



## TOWN OF KITTERY

Planning and Development

200 Rogers Road, Kittery, ME 03904

Telephone: 207-475-1307 Fax: 207-439-6806

**TO:** PLANNING BOARD  
**FROM:** JAMIE STEFFEN, TOWN PLANNER  
**SUBJECT:** ITEM 1 – 60-68 WALLINGFORD SQUARE – SKETCH PLAN  
REVIEW  
**DATE:** DECEMBER 5, 2019

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At the November 14<sup>th</sup> meeting, the Board voted to accept the sketch plan application as complete and continue the review of the plans pending verification that the wall separating AJ's pizza from the retail shop next door in the Cook Block building is not a firewall and thus not creating two separate structures.

The applicant's architects have performed a wall investigation since the last meeting and their findings are captured in the attached report and photo documentation. The investigation shows that the wall in question is not contiguous from footing to roof, not fire rated for more than 1 hour and not structurally independent on either side. All of which are the main components of a firewall.

I have forwarded the report and documentation to the Code Enforcement Officer and the Fire Chief to receive their confirmation with the architect's findings.

### **Recommendation/Action**

Given the findings, staff feels that the Planning Board can now approve the sketch plan application.

*Move to approve the sketch plan application dated October 23, 2019, from owner/applicant 60-68 Wallingford Square, LLC for the renovation of an existing 4-story mixed-use structure and the reconstruction of the garage portion of the structure into a 12-unit inn on a 14,375 sf lot at 60-68 Wallingford Square (Tax Map 4, Lot 79) in the Mixed Use (MU-KF), Shoreland (OZ-SL), Resource Protection (OZ-RP) and Commercial Fisheries/Maritime Uses (OZ-CFMU) Overlay Zones.*

**From:** [Craig Alfis](#)  
**To:** [Jamie Steffen](#)  
**Subject:** RE: 60-68 Wallingford Sq. - Fire Wall Report  
**Date:** Thursday, December 05, 2019 2:22:39 PM

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Hi Jamie,

Based on the information provided in the report and after talking with the Fire Chief, we both agree that the wall is not a fire wall and that the section of the building that houses AJ's Pizza should not be considered a separate structure.

**Craig Alfis**

Code Enforcement Officer

Town of Kittery

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[www.kitteryme.gov](http://www.kitteryme.gov)

[MUBEC Information](#) Maine has adopted the 2015 editions with amendments  
[Free Viewing of the I Codes](#)  
[Maine Plumbing Code](#)  
[National Electric Code](#)

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**From:** Jamie Steffen <[JSteffen@kitteryme.org](mailto:JSteffen@kitteryme.org)>  
**Sent:** Monday, December 2, 2019 4:22 PM  
**To:** Craig Alfis <[CEO@kitteryme.org](mailto:CEO@kitteryme.org)>  
**Subject:** 60-68 Wallingford Sq. - Fire Wall Report

Craig,

Here is the report from the architect with photos. Can you confirm maybe with the Chief's input that these are not two separate structures under our code?

Thank you,

Jamie

Jamie Steffen

Town Planner

Town of Kittery

200 Rogers Road

Kittery, ME 03904

1-207-475-1323

[jsteffen@kitteryme.org](mailto:jsteffen@kitteryme.org)



Jamie Steffen  
Town Planner  
Town of Kittery  
200 Rogers Road  
Kittery, ME 03904

RE: Wallingford Square

Dear Jamie Steffen,

On Tuesday, November 26, 2019, an opening was cut in the wall separating AJ's pizza and the retail shop next door in the Cook Block building. It was observed that the wall assembly was comprised of 5/8" drywall, 2x4 wd stud with fiberglass insulation in the cavity, 5/8" drywall (photo 1). It was also observed in the basement that the existing floor framing and rim board were exposed (photo 2) and there were pipe penetrations through the existing wall from AJ's pizza into the rest of the Cook block building (photo 3).

Given the wall in question is not continuous from footing to roof, not rated for more than 1 hour, and not structurally independent on either side, all of which are the main components of a firewall, it is our professional opinion that the wall between AJ's and the retail shop in the Cook Block building appears to be an 1 hour rated wall assembly. Because the wall is not continuous it does not appear to be acting as a smoke or fire partition and is certainly not a firewall.

Regards,

A handwritten signature in blue ink, appearing to read "Robert Harbeson".

Robert Harbeson

Partner

Market Square Architects PLLC

Photo 1:





Photo 2:



Photo 3:

