot 10-3)  
47 Cutts Road, Kittery, Maine**

Dear Mr. Waddell:

On behalf of Chip and Anne Andrews, I have enclosed, for your review and consideration, a USGS Location Map and Plan Set for a proposed Major Subdivision for the above referenced property.

I am writing to request sign off from superintendent for a Planning Board submittal for a proposed development to the existing 36.06 acre parcel into an 13-lot conservation subdivision containing single-family dwellings and accessed by two Class II private roadways. Project serviced by private community septic & public water systems. 21.9 acres of the overall parcel is proposed to be retained in perpetuity as open space.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.  
Staff Engineer

C160-21\_Letter\_ Superintendent of Schools

## Sammie Goddard

---

**From:** Eric Waddell <ewaddell@kitteryschools.com>  
**Sent:** Wednesday, September 6, 2023 10:45 AM  
**To:** Sammie Goddard  
**Subject:** Re: Request for Review - 47 Cutts Road, Kittery ME Chip Andrews - Major Subdivision Preliminary Application  
**Attachments:** image001.jpg

Good morning Sammie...

I received your letter and corresponding maps detailing a proposed residential subdivision on Cutts Road in Kittery. The Kittery School District supports the plan and can assure planners that the District is well able to accommodate any students who may join the District as a result of the new homes.

Thank you for the opportunity to review the plan.

Sincerely,

Eric Waddell

On Wed, Sep 6, 2023 at 10:10 AM Sammie Goddard <[sammie@attarengineering.com](mailto:sammie@attarengineering.com)> wrote:

Good Morning!

Attached is a review request letter and plans related to project located on Cutts Road in Kittery, ME. Please let me know if you have any questions or concerns.

*Best Regards,*

***Sammie Goddard***

*Office Manager*



**1284 State Road**



***Eliot, ME 03903***

***Tel. 207-439-6023***

--

Eric F. Waddell  
Supt. of Schools  
Kittery School District  
Kittery, Maine  
(207) 475-1334



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 STATE STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

March 30, 2023  
Michael Sudak  
Attar Engineering  
1284 State Rd  
Eliot, ME 03903

Dear Mike,

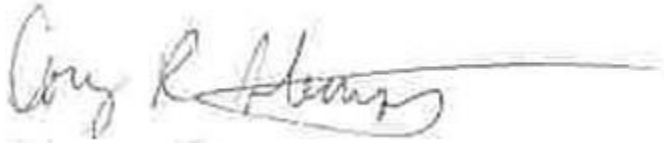
As you know, we visited the property of the proposed development project at Map 60 Lot 10-3 on Cutts Rd, Kittery on March 2nd, 2023. The purpose of the site visit was to evaluate the site for occupancy and potential habitat (thickets of shrubs and young deciduous trees) for the State Endangered New England cottontail rabbit. The proposed development site occurs within dispersal distance of a known New England cottontail population, thus necessitating a review of the property.

During our site visit, we surveyed the property searching for cottontail fecal pellets. The survey tracks are provided in the map below. Close to Cutts Rd there is an area that is relatively thick that is potentially suitable for cottontails. Up a steep bank from the thicker habitat is a highly disturbed area with piles of rock and other materials. Otherwise, the rest of property consists of pole-sized and mature forest with only isolated small pockets of woody understory vegetation resulting from a timber harvest about 6 years ago. Much of the understory vegetation was white pine, a species that does not provide good cottontail habitat. These areas are too small, and have too low of a stem density to be suitable for New England cottontails. No evidence of lagomorph (either cottontail or snowshoe hare) presence was found anywhere on the property. Deer sign was observed on the property, and other surveyors concurrently surveying a site in Wells did find sign of New England cottontails. Therefore, survey conditions were likely sufficient to find rabbits on the property if they were present.

In conclusion, New England cottontails are unlikely to currently occur on the property, which mostly consists of unsuitable habitat. Although there is some potentially suitable habitat close to the road, as discussed during our site visit there will be minimal impact to that area from the development. Therefore, I do not anticipate a significant impact to New England cottontails from this project. During the visit, it was discussed that the Kittery Land Trust will be acquiring much of the undeveloped portions of the property. If that falls through (or if there are retained undeveloped areas) and the landowner is interested in benefitting cottontails, we'd be happy to provide habitat management recommendations for doing so.

Please let me know if you have any questions or if I could be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Cory R. Stearns". The signature is written in a cursive style and is underlined with a long horizontal line extending to the right.

Cory R. Stearns  
Small Mammal Biologist  
Maine Department of Inland Fisheries and Wildlife  
353 Water Street  
Augusta, ME 04030  
(207) 592-1782  
cory.r.stearns@maine.gov

Map of survey tracks (in white) from the cottontail survey on the property (in red outline) proposed for development at 98 Dennett Road, Kittery





JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 STATE STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

Representative photos of the property:



PHONE: (207) 287-8000

FISH AND WILDLIFE ON THE WEB:  
[www.maine.gov/ifw](http://www.maine.gov/ifw)

EMAIL ADDRESS:  
[ifw.webmaster@maine.gov](mailto:ifw.webmaster@maine.gov)





STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

177 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

September 6, 2023

Michael Sudak  
Attar Engineering  
1284 State Road  
Eliot, ME 03903

Via email: [mike@attarengineering.com](mailto:mike@attarengineering.com)

Re: Rare and exemplary botanical features in proximity to: #C160-21, Cutts Road Subdivision, Tax Map 60 Lot 10-3, 47 Cutts Road, Kittery, Maine

Dear Michael Sudak:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received September 6, 2023 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Kittery, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR  
MAINE NATURAL AREAS PROGRAM  
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044  
WWW.MAINE.GOV/DACF/MNAP

Letter to Attar Engineering  
Comments RE: Cutts Road Subdivision, Kittery  
September 6, 2023  
Page 2 of 2

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

*Lisa St. Hilaire*

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program  
207-287-8044 | [lisa.st.hilaire@maine.gov](mailto:lisa.st.hilaire@maine.gov)

**Rare and Exemplary Botanical Features within 4 miles of  
Project: #C160-21, Cutts Road Subdivision, Map 60 Lot 10-3, 47 Cutts Road, Kittery, ME**

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
<b>Allegheny Vine</b>						
	E	S1	G4	2013-10-08	15	Rocky summits and outcrops (non-forested, upland),Dry
<b>American Sea-blite</b>						
	T	S2	G5	1905-08-18	6	Tidal wetland (non-forested, wetland)
	T	S2	G5	2014-07-30	11	Tidal wetland (non-forested, wetland)
<b>Atlantic White Cedar</b>						
	SC	S2	G4	1996-06-10	13	Forested wetland
<b>Awned Sedge</b>						
	T	S1	G5	2017-07-30	3	Coastal non-tidal wetland (non-forested, wetland)
<b>Beach Plum</b>						
	E	S1	G4	1941-09-05	16	Rocky coastal (non-forested, upland)
<b>Bitternut Hickory</b>						
	E	S1	G5	1995-02-02	1	Hardwood to mixed forest (forest, upland)
<b>Blunt Mountain-mint</b>						
	PE	SH	G5	1916-08-09	3	Hardwood to mixed forest (forest, upland)
<b>Bottlebrush Grass</b>						
	SC	S3	G5	2018-07-13	28	Hardwood to mixed forest (forest, upland)
<b>Bulbous Bitter-cress</b>						
	SC	S1	G5	2013-05-31	1	Forested Wetland
<b>Central Hardwoods Oak Forest</b>						
		S3	GNR	2021-06-07	1	
<b>Coastal Dune-marsh Ecosystem</b>						
		S3	GNR	2014-07-30	2	



Columbian Watermeal						
	SC	S2	G5	2016-07-20	12	Open water (non-forested, wetland)
Dwarf Glasswort						
	T	S1	G5	1905-08-18	1	Tidal wetland (non-forested, wetland)
	T	S1	G5	2000-08-08	6	Tidal wetland (non-forested, wetland)
	T	S1	G5	2001-09-12	7	Tidal wetland (non-forested, wetland)
Eaton's Bur-marigold						
	SC	S2	G3	2011-09-06	28	Tidal wetland (non-forested, wetland)
Estuary Bur-marigold						
	SC	S3	G4	1936-07	10	Tidal wetland (non-forested, wetland)
Featherfoil						
	T	S1	G4	2017-05	12	Open water (non-forested, wetland),Forested wetland
	T	S1	G4	2017-06-21	13	Open water (non-forested, wetland),Forested wetland
Low Sedge Fen						
		S3	GNR	2013-06-28	18	
Mudwort						
	SC	S3	G5	1984-08-21	6	Tidal wetland (non-forested, wetland)
Northern Blazing Star						
	T	S1	G5?T3	1922	7	Dry barrens (partly forested, upland)
Oak - Hickory Forest						
		S1	G4G5	2013-06-25	1	
		S1	G4G5	2013-06-28	2	
Oak - Northern Hardwoods Forest						
		S5	GNR	2002-10-22	17	
Pale Green Orchis						
	SC	S2	G4?T4Q	1916-08-19	25	Non-tidal rivershore (non-forested, seasonally wet),Open
	SC	S2	G4?T4Q	2010-07-07	33	Non-tidal rivershore (non-forested, seasonally wet),Open
	SC	S2	G4?T4Q	2008-06-14	43	Non-tidal rivershore (non-forested, seasonally wet),Open
Pendulous Bulrush						

Pendulous Bulrush						
	SC	S2	G5	2015-07-15	7	Open wetland, not coastal nor rivershore (non-forested,
Pocket Swamp						
		S2	G5	2013-05-31	22	
Pointed Watermeal						
	SC	SU	G5	2016-07-20	2	
Red Maple Swamp						
		S5	G3G5	2020-06-19	20	
Rue-anemone						
	E	S1	G5	2003-05-23	2	Hardwood to mixed forest (forest, upland)
Salt-hay Saltmarsh						
		S3	G5	2014-07-30	7	
		S3	G5	2010-07-07	19	
Saltmarsh False-foxglove						
	SC	S3	G5	1960	4	Tidal wetland (non-forested, wetland)
	SC	S3	G5	1982	11	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2010-10-22	19	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2000-08-08	25	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2000-08-08	26	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2011-10-21	37	Tidal wetland (non-forested, wetland)
	SC	S3	G5	2011-10-21	38	Tidal wetland (non-forested, wetland)
Sassafras						
	SC	S2	G5	1991-08-01	5	Hardwood to mixed forest (forest, upland),Old field/
	SC	S2	G5	1905-08-18	11	Hardwood to mixed forest (forest, upland),Old field/
	SC	S2	G5	2009-09-10	27	Hardwood to mixed forest (forest, upland),Old field/
Scarlet Oak						
	E	S1	G5	2006-08-02	7	Hardwood to mixed forest (forest, upland)
	E	S1	G5	2001-07-19	12	Hardwood to mixed forest (forest, upland)
Sharp-lobed Hepatica						
	PE	SX	G5T5	1896-08-18	2	Hardwood to mixed forest (forest, upland)

Slender Knotweed						
PE	SH	G5	1896-08-26	2	Dry barrens (partly forested, upland)	
Smooth Winterberry Holly						
SC	S3	G5	1980	25	Forested wetland	
SC	S3	G5	2020-06-19	50	Forested wetland	
Spicebush						
SC	S3	G5	2006-08-03	2	Forested wetland	
SC	S3	G5	2009-07-10	12	Forested wetland	
SC	S3	G5	2001-07-20	19	Forested wetland	
SC	S3	G5	2009-07-14	20	Forested wetland	
SC	S3	G5	1996-06-10	22	Forested wetland	
SC	S3	G5	2002-04-02	24	Forested wetland	
SC	S3	G5	2002-10-22	25	Forested wetland	
SC	S3	G5	2020-06-19	26	Forested wetland	
SC	S3	G5	2020-10-08	38	Forested wetland	
Spongy-leaved Arrowhead						
SC	S3	G5T4	2006-09-20	9	Tidal wetland (non-forested, wetland)	
SC	S3	G5T4	2006-08-21	10	Tidal wetland (non-forested, wetland)	
Spotted Wintergreen						
T	S2	G5	1997	20	Conifer forest (forest, upland),Hardwood to mixed forest	
T	S2	G5	2000	21	Conifer forest (forest, upland),Hardwood to mixed forest	
T	S2	G5	2015-10-17	23	Conifer forest (forest, upland),Hardwood to mixed forest	
T	S2	G5	2013-05-22	35	Conifer forest (forest, upland),Hardwood to mixed forest	
Spreading Sedge						
E	S2	G5	1996-06-10	4	Hardwood to mixed forest (forest, upland)	
Stout Smartweed						
PE	SH	G4G5	1978-08-29	1		
Swamp White Oak						
T	S1	G5	2015-07-15	1	Forested wetland	
T	S1	G5	1989-04	7	Forested wetland	

Sweet Pepper-bush						
	SC	S2	G5	1997-06-24	20	Hardwood to mixed forest (forest, upland),Forested
Tall Beak-rush						
	E	S1	G4	1938-09-08	1	Open wetland, not coastal nor rivershore (non-forested,
Tidal Marsh Estuary Ecosystem						
		S3	GNR	2009	5	
Upright Bindweed						
	T	S2	G4G5	2010-07-07	15	Dry barrens (partly forested, upland),Old field/roadside
Water Pimpernel						
	SC	S3	G5	2006-09-20	30	Tidal wetland (non-forested, wetland)
Water-plantain Spearwort						
	PE	SH	G4	1907-07-08	4	Open water (non-forested, wetland)
	PE	SH	G4	1887-09-08	6	Open water (non-forested, wetland)
White Oak - Red Oak Forest						
		S3	GNR	1995-07-27	3	
		S3	GNR	2012-06-06	11	
White Vervain						
	SC	S1?	G5	1905-08	1	Hardwood to mixed forest (forest, upland),Open wetland,
	SC	S1?	G5	1887-08-25	4	Hardwood to mixed forest (forest, upland),Open wetland,
White-topped Aster						
	E	S1	G5	1891	3	Dry barrens (partly forested, upland)
Wild Coffee						
	E	S1	G5	1961-07-25	6	Non-tidal rivershore (non-forested, seasonally
Wild Garlic						
	SC	S2	G5	1983	9	Forested wetland,Hardwood to mixed forest (forest,

Date Exported: 2023-09-06 17:25

## Conservation Status Ranks

**State and Global Ranks:** This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
<b>S1</b> <b>G1</b>	<b>Critically Imperiled</b> – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
<b>S2</b> <b>G2</b>	<b>Imperiled</b> – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
<b>S3</b> <b>G3</b>	<b>Vulnerable</b> – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
<b>S4</b> <b>G4</b>	<b>Apparently Secure</b> – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
<b>S5</b> <b>G5</b>	<b>Secure</b> – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
<b>SX</b> <b>GX</b>	<b>Presumed Extinct</b> – Not located despite intensive searches and virtually no likelihood of rediscovery.
<b>SH</b> <b>GH</b>	<b>Possibly Extinct</b> – Known from only historical occurrences but still some hope of rediscovery.
<b>S#S#</b> <b>G#G#</b>	<b>Range Rank</b> – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
<b>SU</b> <b>GU</b>	<b>Unrankable</b> – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
<b>GNR</b> <b>SNR</b>	<b>Unranked</b> – Global or subnational conservation status not yet assessed.
<b>SNA</b> <b>GNA</b>	<b>Not Applicable</b> – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
<b>Qualifier</b>	<b>Definition</b>
<b>S#?</b> <b>G#?</b>	<b>Inexact Numeric Rank</b> – Denotes inexact numeric rank.
<b>Q</b>	<b>Questionable taxonomy that may reduce conservation priority</b> – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
<b>T#</b>	<b>Intraspecific Taxon (trinomial)</b> – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

**State Status:** Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

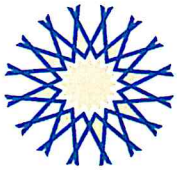
Status	Definition
<b>E</b>	<b>Endangered</b> – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
<b>T</b>	<b>Threatened</b> – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
<b>SC</b>	<b>Special Concern</b> – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
<b>PE</b>	<b>Potentially Extirpated</b> – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

**Element Occurrence (EO) Ranks:** Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
<b>A</b>	<b>Excellent</b> – Excellent estimated viability/ecological integrity.
<b>B</b>	<b>Good</b> – Good estimated viability/ecological integrity.
<b>C</b>	<b>Fair</b> – Fair estimated viability/ecological integrity.
<b>D</b>	<b>Poor</b> – Poor estimated viability/ecological integrity.
<b>E</b>	<b>Extant</b> – Verified extant, but viability/ecological integrity not assessed.
<b>H</b>	<b>Historical</b> – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
<b>X</b>	<b>Extirpated</b> – Documented loss of population/destruction of habitat.
<b>U</b>	<b>Unrankable</b> – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
<b>NR</b>	<b>Not Ranked</b> – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information  
<http://www.maine.gov/dacf/mnap>





# ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mr. Kirk F. Mohney  
Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, Maine 04333

September 6<sup>th</sup>, 2023  
Project No.: C160-21

**RE: Major Subdivision – Preliminary Plan Review Application  
Cutts Road Subdivision (Tax Map 60, Lot 10-3)  
47 Cutts Road, Kittery, Maine**

Dear Mr. Mohney:

On behalf of Chip and Anne Andrews, I have enclosed, for your review and consideration, a USGS Location Map and Plan Set for a proposed Major Subdivision for the above referenced property.

The applicant is proposing to develop the existing 36.06 acre parcel into an 13-lot conservation subdivision containing single-family dwellings and accessed by two Class II private roadways. Project serviced by private community septic & public water systems. 21.9 acres of the overall parcel is proposed to be retained in perpetuity as open space.

Please comment on the presence of any known or suspected archaeological or historic resources on the property, and on the potential impact of this project on any resources such as Local Historic Districts or Landmarks, National Historic Districts, Properties listed on the National Register of Historic Places, and Cemeteries or family burial plots. The requested MHPC review and comment is required by the Planning Board.

Please contact this office with any comments or concerns. Thank you for your assistance.

Sincerely,

Michael J. Sudak, E.I.  
Staff Engineer

C160-21 Letter – MHPC.doc

## **Sammie Goddard**

---

**From:** Sammie Goddard  
**Sent:** Wednesday, September 6, 2023 10:11 AM  
**To:** MHPCProjectReview@maine.gov  
**Cc:** Mike Sudak  
**Subject:** Request for Review - 47 Cutts Road, Kittery ME Chip Andrews - Major Subdivision Preliminary Application  
**Attachments:** C160-21 Letter – MHPC.pdf; USGS.pdf; Cutts Conserv SDV Sheets 06Sep2023.pdf

Good Morning!

Attached is a review request letter and plans related to project located on Cutts Road in Kittery, ME. Please let me know if you have any questions or concerns.

*Best Regards,*

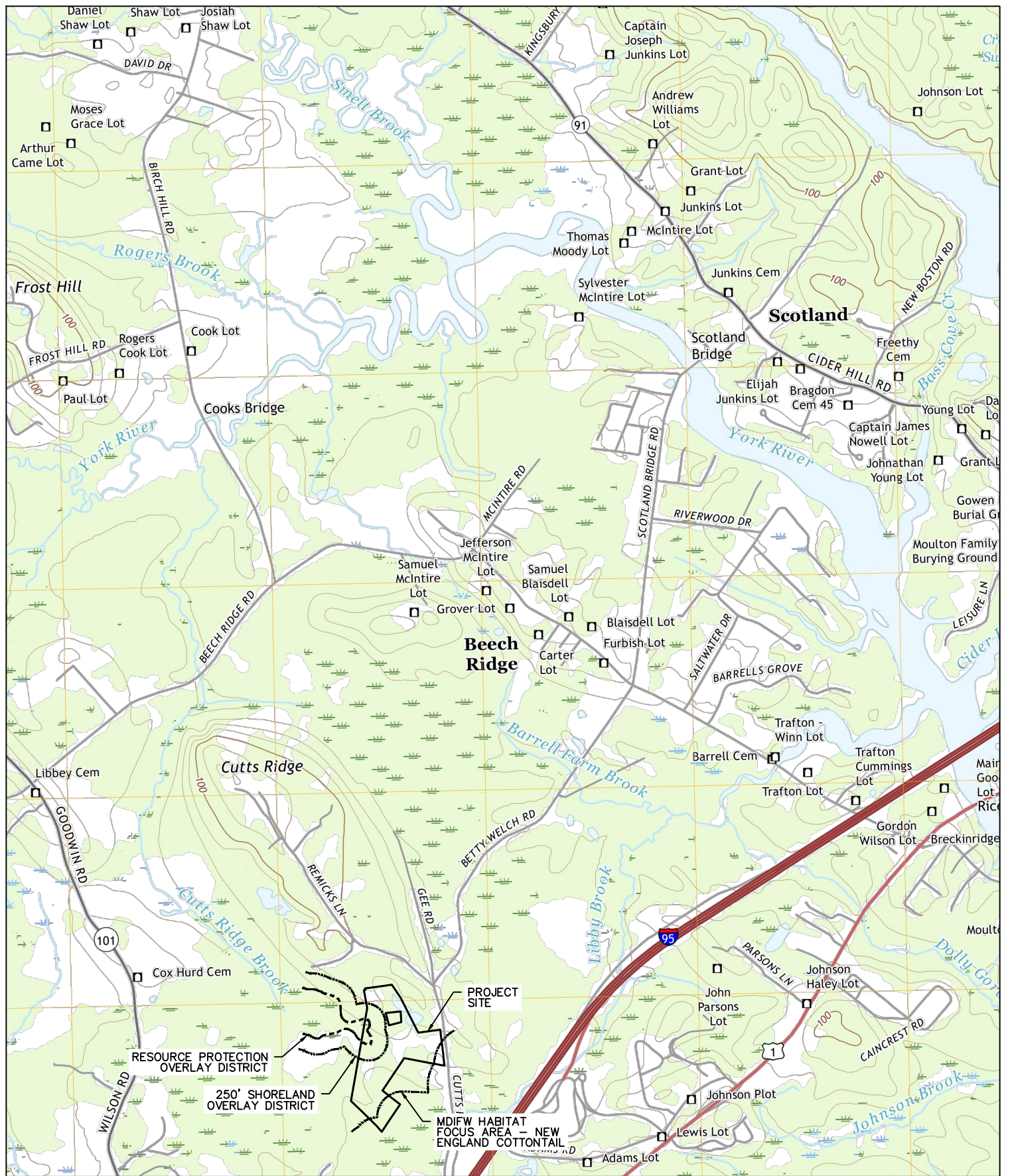
***Sammie Goddard***

*Office Manager*



**1284 State Road  
Eliot, ME 03903  
Tel. 207-439-6023**





**ATTAR ENGINEERING, INC.**  
 CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING  
 1284 STATE ROAD - ELIOT, MAINE 03903  
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 2000'	APPROVED BY:	DRAWN BY: MJS
DATE: 02/08/22		REVISION DATE: A : 08/01/22
JOB NO: C160-21	FILE: CUTTS SDV BASE.DWG	SHEET: 1

LOCATION: 47 CUTTS ROAD  
 KITTERY, MAINE 03904  
 TAX MAP 60, LOT 10-3

INFORMATION: USGS 7.5' MINUTE SERIES  
 YORK HARBOR QUAD & KITTERY QUAD

CUTTS ROAD SUBDIVISION

FOR: C/O CHIP ANDREWS  
 5 MILANO STREET  
 KITTERY, MAINE 03904

John C. Perry, President  
James E. Golter, Treasurer  
Robert A. Gray, Clerk  
Michael H. Melhorn, Trustee  
Carla J. Robinson, Trustee



Michael S. Rogers, Superintendent  
Carl B. Palm, Assistant Superintendent  
Melissa J. Locke, Office Manager

OFFICE OF

## KITTERY WATER DISTRICT

17 State Road  
Kittery, ME 03904-1565  
TEL: 207-439-1128  
FAX: 207-439-8549  
Email: [info@kitterywater.org](mailto:info@kitterywater.org)

Kittery Planning Board  
200 Rogers Road  
Kittery, ME 03904

September 11, 2023

Re: Major Subdivision – 47 Cutts Road, Kittery

Dear Planning Board Members,

Please accept this letter as verification that the Kittery Water District does have the capacity to supply the proposed Major Subdivision, 47 Cutts Road, Kittery with Municipal Water Service.

Sincerely,

A handwritten signature in black ink that reads 'Michael S. Rogers'.

Michael S. Rogers  
Superintendent

cc: Michael J. Sudak, E.I. - Attar Engineering, Inc.