



# ATTAR

ENGINEERING, INC

CIVIL STRUCTURAL MARINE

Mr. Bart McDonough, Town Planner  
Town of Kittery, Maine  
200 Rogers Road  
Kittery, Maine 03904

March 10<sup>th</sup>, 2022  
Project No. C160-22

**RE: Cluster Development – Sketch Application Town Memo  
Cutts Road Subdivision (Tax Map 60, Lot 10-3)  
47 Cutts Road, Kittery, Maine**

Dear Mr. McDonough:

On behalf of Chip and Anne Andrews, I have enclosed for your review and consideration a revised Plan Set and associated attachments for the above-referenced project. Revisions have been made to address comments presented in the Town Memo prepared for the March 10<sup>th</sup> Planning Board meeting.

- Existing Right-of-Way Servicing Parcel 60/10-1
  - The Boundary Plan provided with this Sketch Application includes two Plan References which speak to the existing access right-of-way servicing the island parcel of Tax Map 60, Lot 10-1. Plan Reference #2 describes the 40' right-of-way that extends from the southerly frontage of the subject parcel and provides access for the island lot. Plan Reference #3 describes a revision to this 40' right-of-way from 2009 which moves the access to frontage further north along Cutts Road, connects with the right-of-way described in Plan Reference #2, and abandons the stretch of right-of-way from the southerly frontage.
  - As outlined on Sheet 1 of the Plan Set, the owner of Tax Map 60, Lot 10-A is also the owner of Tax Map 60, Lot 10-1. As part of this proposed development, the existing right-of-way described in Plan Reference #3 on the Boundary Plan shall also be abandoned and a new access right-of-way extending from 60/10-A across the subject parcel to 60/10-1 shall be created. Both sheets of the Plan Set have been revised to reflect this intent.
- Sidewalks
  - No sidewalks are proposed for this subdivision.
- New Home Price Range
  - Expected price range for proposed new homes is \$800,000 - \$850,000.
- Devegetated Count in Shoreland Overlay as per §16.3.2.17.D(1)(d)
  - General Note #16 has been added to Sheet 2 demonstrating our compliance with the 20% devegetated area threshold within the Shoreland Overlay.
- Preserving Natural Features as per §16.8.11.5.A(3)
  - The proposed subdivision sufficiently preserves the natural features of the site through the locating of lots and infrastructure away from sensitive areas on the

parcel. These areas include the on-site Resource Protection Overlay, which is completely avoided by the proposed development, the Shoreland Overlay, which has the development proposed within it minimized to the acceptable 80% preservation threshold, and endangered animal species, with minimal development proposed within the New England Cottontail habitat identified in the southern portion of the parcel from the State Beginning with Habitat map.

- Building Footprint
  - Proposed building envelopes have been depicted on the Plan Set as informed by the lot line setbacks for the R-L zone and wetland setbacks depending on the size of the wetland body. Building footprints shall be depicted on the Plan Set for Subdivision Application.
  
- Declaration of Open Space
  - The intent of this subdivision is for the depicted Open Space to be maintained as a private common area for the owners of the proposed subdivision. Homeowners Association documents and covenants describing such shall be included with the Subdivision Application.
  
- Significant Vernal Pool #3234
  - The location of SVP #3234 has been identified on the Plan Set, being the off-site vernal pool that has been previously called out on the plans. The applicant has confirmed with the project wetland scientist Joe Noel that this SVP is the one identified in the Field Report submitted to the State. All other vernal pools identified on the parcel have been confirmed to be of non-significant nature, which is stated in General Note #9 on Sheet 2.

We look forward to discussing this project with the Planning Board at the March 10<sup>th</sup> meeting. Please contact me for any additional information or clarifications required.

Sincerely;



Michael J. Sudak, E.I.T.  
Staff Engineer

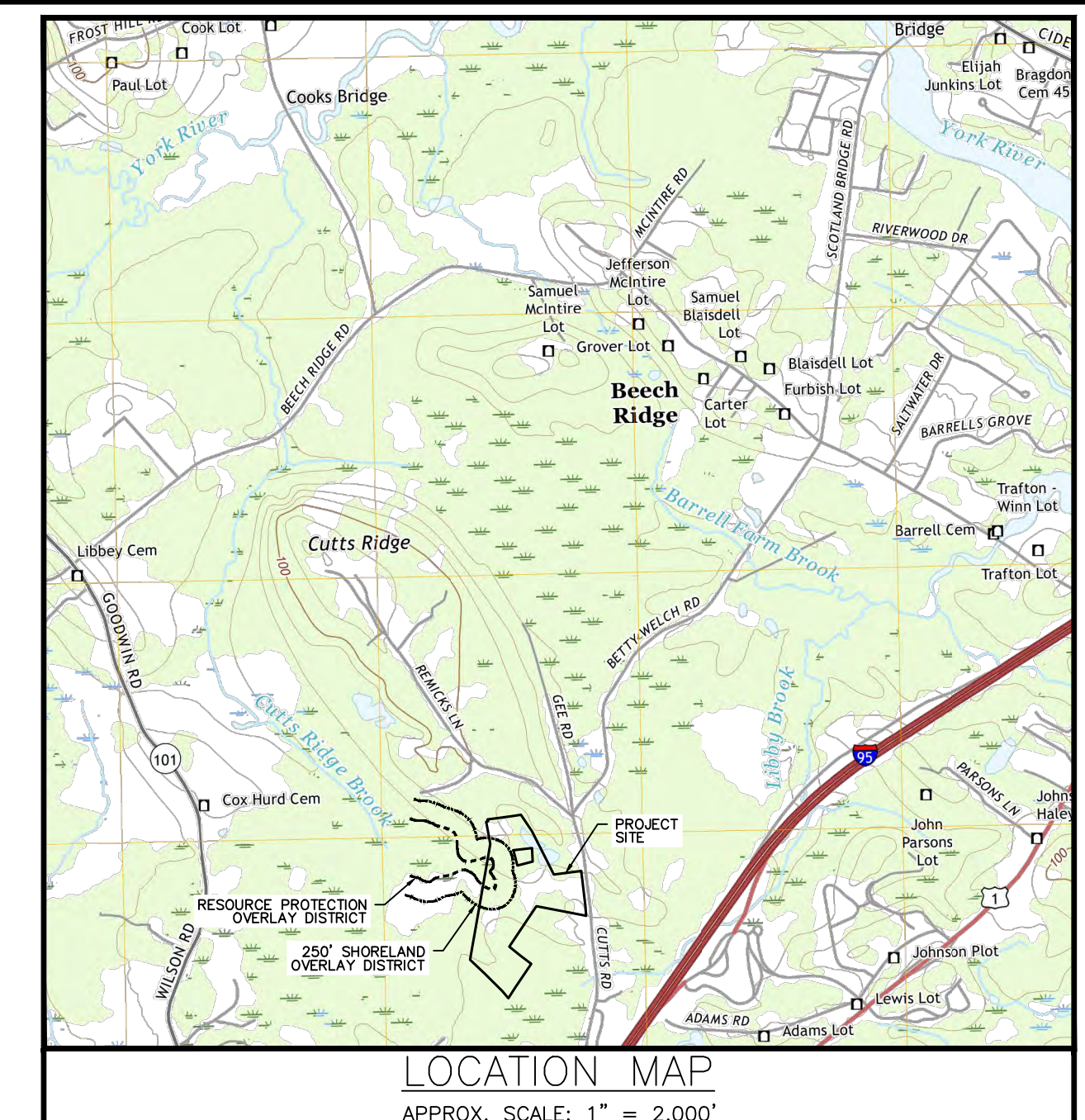
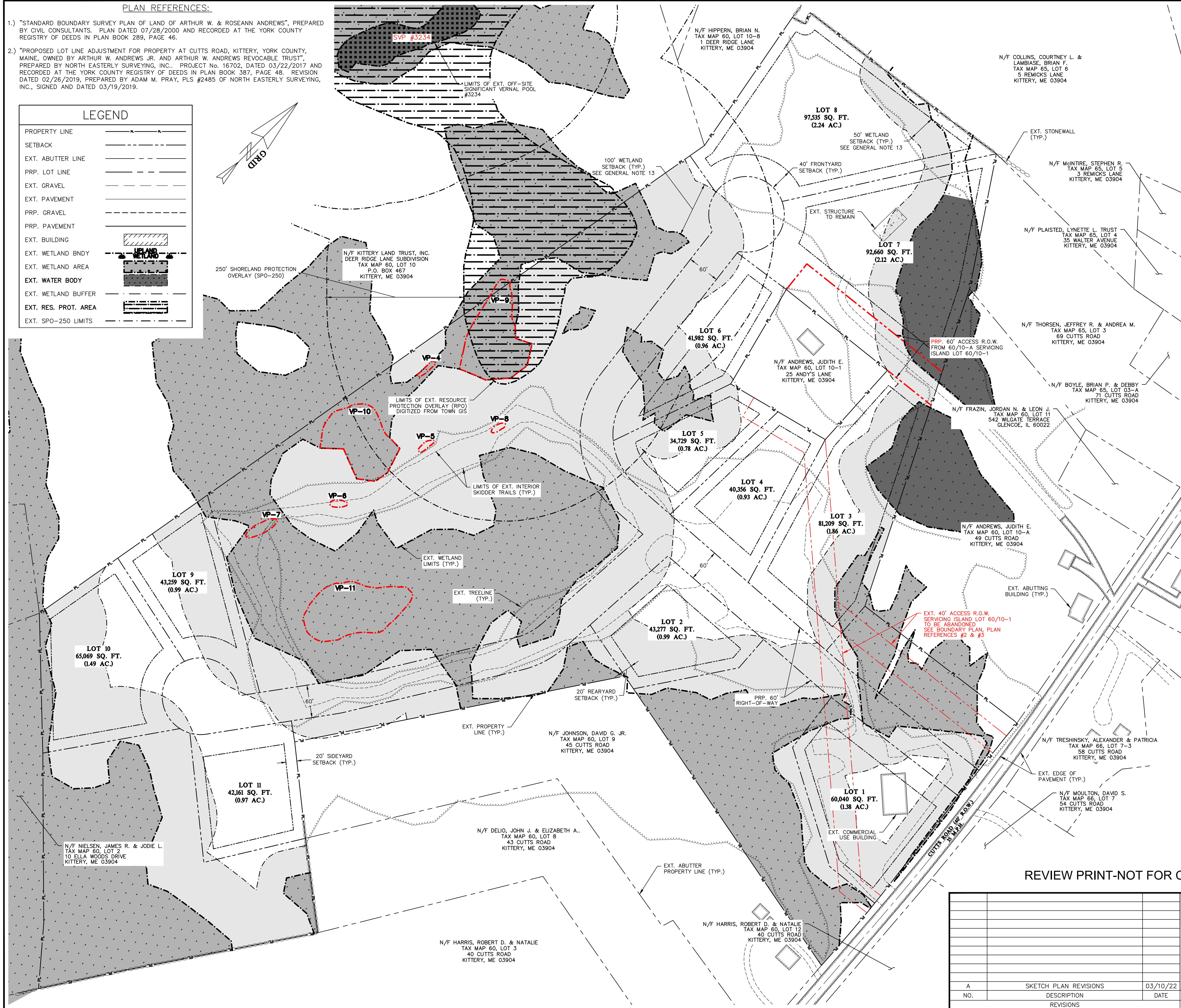
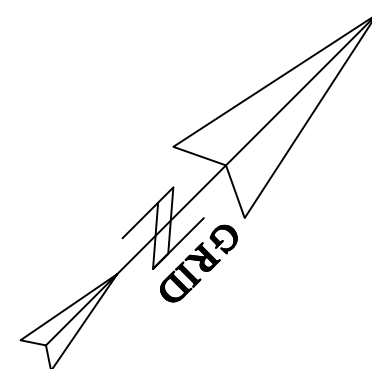
cc: Chip & Anne Andrews  
C160-22 Cover Rev 10Mar2022

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, KITTEERY, 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.

LEGEND

PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
PRP. LOT LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
EXT. WATER BODY	---
EXT. WETLAND BUFFER	---
EXT. RES. PROT. AREA	---
EXT. SPO-250 LIMITS	---



GENERAL NOTES

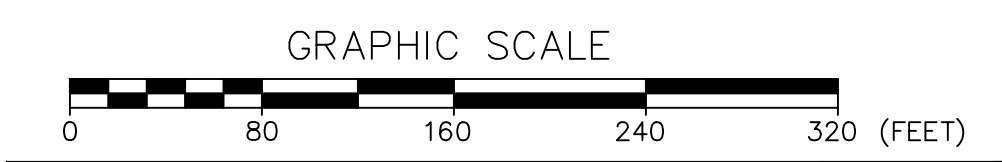
- THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL INTO A CLUSTER RESIDENTIAL SUBDIVISION CONSISTING OF 11 LOTS SERVICED BY A PAIR OF SECONDARY COLLECTOR ROADWAYS. THE PROPOSED ROADWAYS WERE DESIGNED IN ACCORDANCE WITH TOWN OF KITTEERY §16.8 TABLE 1: 'DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS'.
- 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-L) BASE ZONE, AS WELL AS THE RESOURCE PROTECTION OVERLAY (RPO) AND 250' SHORELAND PROTECTION OVERLAY (SPO-250) ZONING DISTRICTS.
- DIMENSIONAL REQUIREMENTS FOR THE R-L ZONING DISTRICT AS PER §16.3.2.1.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)
OPEN SPACE REQUIREMENTS FOR CLUSTER SUBDIVISION AS PER §16.8.11.6.(E):	50% TOTAL PROPERTY AREA (MINIMUM) 30% TOTAL NET RESIDENTIAL ACREAGE (MINIMUM)

- \* -- PER §16.3.2.1.D.(3): CLUSTER RESIDENTIAL DEVELOPMENT MAY MODIFY SOME OF THE ABOVE DIMENSIONAL STANDARDS IN ACCORDANCE WITH §16.8 ARTICLE XI, THE APPLICABLE SECTIONS OF WHICH ARE:  
 LOT SIZE: 20,000 SQ. FT. MINIMUM IF PRIVATE INDIVIDUAL SEPTIC SEPARATION DISTANCE BETWEEN PRINCIPAL BUILDINGS: 20 FT.
- SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION PREPARED FROM STATE OF MAINE ORTHOIMAGERY, LIDAR CONTOURS, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 & 2. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE.
  - NET RESIDENTIAL DENSITY CALCULATION AS PER §16.7.8.2:

GROSS PARCEL AREA:	= 1,570,798 SQ. FT.
LESS ALL LAND LOCATED BELOW HIGHEST ANNUAL TIDE	= 0 SQ. FT.
LESS ALL LAND LOCATED WITHIN 100-YEAR FLOODPLAIN	= 0 SQ. FT.
LESS ALL LAND LOCATED IN WETLANDS	= 486,805 SQ. FT.
LESS 50% OF LAND LOCATED IN 100 FT. WETLAND SETBACK	= 224,225 SQ. FT.
LESS ALL FILLED TIDAL LAND	= 0 SQ. FT.
LESS EXISTING RIGHTS-OF-WAY AND OTHER EASEMENTS	= 0 SQ. FT.
LESS PROPOSED RIGHTS-OF-WAY, EXCLUDING DRIVEWAYS	= 183,597 SQ. FT.
LESS ALL LAND >= 1 AC. WITH SUSTAINED SLOPES > 20%	= 0 SQ. FT.
LESS ALL "POORLY DRAINED" AND "VERY POORLY DRAINED" SOILS	= 0 SQ. FT.
LESS 50% OF "SOMEWHAT POORLY DRAINED" SOILS	= 112,480 SQ. FT.
LESS ALL LAND AREA WITHIN A CEMETERY AND BURYING GROUND	= 0 SQ. FT.
LESS ALL LAND LOCATED WITHIN COMMERCIAL FISHERIES, MARITIME USES, OR RESOURCE PROTECTION OVERLAY ZONES	= 49,368 SQ. FT.
TOTAL NET RESIDENTIAL ACREAGE	= 514,326 SQ. FT.
TOTAL ALLOWED DWELLING UNITS	= [514,326 / 40,000]
	= 12.85
	= > 12 ALLOWED
	(11 PROPOSED)

-- GENERAL NOTES CONTINUED ON SHEET 2 --



REVIEW PRINT-NOT FOR CONSTRUCTION  
TAX MAP 60, LOT 10-3

NO.	DESCRIPTION	DATE
A	SKETCH PLAN REVISIONS	03/10/22

PROGRESS PRINT

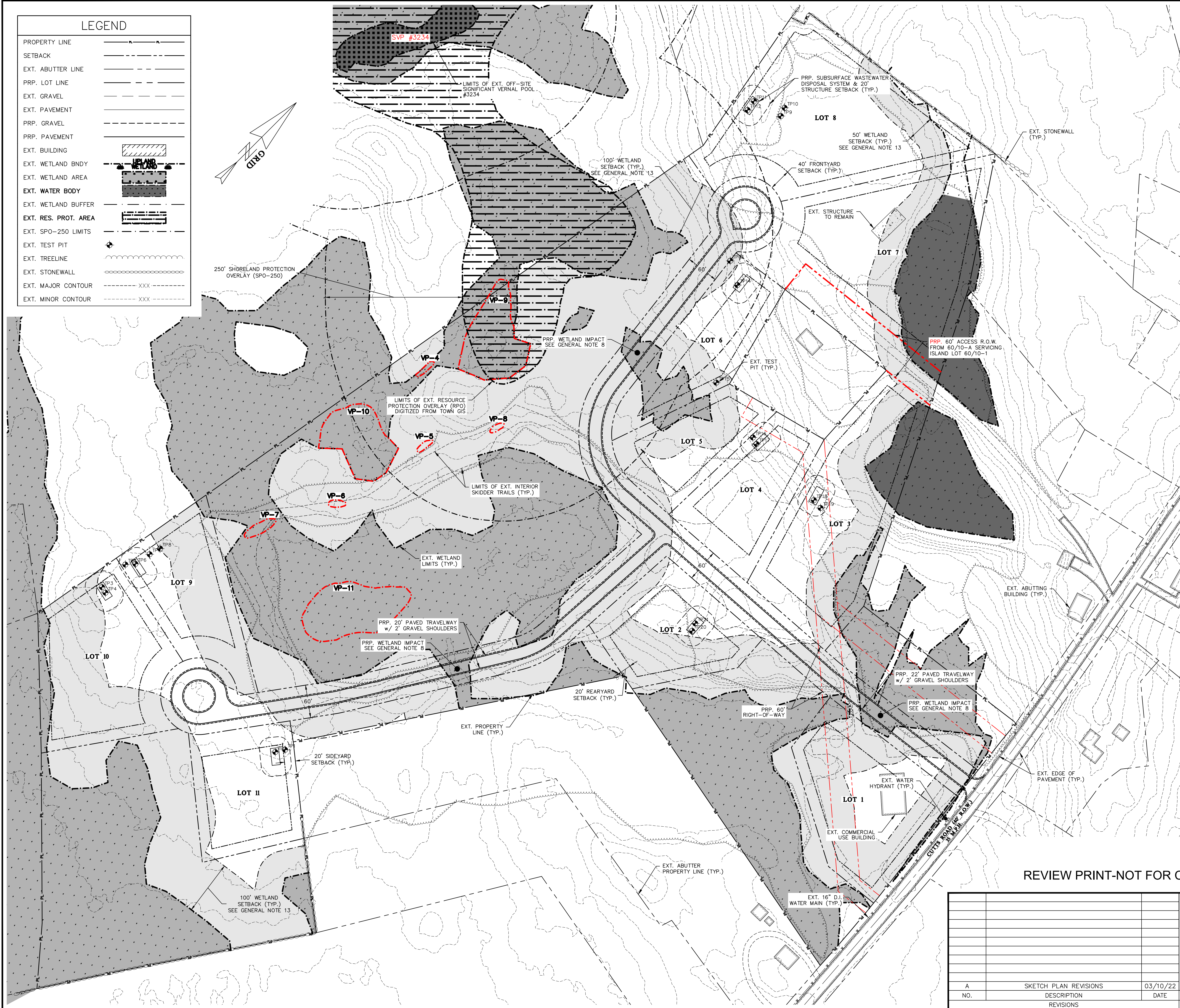
OVERALL SKETCH PLAN  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTEERY, MAINE

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

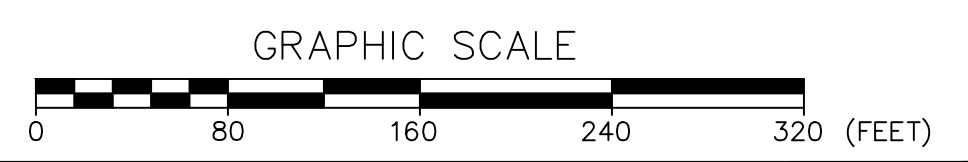
**ATTAR ENGINEERING, INC.**  
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 02/08/22	FILE: CUTTS SDV BASE.DWG	REVISION DATE: A : 03/10/22
JOB NO: C160-21	SHEET: 1	

LEGEND	
PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
PRP. LOT LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	▨
EXT. WETLAND BNDY	▨
EXT. WETLAND AREA	▨
EXT. WATER BODY	▨
EXT. WETLAND BUFFER	▨
EXT. RES. PROT. AREA	▨
EXT. SPO-250 LIMITS	---
EXT. TEST PIT	●
EXT. TREELINE	---
EXT. STONEWALL	---
EXT. MAJOR CONTOUR	---
EXT. MINOR CONTOUR	---



- 6.) BUILDING COVERAGE CALCULATION:
- |                                  |                                 |
|----------------------------------|---------------------------------|
| GROSS PARCEL AREA                | = 1,570,798 SQ. FT.             |
| MAXIMUM ALLOWABLE COVERAGE (15%) | = 235,620 SQ. FT.               |
| LESS BUILDING AREA LOT 1         | = 1,680 SQ. FT.                 |
| LESS BUILDING AREA LOT 11        | = 3,375 SQ. FT.                 |
| NET AVAILABLE BUILDING AREA      | = 230,565 SQ. FT. (9 LOTS REM.) |
- 7.) OPEN SPACE CALCULATION. AS PER §16.8.11.6.E, TOTAL CALCULATED OPEN SPACE MUST BE DESIGNATED AS FOLLOWS: (A) OPEN SPACE, RESERVED; (B) OPEN SPACE, COMMON; AND/OR (C) OPEN SPACE, PUBLIC. OPEN SPACE SHOULD BE IN A CONTIGUOUS FORM OF UNGRAZED LAND TO PROTECT NATURAL RESOURCES, INCLUDING PLANT AND WILDLIFE HABITATS.
- [794,775 SQ. FT. PROPOSED] / [1,570,798 SQ. FT. TOTAL] = 50.6% > 50% => OK
- 8.) TOTAL WETLAND IMPACTS = 5,083 SQ. FT.
- 9.) WETLAND DELINEATION WAS PERFORMED BY JOSEPH NOEL, MAINE CERTIFIED SOIL SCIENTIST #209 IN AUGUST OF 2021, OCTOBER OF 2021, AND FIELD LOCATED BY ATTAR ENGINEERING, INC. IN NOVEMBER OF 2021. VERNAL POOL STUDY WAS PERFORMED BY JOSEPH NOEL, MAINE CERTIFIED WETLAND SCIENTIST IN MAY OF 2021. ALL VERNAL POOLS OBSERVED ON-SITE WERE DETERMINED TO BE NON-SIGNIFICANT, WHILE THE CLOSEST SIGNIFICANT VERNAL POOL (#3234) IS IDENTIFIED ON THE PLANS.
- 10.) CLASS A HIGH-INTENSITY SOIL SURVEY WAS PERFORMED BY JOSEPH 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.
- 11.) 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.
- 12.) ALL PROPOSED LOTS WITH BUILDING ENVELOPES THAT PARTIALLY OR ENTIRELY FALL WITHIN THE SPO-250 ZONE SHALL HAVE THEIR DWELLINGS COMPLY WITH THE GUIDELINES OF §16.8.28.1.
- 13.) DEPICED WETLAND SETBACKS ARE INFORMED BY TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE TABLE 16.9 "MINIMUM SETBACKS FROM WETLANDS AND WATER BODIES":
- |  |
|--|
| 50' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE < 1 ACRE  |
| 100' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE > 1 ACRE |
- 14.) 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.
- 15.) THE PROPOSED CLUSTER RESIDENTIAL DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER (KWD) AND INDIVIDUAL PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS). TEST PITS FOR SAID SEPTIC SYSTEMS ARE SHOWN ON THE PLANS.
- 16.) VEGETATED AREA CALCULATION - AS PER §16.3.2.17.D(1)(d):
- |  |                              |
|--|------------------------------|
| TOTAL AREA WITHIN SHORELAND PROTECTION OVERLAY | = 249,491 SQ. FT. (5.73 AC.) |
| TOTAL VEGETATED AREA PROPOSED                  | = 44,447 SQ. FT. (1.02 AC.)  |
- [44,447 / 249,491] = 17.81% < 20% => OK



REVIEW PRINT-NOT FOR CONSTRUCTION  
TAX MAP 60, LOT 10-3

NO.	DESCRIPTION	DATE
A	SKETCH PLAN REVISIONS	03/10/22

SKETCH GRADING PLAN  
CUTTS ROAD SUBDIVISION  
47 CUTTS ROAD, KITTERY, MAINE

FOR: C/O CHIP ANDREWS  
28 ANDY'S LANE  
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