

ITEM 2

**Town of Kittery
 Planning Board Meeting
 August 11, 2022**

ITEM 2 – 90 Goodwin Road – Shoreland Development Plan Review

Action: Accept or deny application as complete; if accepted: continue application to a subsequent meeting, set public hearing and/or site walk (discretionary), or approve or deny application:
 Pursuant to of §16.4 Land Use Regulations and §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, owner/applicant Yang Living Trust and agent Tim DeCoteau request approval to reconstruct a legally non-conforming dwelling unit on a legally non-conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 90 Goodwin Road, Tax Map 58, Lot 63, in the Residential-Rural Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250’), and Resource Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.

PROJECT TRACKING

REQUIRED	ACTION	COMMENTS	STATUS
No	Sketch Plan		N/A
No	Site Visit	TBD by Board	
Yes	Completeness / Acceptance	TBD	Pending
No	Public Hearing	TBD	
Yes	Final Plan Approval	TBD	

PROJECT INTRODUCTION

90 Goodwin Road is located on Gerrish Island along the shore of the Atlantic Ocean within the Rural Residential Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250), and Resource Protection Zone (OZ-RP)/FEMA Flood Zone. The property is a legally non-conforming lot of approximately 0.75 acres, according to Town records (30,569sf with 80,000sf required in the R-RC Zone), containing a legally, non-conforming dwelling unit. The existing dwelling unit (2,262 square feet, including an attached garage) is positioned within the base zone setback (100 feet) of the Shoreland Overlay Zone as well as the base zone setback (100 feet) for a Wetland of Special Significance in the Resource Protection Zone. In addition, the existing building sits partially within the AO Floodplain Zone based on the 1984 FEMA Floodplain Map which makes it again, non-conforming in regards to the Resource Protection Zone. The site’s existing total de-vegetated area – 4,035 square feet (including the dwelling, deck, steps, driveway, generator pad, walkways) – is 13.2%, below the zone’s requirement of 20% maximum de-vegetation.

The existing house was built in 1983. The file for the property contains a hand-drawn site plan which shows a basic outline for the building which roughly matches the footprint of the current building along with setbacks as existed at that time. The building permit issued contains blanks for dimensions and total square footage so the Town does not have that historic information.

36 The owner proposes to remove the existing house and re-construct a new dwelling which will align
37 somewhat with the old building's footprint. The new building will be moved back a bit on three
38 sides and moved outward to the east from the existing building's eastern wall, including what is
39 currently part of the deck. On the south side, the deck will be expanded as compared to the existing
40 deck's footprint with part of the expansion due to the building's wall being moved back. The new
41 building will be 2,260sf: two square feet less than the existing building.

42 **APPLICATION & PLAN REVIEW**

43 Staff reviewed the submitted application and plan from North Easterly Surveying, dated July 21,
44 2022 and have the following comments:

- 45 1. The site is a legal, nonconforming lot of record with a legal, non-conforming dwelling unit,
46 which is within overlapping base zone setbacks of the Shoreland Overlay Zone (100 feet)
47 as well as the base zone setback for a Wetland of Special Significance in the Resource
48 Protection Zone (100 feet). Additionally, the existing building sits partially within the AO
49 Floodplain Zone based on the 1984 FEMA Floodplain Map which makes it non-
50 conforming in regards to the Resource Protection Zone. The site limits the area in which
51 any structure could become conforming. The applicant notes that moving the structure
52 closer to the road encroaches on the septic system to the north and closer to the wetland to
53 the south.
54
- 55 2. The proposed plan maintains the conforming 21-foot side setback along the northern
56 property boundary and increases the side setback on the southern property boundary, which
57 is still non-conforming at 20.7 feet, but farther than the existing 19 feet. The proposed plan
58 likewise increases the setback to the wetland of special significance to the south from 29.6
59 feet to 33.2 feet. The proposed plan maintains the same 80.5 feet from the HAT as the
60 existing structure. This appears to satisfy § 16.1.8C(2)(a), which states:

61 *Except as otherwise provided in this title, a nonconforming condition must not be*
62 *permitted to become more nonconforming*

63 The proposed new dwelling will be no taller than the existing structure at 26.6 feet.
64

- 65 3. The proposed plan lists the total lot area at .38 acres in Note 2 yet the lot area shown in the
66 Building Coverage and De-vegetated Coverage calculations shows 30,569 square feet,
67 which would be .70 acres. This is still different from the Tax Assessor records showing the
68 lot at .75 acres, or 32,670 square feet. The applicant's calculations show an increase in the
69 overall de-vegetated area from 13.2% to 15.5%, which is still under the 20% allowable
70 threshold. Staff advises applicant to explain the discrepancy.
71
- 72 4. The zoning district requires a maximum building coverage of 6%, which is 1,834 square
73 feet. The applicant provides calculations showing the existing building coverage at 2,262
74 square feet (or 7.399% of the 30,569sf lot area shown on the plan), which is non-
75 conforming, and the proposal slightly reduces building coverage to 2,260 square feet, or

76 7.393%, which is at the required threshold. Town records indicate the site is 32,670sf (.75
77 acre), in which case the building coverage area would be 6.92% existing and 6.91%
78 proposed. In either case, the building coverage is being slightly reduced.
79

80 5. Title 16 has additional regulations for the expansion of structures within the shoreland
81 overlay base zone setback. This plan is subject to Section 16.1.C.8.(4)(b)[3](e)[v][A],
82 which states:

83 *[A] For structures located less than the base zone setback from the normal high-*
84 *water line of a water body, tributary stream, or upland edge of a coastal or*
85 *freshwater wetland, the maximum combined total footprint for all structures may*
86 *not be expanded to a size greater than 1,000 square feet, or 30% larger than the*
87 *footprint that existed on January 1, 1989, whichever is greater. The maximum*
88 *height of any portion of a structure that is located within the base zone setback may*
89 *not be made greater than 20 feet, or the height of the existing structure, whichever*
90 *is greater.*

91 The above means that there is a limit to structure expansion based on what structures
92 existing in 1989. That 30% expansion limit is applied cumulatively over the years and can
93 never be exceeded. The applicant has provided calculations of the existing structures in
94 place in 1989 (all structures not including the driveway), which amount to 2,752 square
95 feet. 30% of that figure is 825.6 square feet for a total allowable expanded footprint of
96 3,577.6 square feet (inclusive of all structures). Staff notes that the dwelling unit proposed
97 will actually reduce in size by 2 square feet. The plan proposes a total structure footprint
98 of 2,846 square feet, which is under the allowable expansion threshold.

99 6. Any shoreland development plan submitted for final approval shall carry the surveyor or
100 engineer's signature and seal, the Planning Board signature block, and the York County
101 Registry of Deeds block.
102

103 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**

104 Planning Board should discuss the plan and determine if it meets the requirements to accept the
105 plan, and/or direct the applicant to make any changes that are necessary. The Planning Board
106 should determine if they would like to schedule a site walk or a public hearing, which are
107 discretionary and not required as part of a shoreland development plan review.

108

109 **RECOMMENDED MOTIONS**

110 Below are motions for the Board's consideration:

111 *Motion to accept the application*

112 Move to accept the plan for a shoreland development application from owner/applicant Yang
113 Living Trust and agent Tim DeCoteau request approval to reconstruct a legally non-conforming
114 dwelling unit on a legally non-conforming lot within the base zone setback of the Shoreland

115 Overlay Zone located on real property with the address of 90 Goodwin Road, Tax Map 58, Lot 63,
116 in the Residential-Rural Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250'), and
117 Resource Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.

118

119 *Motion to schedule a site walk*

120 Move to schedule a site walk on _____, 2022, for a shoreland development plan from
121 owner/applicant Yang Living Trust and agent Tim DeCoteau request approval to reconstruct a
122 legally non-conforming dwelling unit on a legally non-conforming lot within the base zone setback
123 of the Shoreland Overlay Zone located on real property with the address of 90 Goodwin Road, Tax
124 Map 58, Lot 63, in the Residential-Rural Conservation Zone (R-RC), Shoreland Overlay Zone
125 (OZ-SL-250'), and Resource Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.

126

127 *Motion to schedule public hearing*

128 Move to schedule a public hearing on the _____, 2022 Planning Board meeting for a
129 shoreland development plan from owner/applicant Yang Living Trust and agent Tim DeCoteau
130 request approval to reconstruct a legally non-conforming dwelling unit on a legally non-
131 conforming lot within the base zone setback of the Shoreland Overlay Zone located on real
132 property with the address of 90 Goodwin Road, Tax Map 58, Lot 63, in the Residential-Rural
133 Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection
134 Overlay Zone (OZ-RP)/FEMA Flood Zone.

135

136 *Motion to continue application*

137 Move to continue the plan to the May 26, 2021 Planning Board meeting for a shoreland
138 development plan from owner/applicant Yang Living Trust and agent Tim DeCoteau request
139 approval to reconstruct a legally non-conforming dwelling unit on a legally non-conforming lot
140 within the base zone setback of the Shoreland Overlay Zone located on real property with the
141 address of 90 Goodwin Road, Tax Map 58, Lot 63, in the Residential-Rural Conservation Zone
142 (R-RC), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Overlay Zone (OZ-
143 RP)/FEMA Flood Zone.

144

145 *Motion to approve*

146 Move to approve the shoreland development application from owner/applicant Yang Living Trust
147 and agent Tim DeCoteau request approval to reconstruct a legally non-conforming dwelling unit
148 on a legally non-conforming lot within the base zone setback of the Shoreland Overlay Zone
149 located on real property with the address of 90 Goodwin Road, Tax Map 58, Lot 63, in the
150 Residential-Rural Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250'), and
151 Resource Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.



Kittery, ME



August 4, 2022

1 inch = 40 Feet

www.cai-tech.com



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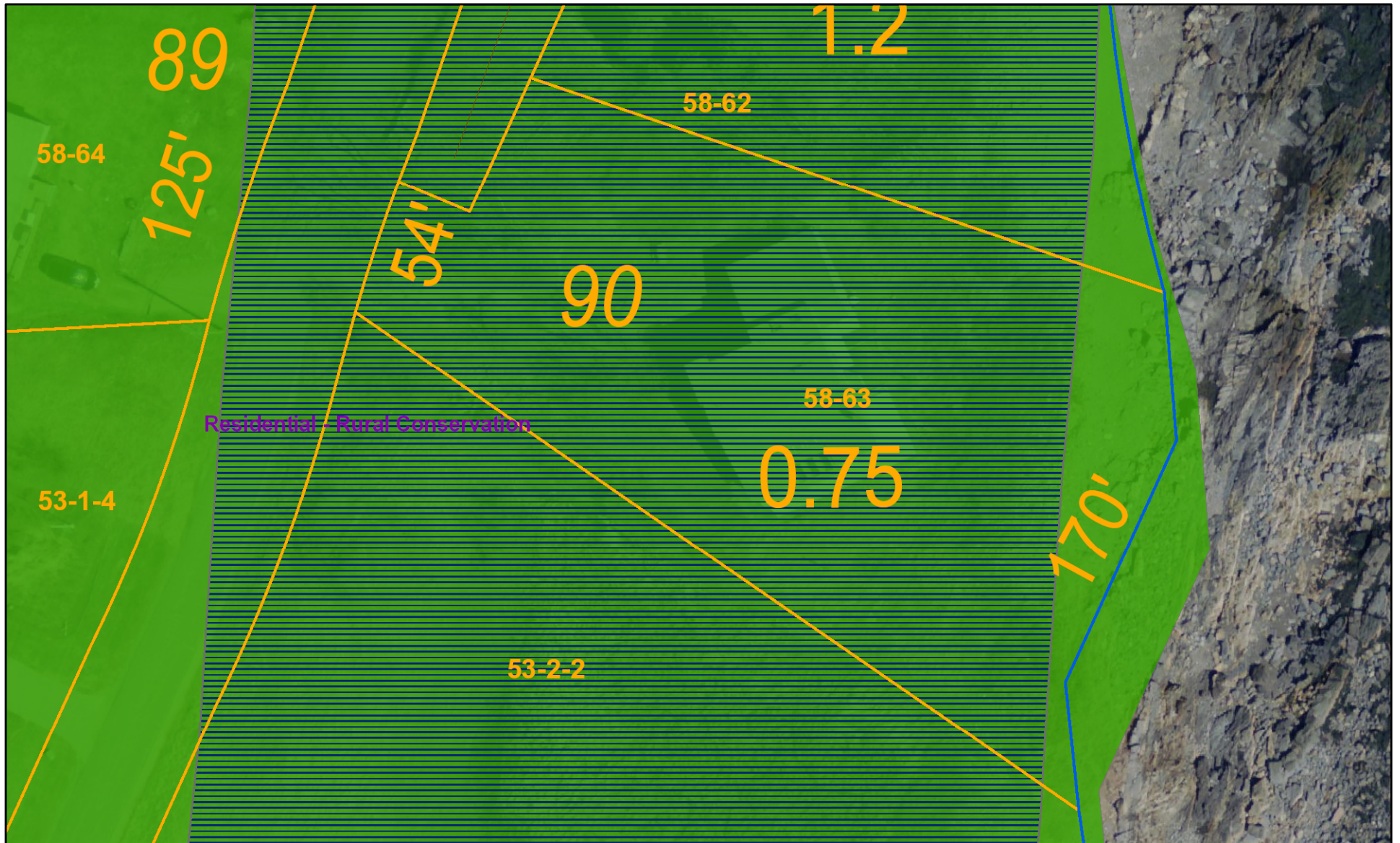
Kittery, ME



August 4, 2022

1 inch = 40 Feet

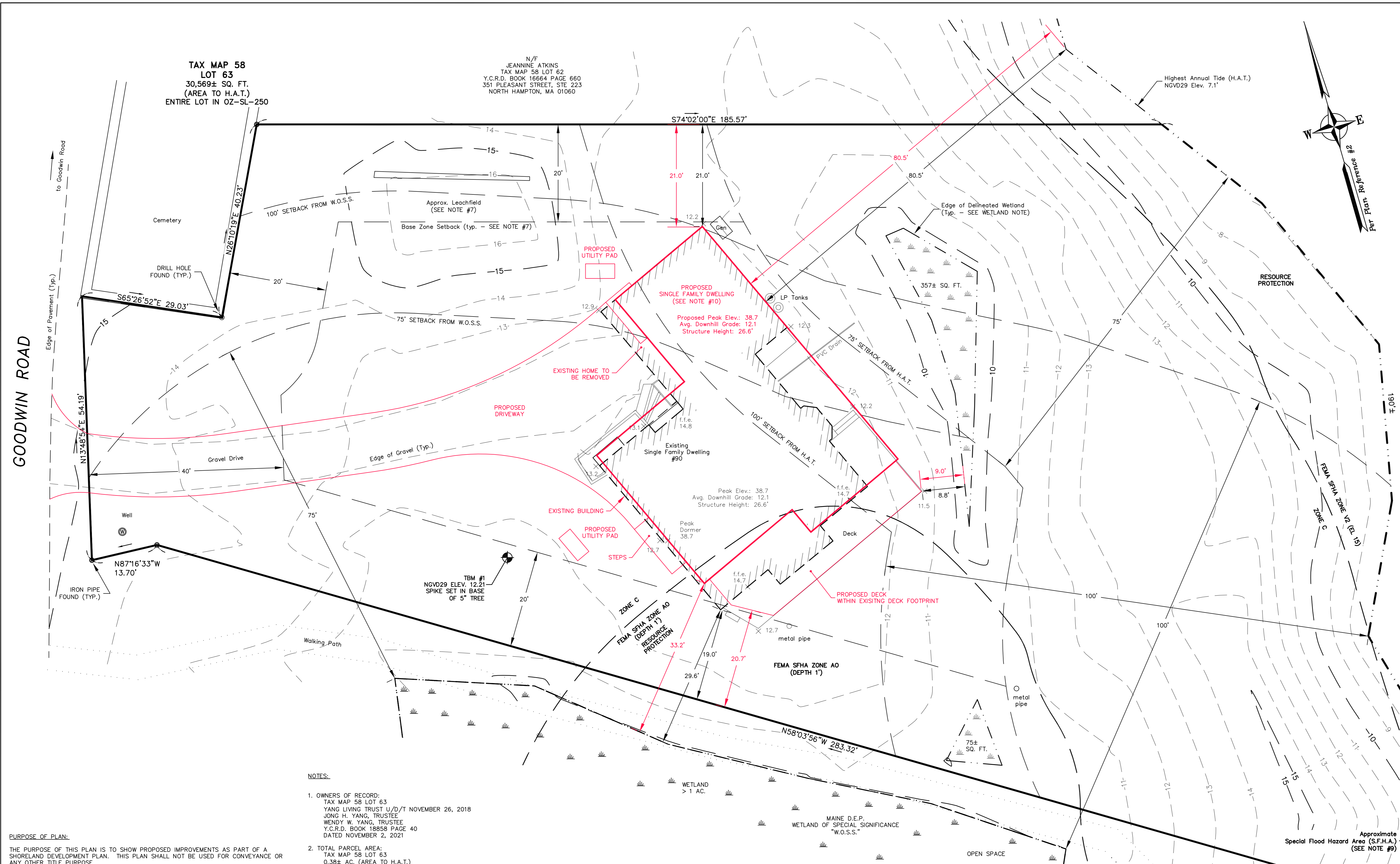
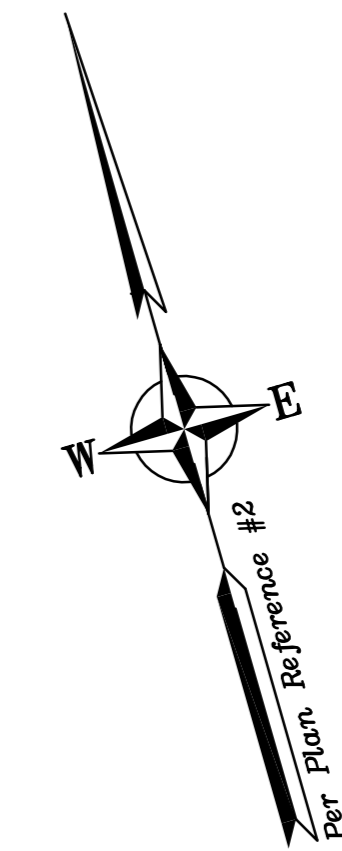
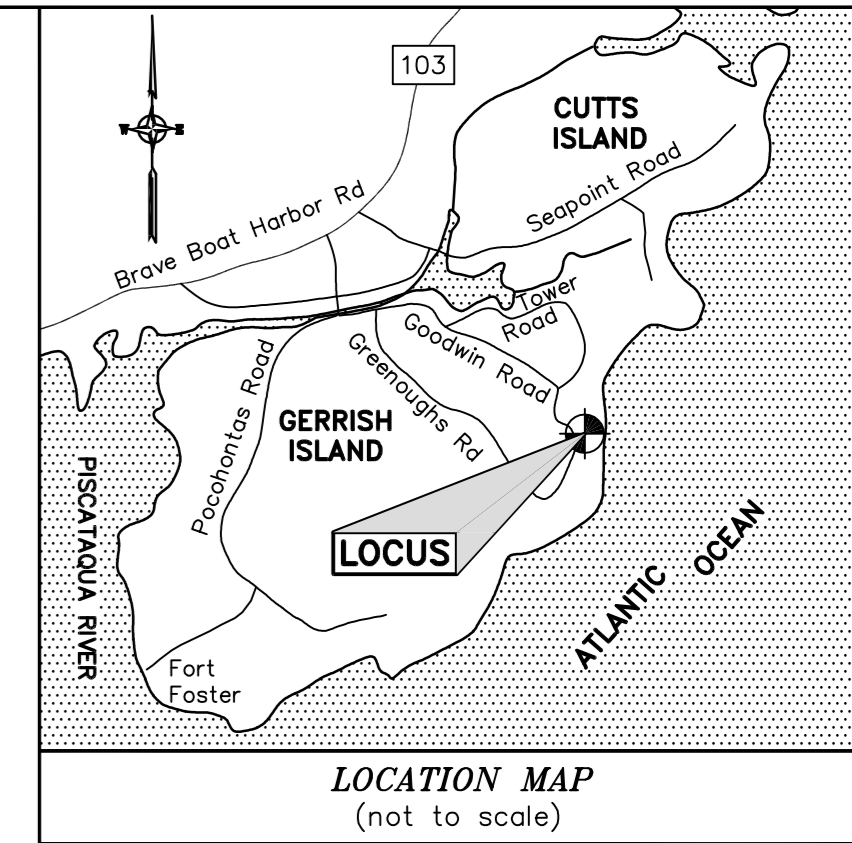
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TAX MAP 58
LOT 63
30,569± SQ. FT.
(AREA TO H.A.T.)
ENTIRE LOT IN 02-SL-250

N/F
JEANNIE ATKINS
TAX MAP 58 LOT 62
Y.C.R.D. BOOK 16664 PAGE 660
351 PLEASANT STREET, STE 223
NORTH HAMPTON, MA 01060



- PLAN REFERENCES:
- "PLAN OF ROCKY SHORE FRONT OF ISLAND ACRES INC. GERRISH ISLAND, KITTERY, ME." BY JOHN W. DURGIN, DATED MARCH 1950 AND RECORDED AT Y.C.R.D. PLAN BOOK 22 PAGE 64.
 - "PLAN OF MAP 58 - LOT 62, KITTERY, MAINE FOR CLAY P. BEDFORD" PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED MAY 1991.
 - "EXISTING CONDITIONS PLAN FOR PROPERTY LOCATED AT 82 GOODWIN ROAD, KITTERY POINT, YORK COUNTY MAINE, OWNED BY MARILYN W. FENELL REVOC. LIVING TRUST, PREPARED FOR FREDERIK & KRISTEN NOHMER", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED NOVEMBER 7, 2017, AND ON FILE AS PROJECT No. 17726.
 - "SUBDIVISION PLAN NELS W. PALM AND STELLA J. PALM, GERRISH ISLAND, KITTERY POINT, ME", PREPARED BY THOMAS F. MORAN, INC., DATED AUG. 26, 1981 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 117 PAGE 39.

ZONING DATA PER KITTERY TOWN CODE "TITLE 16 LAND USE AND DEVELOPMENT CODE" (LAST AMENDMENT 7/24/17) (SEE NOTE #6):
 BASE ZONE: RESIDENTIAL - RURAL CONSERVATION (R-RLC)
 OVERLAY ZONE: WATER BODY/WETLAND PROTECTION AREA - 250' (02-SL-250')

R-RURAL CONSERVATION BASE ZONE REQUIREMENTS (SEE 16.3.2.6):
 MINIMUM LAND AREA PER DWELLING UNIT: 80,000 SQ. FT.
 MINIMUM LOT SIZE: 80,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 200 FT.
 MINIMUM FRONT YARD: 40 FT.
 MINIMUM REAR AND SIDE YARDS: 20 FT.
 MAXIMUM BUILDING COVERAGE: 6%
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.

02-SL-250' REQUIREMENTS (SEE 16.3.2.17):
 MINIMUM SHORE FRONTAGE: 250 FT.
 MINIMUM SHORE FRONTAGE PER DWELLING UNIT: 250 FT.
 MAXIMUM VEGETATED COVERAGE: 20%

ATLANTIC OCEAN

YORK,ss REGISTRY OF DEEDS
 Received _____
 at _____ h _____ m _____ M., and
 Filed in Plan Book _____ Page _____
 ATTEST:

 Register

- NOTES:
- OWNERS OF RECORD:
TAX MAP 58 LOT 63
YANG LIVING TRUST U/D/T NOVEMBER 26, 2018
JONG H. YANG, TRUSTEE
WENDY W. YANG, TRUSTEE
Y.C.R.D. BOOK 18858 PAGE 40
DATED NOVEMBER 2, 2021
 - TOTAL PARCEL AREA:
TAX MAP 58 LOT 63
0.38± AC. (AREA TO H.A.T.)
 - BASIS OF BEARING IS PER PLAN REFERENCE #2.
 - GOODWIN ROAD IS ASSUMED TO BE A VARIABLE WIDTH RIGHT OF WAY BASED ON RECORD PLANS AND MONUMENTS FOUND.
 - APPROXIMATE BUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
 - EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
 - THE LEACHFIELD LOCATION SHOWN HEREON IS APPROXIMATE. REFERENCE IS MADE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION (HHE-200) DATED 6/14/84.
 - THE ENTIRE LOT FALLS WITHIN THE 02-SL-250 SHORELAND ZONE WITH PORTIONS BEING IN THE RESOURCE PROTECTION ZONE. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
 - SPECIAL FLOOD HAZARD AREAS (SFHA) SHOWN ARE APPROXIMATE. REFERENCE IS MADE TO FEMA FIRM 230171 0003 C, EFFECTIVE DATE JULY 5, 1984.
 - REFER TO ARCHITECTURAL PLANS SUBMITTED BY THE APPLICANT FOR BUILDING DIMENSIONS, ELEVATIONS AND SPECIFICATIONS.

BUILDING COVERAGE:

LOT AREA	30,569± SQ. FT.	
BUILDING	2,262± SQ. FT.	2,260± SQ. FT. (7.4%)
TOTAL	2,262± SQ. FT. (7.4%)	2,260± SQ. FT. (7.4%)

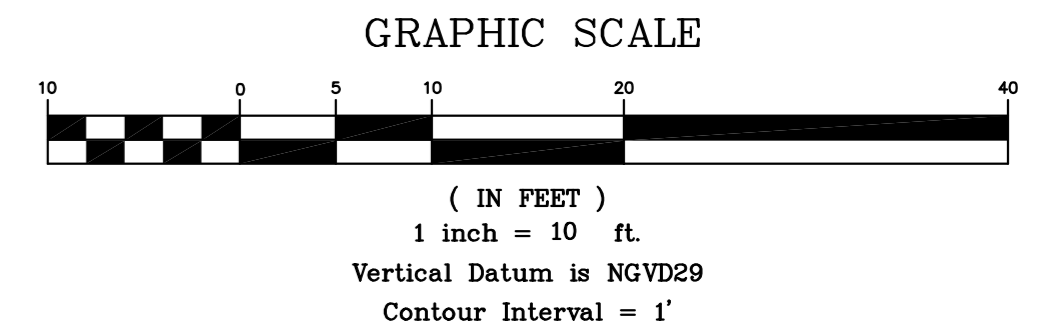
DEVEGETATED COVERAGE CALCULATION:

LOT AREA:	30,569± SQ. FT.	
BUILDINGS	2,262± SQ. FT.	2,260± SQ. FT. (15.5%)
REAR DECK/STEPS	413± SQ. FT.	480± SQ. FT.
STEPS/WALK	60± SQ. FT.	70± SQ. FT.
GRAVEL DRIVEWAY	1,283± SQ. FT.	1,904± SQ. FT.
GEN./OTHER	17± SQ. FT.	36± SQ. FT.
TOTAL	4,035± SQ. FT. (13.2%)	4,750± SQ. FT. (15.5%)

Kittery, Maine - Planning Board Approval

Date of Approval _____

Chair _____ Date _____



SHORELAND DEVELOPMENT PLAN
 FOR PROPERTY AT
90 Goodwin Road
 Kittery Point, York County, Maine
 OWNED BY
Yang Living Trust u/d/t/ November 26, 2018
Jong H. Yang & Wendy W. Yang, Trustees
 3813 Whiterose Lane, Santa Barbara, CA 93110

North
EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 10'	PROJECT NO. 21802	DATE: 7/21/2022	SHEET: 1 OF 1	DRAWN BY: A.M.P.	CHECKED BY: P.L.A.
DRAWING No: 21802_SITE			Tax Map 58 Lot 63		
FIELD BOOK No: "Kittery Point #15"					

ISSUED FOR PB REVIEW

REV.	DATE	STATUS	BY	CHKD	APPD.



NEW RESIDENCE
90 Goodwin Road
Kitterypoint Maine

07-20-2022

Ridge Height Not to Exceed
Existing Ridge
38' - 8 51/128"

Second Floor
26' - 0"

First Floor
15' - 0"

Garage
12' - 6"

Crawl Space
11' - 11"

West
1/8" = 1'-0"

Ridge Height Not to Exceed
Existing Ridge
38' - 8 51/128"

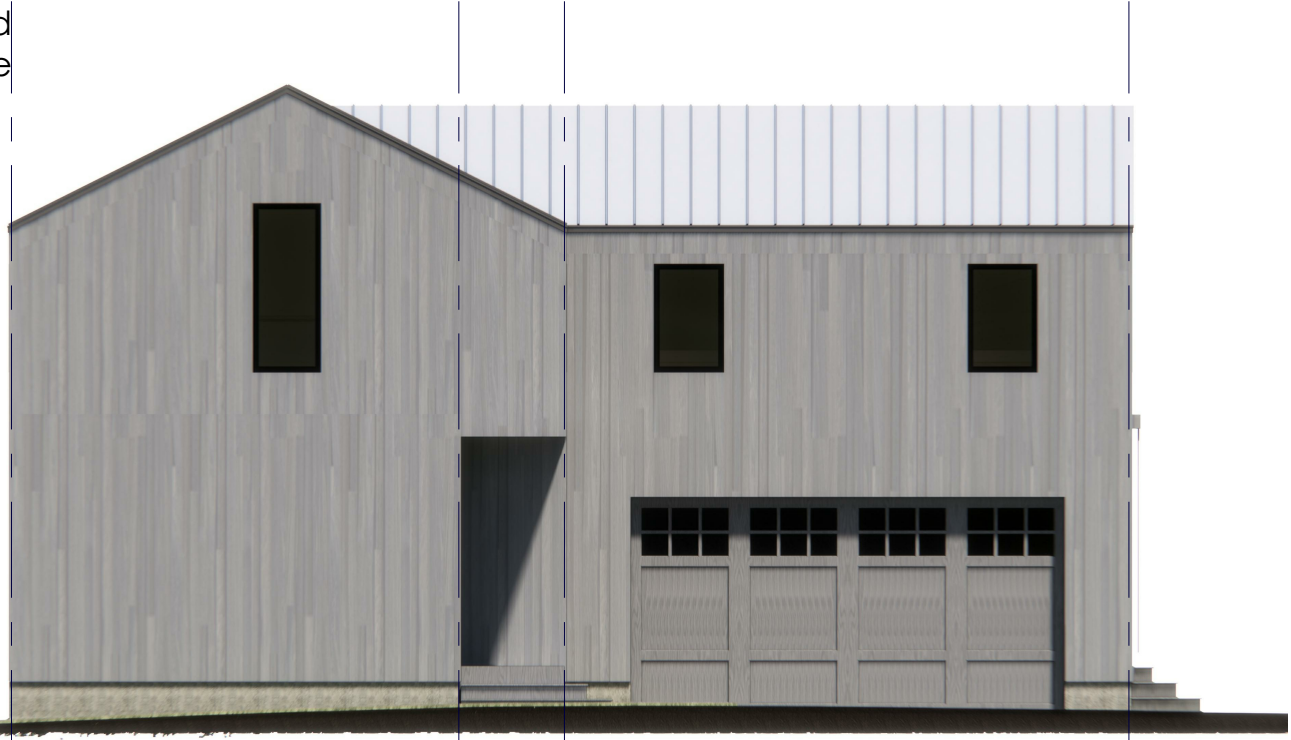
Second Floor
26' - 0"

First Floor
15' - 0"

Garage
12' - 6"

Crawl Space
11' - 11"

North
1/8" = 1'-0"



439 YORK STREET SUITE A
YORK HARBOR MAINE 03911
207.641.9739
LINDSEYARCHITECTS.COM

NEW RESIDENCE
90 Goodwin Road
Kitterypoint Maine

Elevations
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Ridge Height Not to Exceed
Existing Ridge
38' - 8 51/128"

Second Floor
26' - 0"

First Floor
15' - 0"



East
1/8" = 1'-0"

Ridge Height Not to Exceed
Existing Ridge
38' - 8 51/128"

Second Floor
26' - 0"

First Floor
15' - 0"

Garage
12' - 6"

Crawl Space
11' - 11"

South
1/8" = 1'-0"



439 YORK STREET SUITE A
YORK HARBOR MAINE 03911
207.641.9739
LINDSEYARCHITECTS.COM

NEW RESIDENCE
90 Goodwin Road
Kitterypoint Maine

Elevations
07-20-2022
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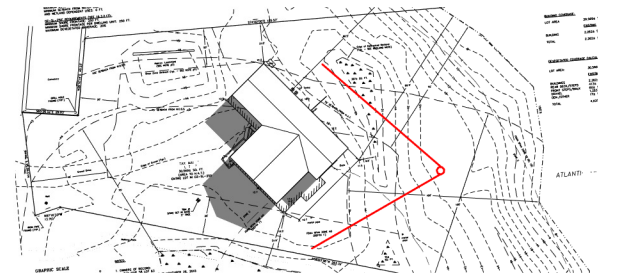


439 YORK STREET SUITE A
YORK HARBOR MAINE 03911
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NEW RESIDENCE
90 Goodwin Road
Kitterypoint Maine

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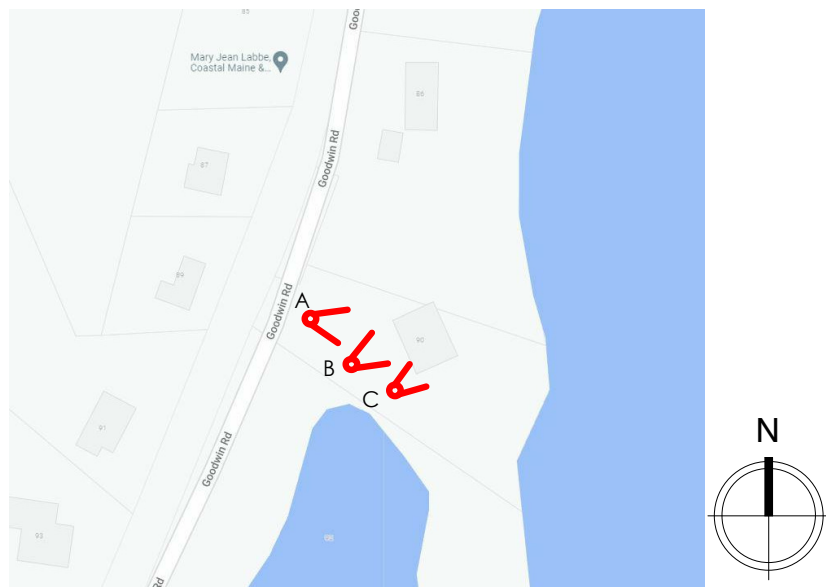
439 YORK STREET SUITE A
YORK HARBOR MAINE 03911
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NEW RESIDENCE
90 Goodwin Road
Kitterypoint Maine

Perspective
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Existing House and Site Photos Showing Current Condition



A



B



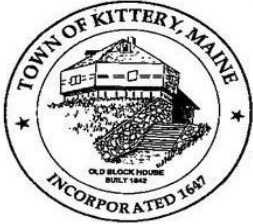
C



Existing House and Site Photos Showing Current Condition



SHORELAND DEVELOPMENT PLAN APPLICATION



TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

MAP <u>58</u> LOT <u>63</u>
DATE: _____
FEE: \$ <u>200.00</u>
ASA*: _____

PROPERTY DESCRIPTION	Physical Address	90 Goodwin Road		
	Base Zone	R-RC	Overlay Zone (s)	Shoreland, Flood Zone
OWNER INFORMATION	Name	Yang Living Trust		Mailing Address 90 Goodwin Road Kittery Point, ME 03905
	Phone	(978) 505-3733		
	Email	jongyang2@gmail.com		
AGENT INFORMATION	Name	Tim DeCoteau		Mailing Address 202 Libby Road West Newfield, ME 04095
	Phone	207-850-0558		
	Email	Tim.maine@aim.com		
	Fax	N/A		
APPLICANT INFORMATION	Name	Hiroko Lindsay, Architect		Mailing Address 439 York Street Suite A York Harbor, ME 03911
	Phone	207-641-9739		
	Email	contact@lindseyarchitects.com		

PROJECT DESCRIPTION	<p><u>Existing Use:</u></p> <p style="text-align: center;">Single Family Dwelling with a 2 car garage and deck.</p>
	<p><u>Proposed Use</u> (describe in detail):</p> <p style="text-align: center;">Replace the existing Single Family Dwelling with a new dwelling per plan by Lindsey Architects and site plan by North Easterly Surveying. This is a nonconforming structure. Moving the structure closer to the road encroaches on the septic system to the North and closer to a wetland in the South. Rebuilding in essentially the same footprint reduces disruption of the existing vegetation.</p>

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	<p style="color:blue;">To the Northwest is the existing septic system. To the South is an existing wetland and flood zone. The existing dwelling already encroaches on the side setback along the southern property line. The 2013 proposed flood map revisions show the existing AO zone is significantly expanded as an AE zone with a predicted flood elevation of 14ft.</p>

I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Planning and Development Department of any changes.

Applicant's Signature:	<u>Jim O'Keefe</u> , agent	Owner's Signature:	<u>Agent authorization provided</u>
Date:	<u>July 21, 2022</u>	Date:	<u> </u>

**Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.*

MINIMUM PLAN SUBMITTAL REQUIREMENTS
<input checked="" type="checkbox"/> 12 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 10 plan copies may be half-size (11"x17") and 2 must be full-size (24"x36")
Shoreland Development Plan format and content:
<p>A) Paper Size; no less than 11" X 17" or greater than 24" X 36"</p> <p>B) Plan Scale</p> <p><input type="checkbox"/> Under 10 acres: no greater than 1" = 30'</p> <p><input type="checkbox"/> 10 + acres: 1" = 50'</p> <p>C) Title Block</p> <p><input type="checkbox"/> Title: Shoreland Development Plan</p> <p><input type="checkbox"/> Applicant's name and address</p> <p><input type="checkbox"/> Name of preparer of plan with professional information</p> <p><input type="checkbox"/> Parcel's Kittery tax map identification (map – lot) in bottom right corner</p> <p><input type="checkbox"/> Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.</p> <p>D) Signature Block</p> <p><input type="checkbox"/> Area for signature by Planning Board Chair and Date of Planning Board Approval</p>

Development Plan must include the following existing and proposed information:	
Existing: <ul style="list-style-type: none"> <input type="checkbox"/> Land Use Zones and boundaries <input type="checkbox"/> Topographic map (optional) <input type="checkbox"/> Wetlands and flood plains <input type="checkbox"/> Water bodies and water courses <input type="checkbox"/> Parcel area <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Distance from structure to water body and property lines <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage 	Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.) <ul style="list-style-type: none"> <input type="checkbox"/> Recreation areas and open space <input type="checkbox"/> Setback lines and building envelopes <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage <p>Distance to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Nearest driveways and intersections <input type="checkbox"/> Nearest fire hydrant <input type="checkbox"/> Nearest significant water body; ocean, wetland, stream

Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

Size of water body or wetland: <500 sf <501 sf-1 acre >1 acre

Structure distance from water body: 80.5 feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	2262 sf	2260 sf	0 %	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/>			Value:
	Maintenance/repair: <input type="checkbox"/>			\$ 1.1M
*Total increase in area may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 30,569	20%	4,035 sf	4,750 sf	12.6 %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 30,659	6 %	22,262 sf	2,260 sf	7.4%
*See underlying zone standards for building coverage percent allowed.				

¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.

Agent Authorization

Yang Living Trust
Yang, Jong H. & Wendy W. Trustees
90 Goodwin Road
Kittery Point, ME 03905

Own property located at:
90 Goodwin Road
Kittery Point, ME
Map 58 Lot 63

Authorizes:
Tim DeCoteau
202 Libby Road
West Newfield, ME 04095

To act as our agent before all necessary entities to obtain approvals and permits to replace the existing single family dwelling on this lot.



6-8-22

Date