

**Town of Kittery Maine
 Planning Board Meeting
 August 13, 2020**

ITEM 4— 8 Wentworth Street, Rice Public Library – Preliminary Site Plan Review

Action: Approve or deny plan, or continue public hearing. Owner/applicant, the Town of Kittery, requests consideration of a preliminary site plan approval for a three-story addition and related site improvements to the Rice Public Library located at 8 Wentworth Street (Tax Map 4, Lot 88) in the Mixed Use – Kittery Foreside (MU-KF) Zone. Agents are Ryan Kanteres, Scott Simons Architects and Steve Doe, Sebago Technics, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Review	HELD—1/9/2020	APPROVED
NO	Site Visit	TBD—May hold after opening of public hearing	TBD
YES	Determination of Completeness/Acceptance	HELD— 2/27/20	ACCEPTED
YES	Public Hearing	8/13/20	ONGOING
YES	Preliminary Plan Review and Decision	TBD	TBD
YES	Final Plan Review and Decision	TBD	TBD

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. 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 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.

Background

This is a preliminary plan application to expand the existing 2.5 -story + full basement Romanesque Revival structure known as the Rice Public Library (listed on the National Register of Historic Places), by adding a three-story expansion to the southeastern corner of the original building. The .8 acre (34,947 sf) lot is located in the Mixed Use – Kittery Foreside Zone.

The existing library building is a nonconforming structure as it exceeds the 40-foot height limit set in the Mixed Use - Kittery Foreside Zone. Given the lot’s nonconforming status, the Town of Kittery (“Applicant”) filed and was granted a miscellaneous variance by the Board of Appeals (“BOA”) at their January 14, 2020 to both expand a nonconforming structure and construct a flat roof located on the south, southwest and southeast sections of the expansion¹. Attached hereto is the BOA’s January 14, 2020 Notice of Decision.

In conjunction with the BOA’s application process, the Planning Board (“Board”) held several meetings as part of their development review process. The Board accepted and approved the sketch plan at their meeting on January 9, 2020, and at their February 27, 2020 meeting accepted the preliminary plan as complete and originally set the public hearing date for March 26, 2020 with the condition that the absent submission requirements, as identified in the February 27, 2020 Planner Review Notes (“PRN”), were included in the ensuing plan submission. Nevertheless, due to the current pandemic, it was decided by the Applicant to postpone the public hearing to a later date. After a few months delay, the Applicant decided to resume the

¹ On January 14, 2020, the Board of Appeals heard an application for a miscellaneous variation request to allow the non-conforming library building to be expanded per 16.7.3.3.B *Nonconforming structure repair and expansion* and to allow a portion of the roof to be flat as 16.3.2.15.D.(4).(e) *Roof slope and shapes* does not allow it. The BOA granted both miscellaneous variation requests. The Notice of Decision is included with this PRN.

site plan review process and requested the Board at their July 23, 2020 meeting to schedule a public hearing for August 13, 2020, which was granted.

Staff Review

Submission

The preliminary plan submission includes the information required under 16.10.5.2. *Planner Review and confirmation of submittal content for preliminary plan* that would apply to a currently developed lot on which a public building is located. The Applicant with their previous plan rendition omitted the following content for which is now included in the current site plan set and application before the Board:

1. Missing abutter locations and information;
2. Absent Map and Lot information in the title block of the site plans; and
3. Submission of most current deed that reflects the Town of Kittery having the fee interest of the property.

Waiver Request

The Applicant is requesting a waiver from §16.8.4.13.A Sidewalks along Traip Avenue. The Applicant bases their request on the fact that there is insufficient right-of-way space to construct a sidewalk. Moreover, the Applicant states a sidewalk is inappropriate for Traip Avenue as sections of the road are used for parking and the road becomes increasingly narrow and steep in certain sections, rendering the instillation of a sidewalk ill-suited and, if required, cost prohibitive.

This waiver does not include the proposed sidewalk along Wentworth Street, which abuts the frontage proposed development, allowing patrons to access safely the Rice Public Library.

Project Description

A detailed description of the project can be found in Applicant's agent project narrative, dated February 6, 2020. An updated narrative is also provided, dated July 23, 2020 that enumerates the changes made to the application since the Board was last presented the application.

Response to Staff Comments, Dated March 5, 2020

The Applicant provided a response to staff comments that were issued on March 5, 2020 that emanated from the February 27, 2020 meeting. Please see reference response letter provided herein.

Comments on the July 24 2020 submission

Site Plan Content

1. The Book and Page reference on Map 4 Lot 84 is incorrect. The correct reference should read as follows: 17564 / 144.
2. It is unclear how the tree and its root system located on the corner of Traip and Wentworth shall be preserved during the re-grading of the site. The Applicant should provide an updated site plan illustrating how this will be accomplished along with other trees slated to be preserved or transplanted.
3. It is unclear if there will be enough snow storage capacity located along the eastern edge of the upper parking lot given the type of trees proposed (*Thuja plicata*—spring grove) and whether or not the *Thuja plicata* are salt tolerant. The Applicant should confirm the salt tolerance of the proposed vegetation and whether there will be adequate space for current and future snow storage. In addition, the Applicant should comment on the proposed spacing of the spring grove plants.
4. The Applicant should also consider locations of future bicycle racks to accommodate multiple modes of transportation.
5. The Applicant should confirm whether or not the stormwater management plan will need to be revised that reflects the updated plans.

6. The proposed location of the dumpster on the northeast corner of the upper lot appears to encroach on the side yard setback. The Applicant needs to confirm if this is the case and, if so, propose an alternative location that satisfies the requirement, pursuant to §16.3.2..14.D Standards.
7. As stated in the Applicant's narrative dated July, 23, 2020, a revised floor plan will be submitted to the Fire Chief to confirm the location of the mechanical room and its conformance with Fire Code standards. The Applicant should provide to the Board a timeline for that submission and subsequently submit a letter authored by the Fire Chief to the Board confirming the mechanical room's suitability.
8. The "Surveyor's Statement" on Sheet 1 of 1 needs endorsement.
9. While an erosion control plan is provided by the Applicant there appears a construction sequencing plan has not been furnished. The Applicant should provide a construction sequencing plan to the Board for review and approval.
10. The Applicant appears not to have provided information on construction staging, which should be furnish for review and approval.

Next Steps

Given the current pandemic and the importance to ensure public participation, the public hearing is recommended to be continued to August 27, 2020 meeting. At that meeting, the Board will have comments from CMA for review and consideration. In regard to the waiver request, the Board should vote on that item when ready to render a decision on the preliminary site plan application.

Recommendation

The Board should consider continuing the public hearing to August 27, 2020 for the reasons stated hereinabove. If this is the Board's wish, below is a recommended motion to continue the public hearing:

Move to continue the public hearing to the August 27th 2020 Planning Board meeting for a preliminary site plan from owner/applicant The Town of Kittery, proposing a development for a three-story addition and related site improvements to the Rice Public Library located at 8 Wentworth Street (Tax Map 4, Lot 88) in the Mixed Use – Kittery Foreside (MU-KF).

TOWN OF KITTERY, MAINE

200 Rogers Road -Kittery, ME 03904

Phone: 207-439-6806 Fax: 207-439-6806

www.kitteryme.gov



KITTERY BOARD OF APPEALS

January 21, 2020

Scott Simons Architects

C/O Ryan Kanteres 75
York Street Portland,
ME 04101

Mr. Kanteres,

Your application requesting a Miscellaneous Variation Request to expand a non-conforming structure at 8 Wentworth Street in the Mixed Use -Kittery Foreside (MU-KF) zone was heard by the Board of Appeals on Tuesday, January 14, 2020.

The following motion was made:

Motion by Mr. Fitzpatrick to approve the Miscellaneous Variation Request to expand a non-conforming structure at 8 Wentworth Street in the Mixed Use- Kittery Foreside zone to allow for both the expansion of the non-conforming structure and a flat roof on the South, Southwest and Southeast portions of the building. Motion was seconded by Mr. Brake. Motion passed 5-0-0 [*Yes: Gardner, Brake, Fitzpatrick, Leontakianakos, Timko; No: --; Abstain: --*]

FINDINGS OF FACT

- (1) The Board heard from Scott Simon, representing the applicant Ryan Kanteres to request a Miscellaneous Variation to expand a non-conforming structure at 8 Wentworth Street in the Mixed Use – Kittery Foreside zone per Section 16.6.4.C(l) and 16.7.3.3.B of the Town Code.
- (2) The Board heard from the Code Enforcement Officer and the Kittery Town Manager.
- (3) The Board used the Basis for Decision.
- (4) The existing building exceeds the allowable height in the Mixed Use -Kittery Foreside zone.
- (5) The height will remain unchanged as part of the project.
- (6) The existing structure will remain the highest point of the structure.
- (7) The proposed building increases the footprint by more than 30%.

- (8) The project meets the applicable requirements of the code with the exception of the specific provision of Section 16.3.2.15D.4(e)[2].
- (9) The Board considered the statements that the flat roof is required to preserve the historic nature of the building.

Motion to accept the Findings of Fact made by Vice Chair Leontakianakos. Seconded by Mr. Fitzpatrick. Motion passed 5-0-0 by roll call vote [*Yes: Gardner, Brake, Fitzpatrick, Leontakianakos, Timko, - Nay: --, 'Abstain: --*]

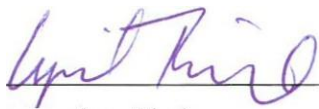
CONCLUSIONS OF LAW

- (1) The Board found it had authority to hear this Miscellaneous Variation Request pursuant to Code Section 16.6.4.C(1).
- (2) The Board determined that meeting the requirements of Section 16.3.2.15D.4(e)[2] would contradict the National Parks Service Technical Brief on recommendations to additions to historic structures.
- (3) The Board approved the Miscellaneous Variation Request.

Motion to accept the Conclusions of Law made by Vice Chair Leontakianakos. Seconded by Mr. Gardner. Motion passed 5-0-0 by roll call vote [*Yes: Gardner, Brake, Fitzpatrick, Leontakianakos, Timko, - Nay: --, 'Abstain: --*]

The members of the Board of Appeals have 10 in which to request a reconsideration. Any member of the public including the applicant have 45 days in which to appeal this decision to Superior Court.

Signed By:





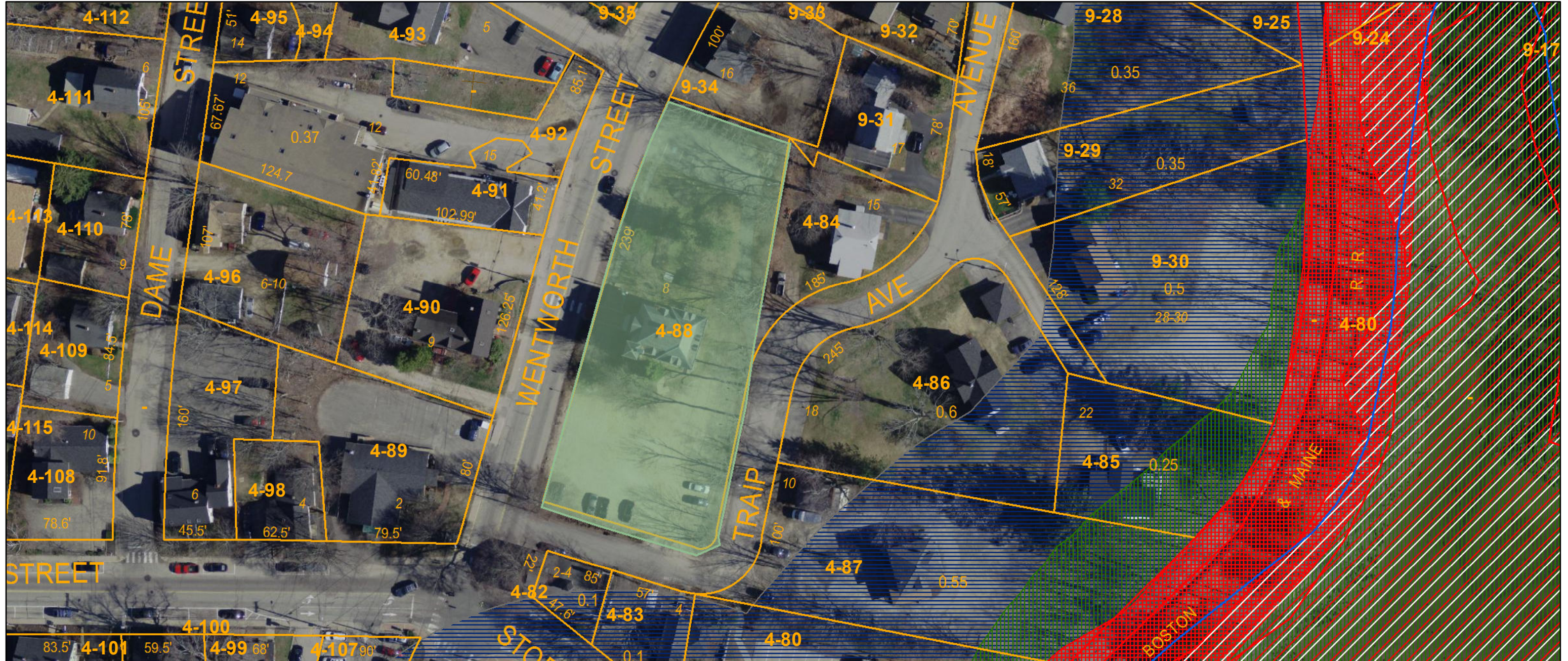
8 Wentworth Street Preliminary Site Plan Review

Kittery, ME

1 inch = 68 Feet



August 6, 2020



	Cemetery		Shoreland Protection Overlay Zone 250'
	Map - Lot Labels		Water-poly
	AE (100 YEAR- with flood elevations)		Commerical Fisheries Overlay Zone
	Resource Protection Overlay Zone		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

RICE PUBLIC LIBRARY

8 WENTWORTH STREET
KITTERY, MAINE 03904

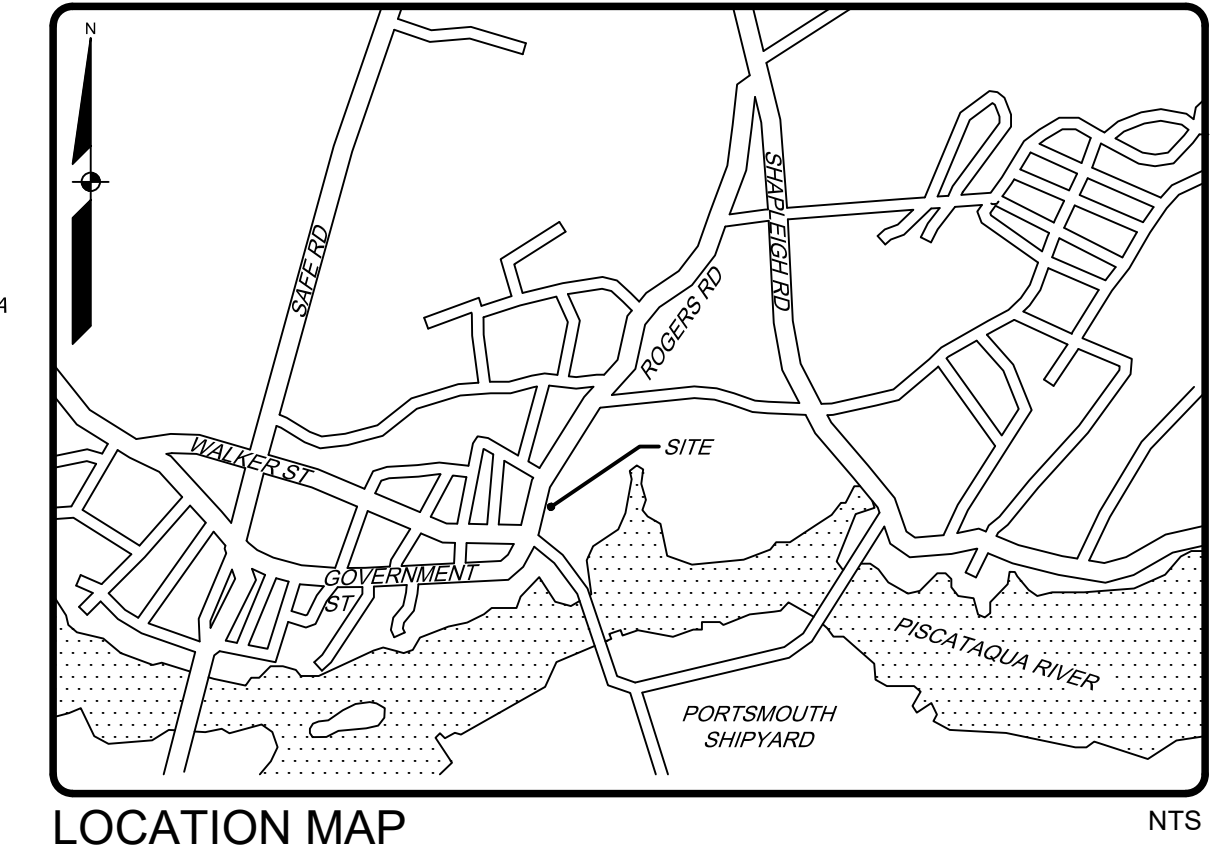
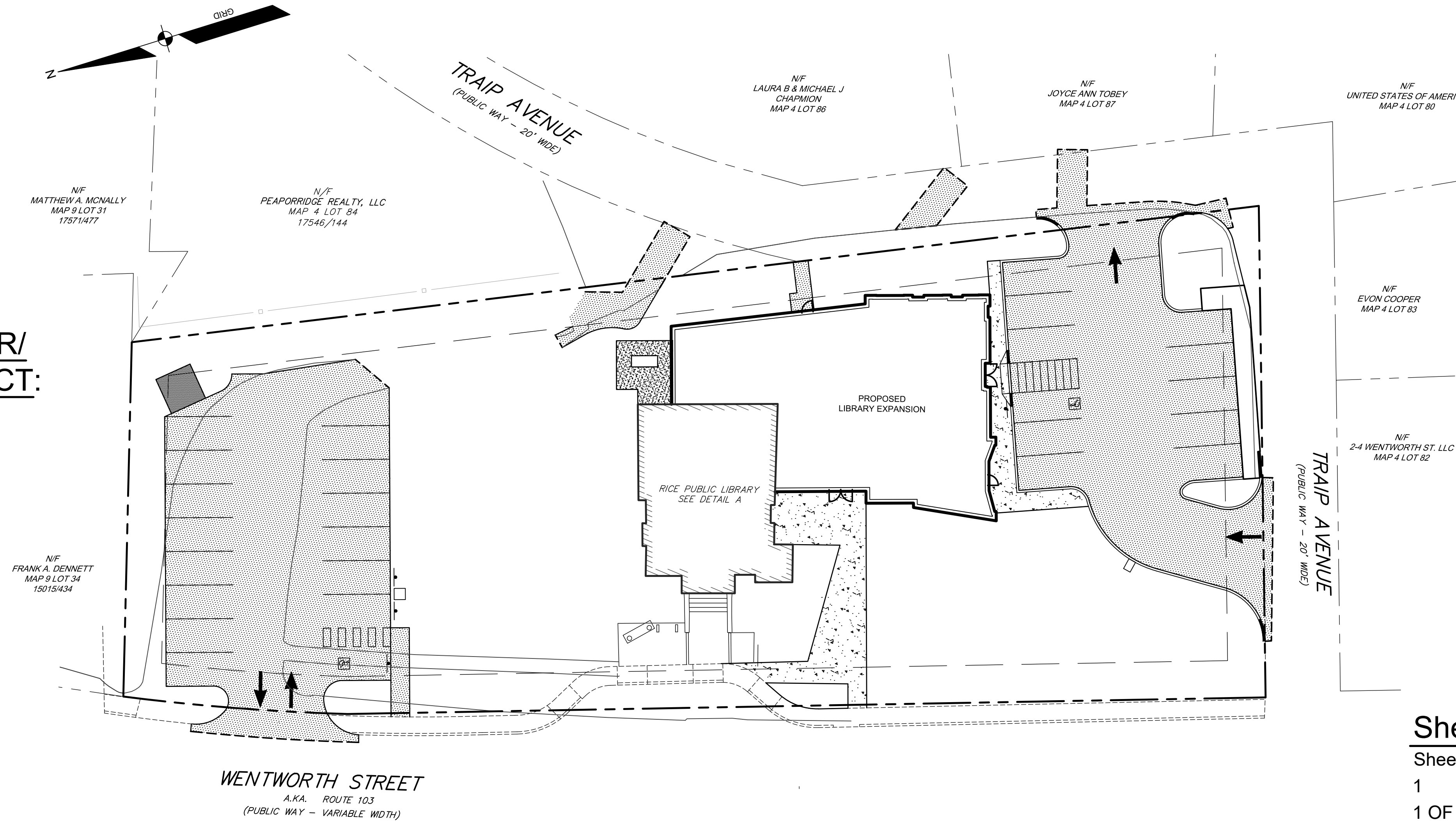
APPLICANT:

LASSEL ARCHITECT
P.O. BOX 370, 370 MAIN STREET
SOUTH BERWICK, MAINE 03908

SCOTT SIMONS ARCHITECTS
75 YORK STREET
PORTLAND, MAINE 04101

**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:**

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

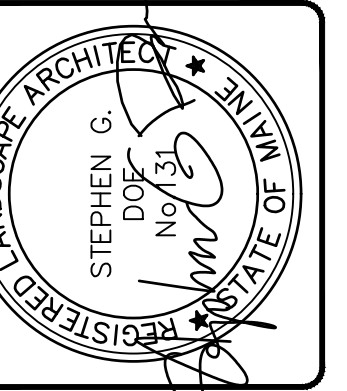


Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
1 OF 1	EXISTING CONDITIONS
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPE PLAN
5	EROSION CONTROL NOTES AND DETAILS
6	DETAILS
7	DETAILS
8	PHOTOMETRIC PLAN - BY OTHERS

SCALE: 1" = 20'

NOT FOR CONSTRUCTION



REV.	BY	DATE	STATUS
D	SGD	07/23/2020	REVISED FOR VALUE ENGINEER
C	SGD	03/12/2020	REVISED PER STAFF AND CLIENT COMMENTS
B	SGD	02/06/2020	ISSUED FOR SITE PLAN REVIEW
A	SGD	08/27/2019	ISSUED FOR CLIENT USE

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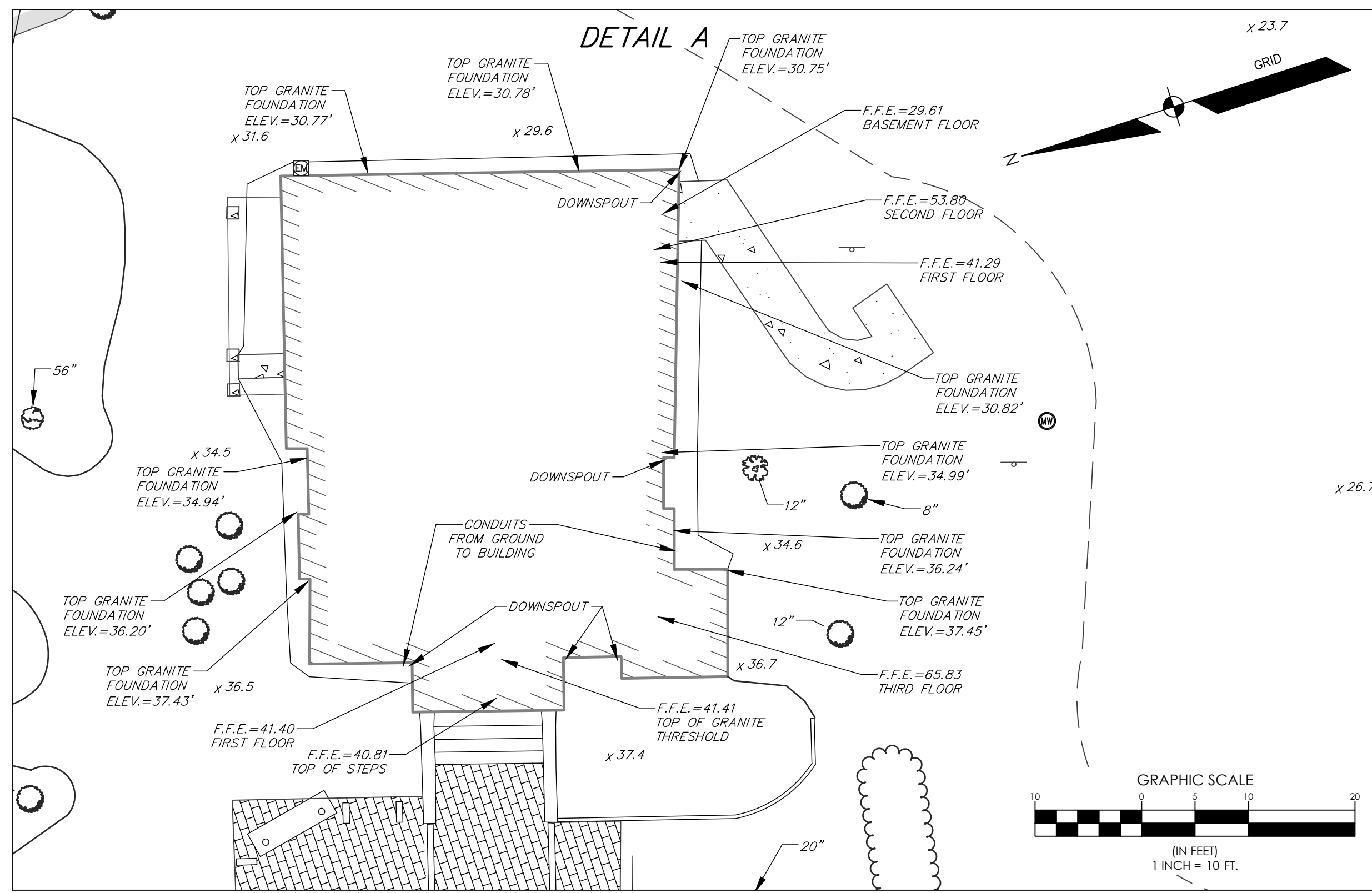
COVER SHEET
OF:
RICE PUBLIC LIBRARY
8 WENTWORTH STREET
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FOR:
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P.O. BOX 370, 370 MAIN STREET
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DESIGNED	SGD
DRAWN	SRC
CHECKED	SGD
DATE	07/23/2020
SCALE	1" = 20'
PROJECT	18438

SHEET 1 OF 8

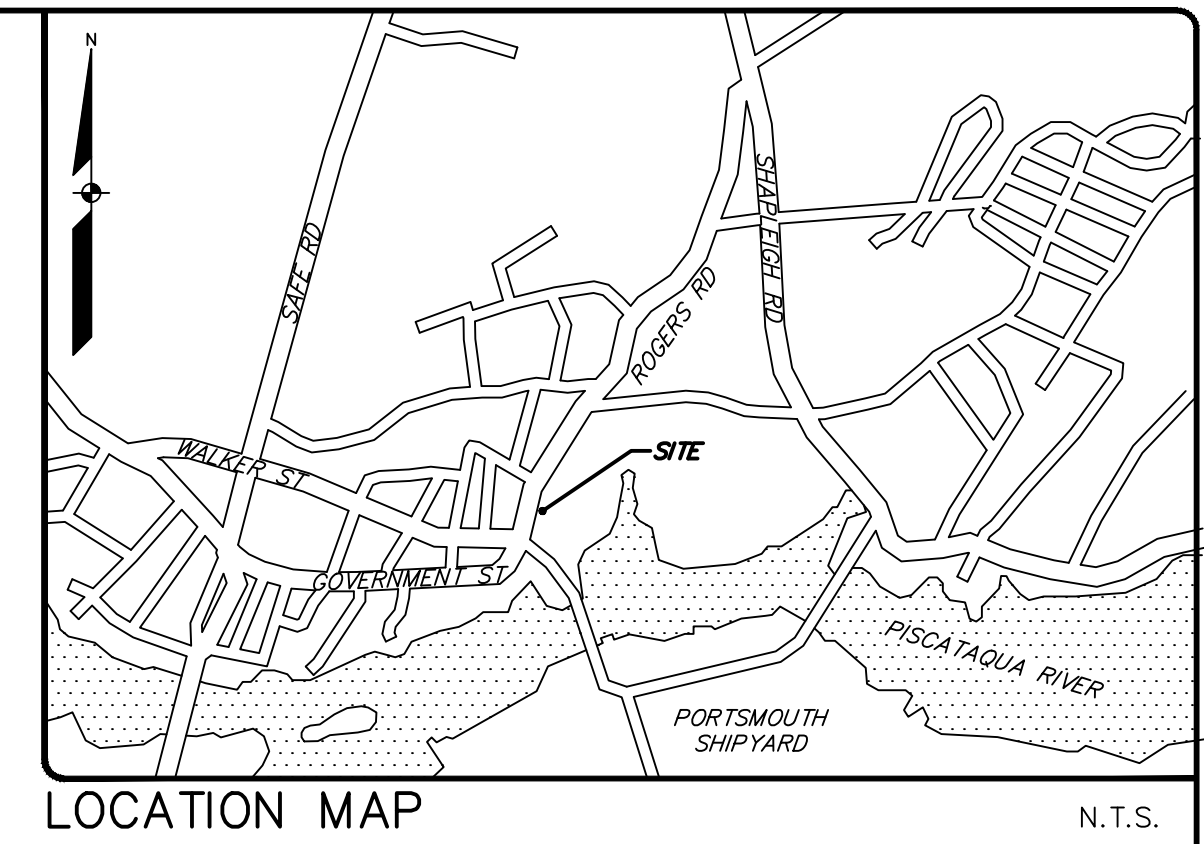
MAP 4 LOT 88



LEGEND

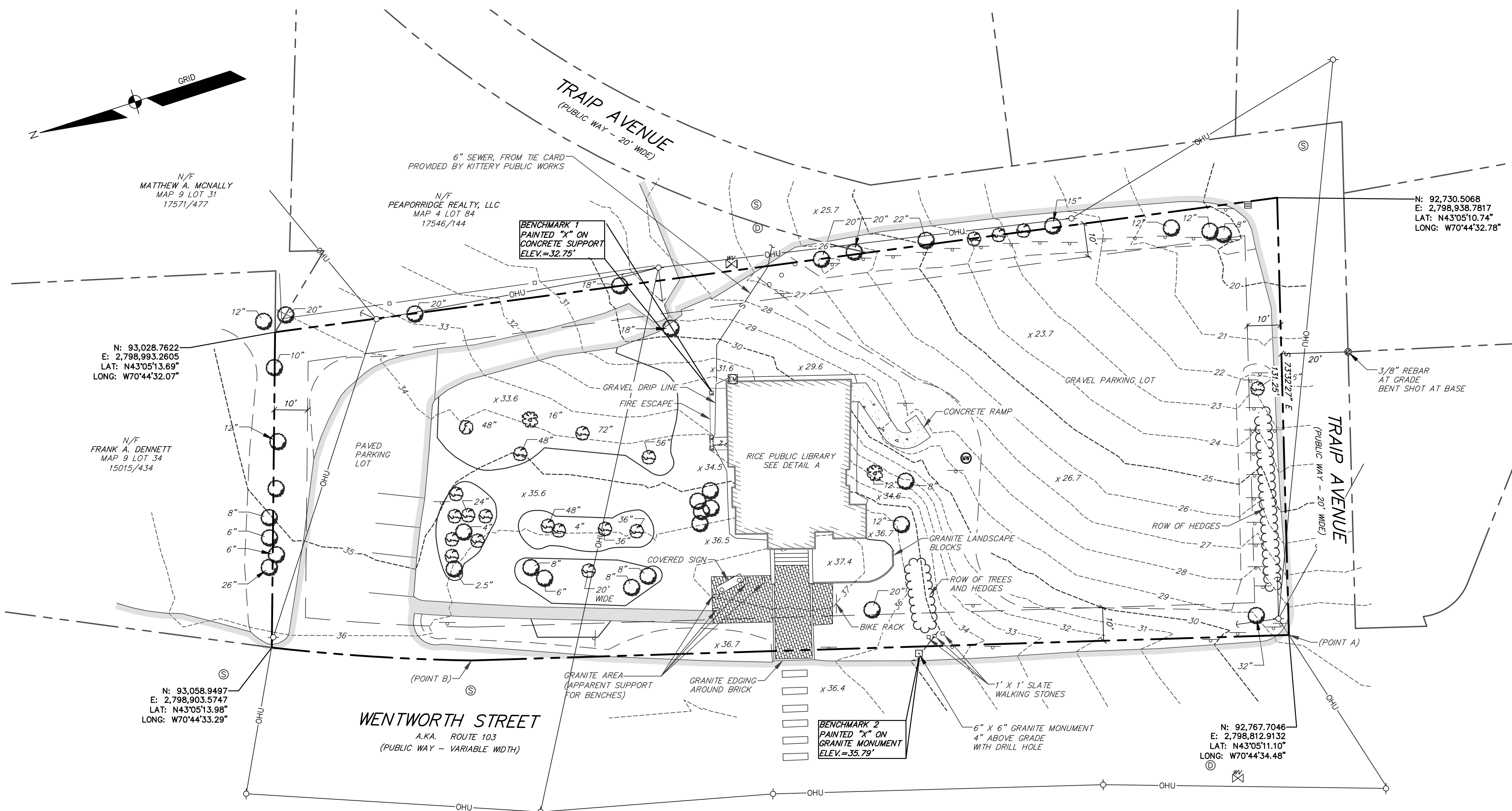
EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- MONUMENT
- IRON PIPE/ROD
- BENCHMARK
- BUILDING
- DECK/STEPS/OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- EDGE GRAVEL
- LANDSCAPING
- TREELINE/HEDGE CONTOURS
- SPOT GRADE
- STOCKADE FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- ORNAMENTAL SHRUB
- BOLLARD
- SIGN
- WATER GATE VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- OVERHEAD UTILITY
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- MONITORING WELL
- SANITARY SEWER



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS THE INHABITANTS OF THE TOWN OF KITTERY BY DEED DATED JULY 1, 2019 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 17992, PAGE 618.
- THE PROPERTY IS SHOWN AS LOT 88 ON THE TOWN OF KITTERY TAX MAP 4 AND IS LOCATED IN THE MIXED USE - KITTERY FORESIDE DISTRICT.
- SPACE AND BULK CRITERIA FOR THE MIXED USE - KITTERY FORESIDE DISTRICT ARE AS FOLLOWS:
 - NET RESIDENTIAL DENSITY: 5,000 SQUARE FEET
 - MINIMUM LOT SIZE: 5,000 SQUARE FEET
 - MINIMUM STREET FRONTAGE: NONE
 - MINIMUM FRONT YARD: 0/10 FEET*
 - MINIMUM SIDE YARD: 10 FEET*
 - MINIMUM REAR YARD: 10 FEET*
 - MAXIMUM BUILDING HEIGHT: 40 FEET*
 - MAXIMUM BUILDING COVERAGE: 60%
- TOTAL AREA OF PARCEL IS APPROXIMATELY 34,947 SQUARE FEET OR 0.80 ACRES AS DEPICTED ON PLAN REFERENCE 6A.
- THE BOUNDARY AS DEPICTED HEREON IS BASED SOLELY ON PLAN REFERENCE 6A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY 17, 2019.
- PLAN REFERENCES:
 - A. "STANDARD BOUNDARY SURVEY OF THE RICE PUBLIC LIBRARY LOT, WENTWORTH ST. AND TRAP AVE, KITTERY, MAINE" BY EASTERLY SURVEYING DATED JANUARY 18, 1991 AND RECORDED IN THE YCRD IN PLAN BOOK 201, PAGE 11
 - B. "LOT SURVEY FOR THE KITTERY INVESTMENT GROUP IN KITTERY, MAINE" BY BRUCE L. POHOPEK DATED OCTOBER 25, 1989
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KITTERY, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230171-0008-D, HAVING AN EFFECTIVE DATE OF JULY 3, 1996. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- THE MONUMENTS MARKING THE BOUNDARY PER PLAN REFERENCE 6A WERE NOT FOUND. THE BEST EVIDENCE THAT WAS FIELD LOCATED INCLUDES THE GRANITE MONUMENT, 2.09 FEET OFFSET FROM THE BOUNDARY LINE PER PLAN REFERENCE 6A; FOUND ON WENTWORTH STREET AND THE REBAR FOUND ON TRAP AVENUE. PLAN REFERENCE 6A WAS PLACED BY HOLDING THE SCALED MEASUREMENTS FROM PLAN REFERENCE 6A'S SOUTHWESTERLY "REBAR TO BE SET" (POINT A) TO THE FOUND GRANITE MONUMENT AND THE NORTHERLY "ROW MONUMENT TO BE SET BY THE STATE OF MAINE D.O.T." (POINT B) TO THE FOUND GRANITE MONUMENT. USING THE SCALED MEASUREMENTS AS A BASE POINT THE PLAN WAS ROTATED TO THE 20 FOOT OFFSET FROM THE FOUND REBAR ON TRAP AVENUE.



SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESE, PLS 2009 FEBRUARY 5, 2020

DATE	BY	DESCRIPTION
03-10-20	CDM	CHANGED RECORD OWNER
02-06-20	ISGD	ISSUED FOR SITE PLAN REVIEW
08-27-19	ISGD	ISSUED FOR CLIENT USE
02-20-19	AJS	UPDATED FOR CLIENT USE
01-10-19	AJS	ISSUED FOR CLIENT REVIEW
	REVI BY:	STATUS:
	DATE:	

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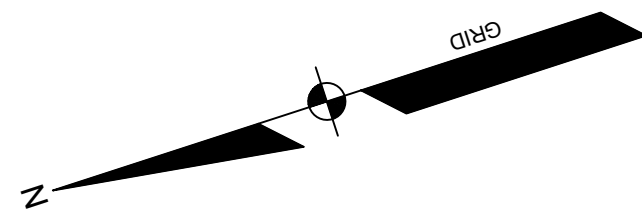
EXISTING CONDITIONS SURVEY

OF:
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FOR:
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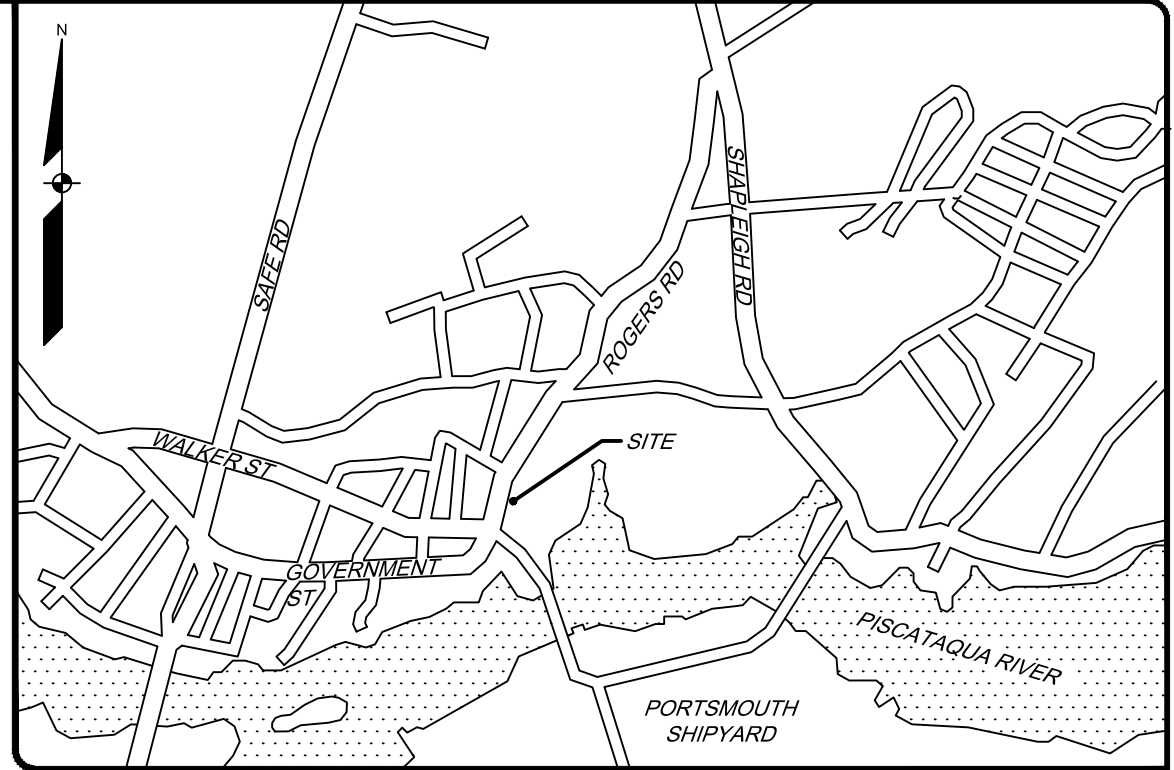
PROJECT NO.	SCALE
18438	1" = 20'

SHEET 1 OF 1



LEGEND

EXISTING	PROPOSED
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LOCATION MAP N.T.S.

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 - MINIMUM REAR YARD: 10 FEET*
 - MAXIMUM BUILDING HEIGHT: 40 FEET*
 - MAXIMUM BUILDING COVERAGE: 60%*
 - *SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
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- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KITTERY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 23071-0008-D, HAVING AN EFFECTIVE DATE OF JULY 3, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
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11. LOT COVERAGE CALCULATIONS:

	BUILDING	TOTAL NON-VEGETATED
EXISTING:	5.32%	44.58%
PROPOSED:	15.60%	35.28%

- USE: LIBRARY
- PARKING SUMMARY:
 - EXISTING: 35 + SPACES (GRAVEL LOT HAS UNDEFINED SPACES)
 - REQUIRED:
 - A. 1 SPACE / 350 SF OF PUBLIC SPACE (9,268 SF / 350) = 26 SPACES
 - B. 1 SPACE / 2 EMPLOYEES (6 EMPLOYEES / 2) = 3 SPACES
 - PROPOSED: 27 SPACES + 2 SHORT-TERM SPACES OFF WENTWORTH STREET = 29 SPACES

14. BUILDING SUMMARY:

	EXISTING RICE LIBRARY	EXISTING TAYLOR LIBRARY (TO BE DISCONTINUED)	PROPOSED RICE LIBRARY
BASEMENT:	1629 SF	2480 SF	
1ST FLOOR:	1629 SF	2480 SF	5394 SF
2ND FLOOR:	1629 SF	4960 SF	5363 SF
3RD FLOOR:			5363 SF
TOTAL:	4887 SF	9920 SF	16,120 SF

APPROVAL-TOWN OF KITTERY PLANNING BOARD

DATE _____

CHAIRPERSON _____

DESIGNED: SGD

DRAWN: SRC

CHECKED: SGD

DATE: 07/23/2020

SCALE: 1" = 20'

PROJECT: 18438

NOT FOR CONSTRUCTION

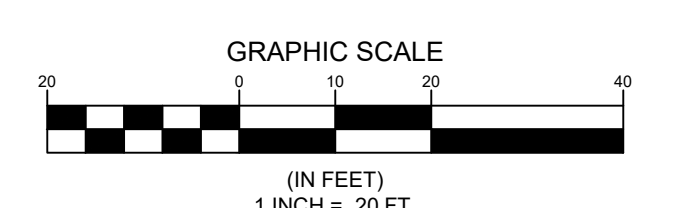
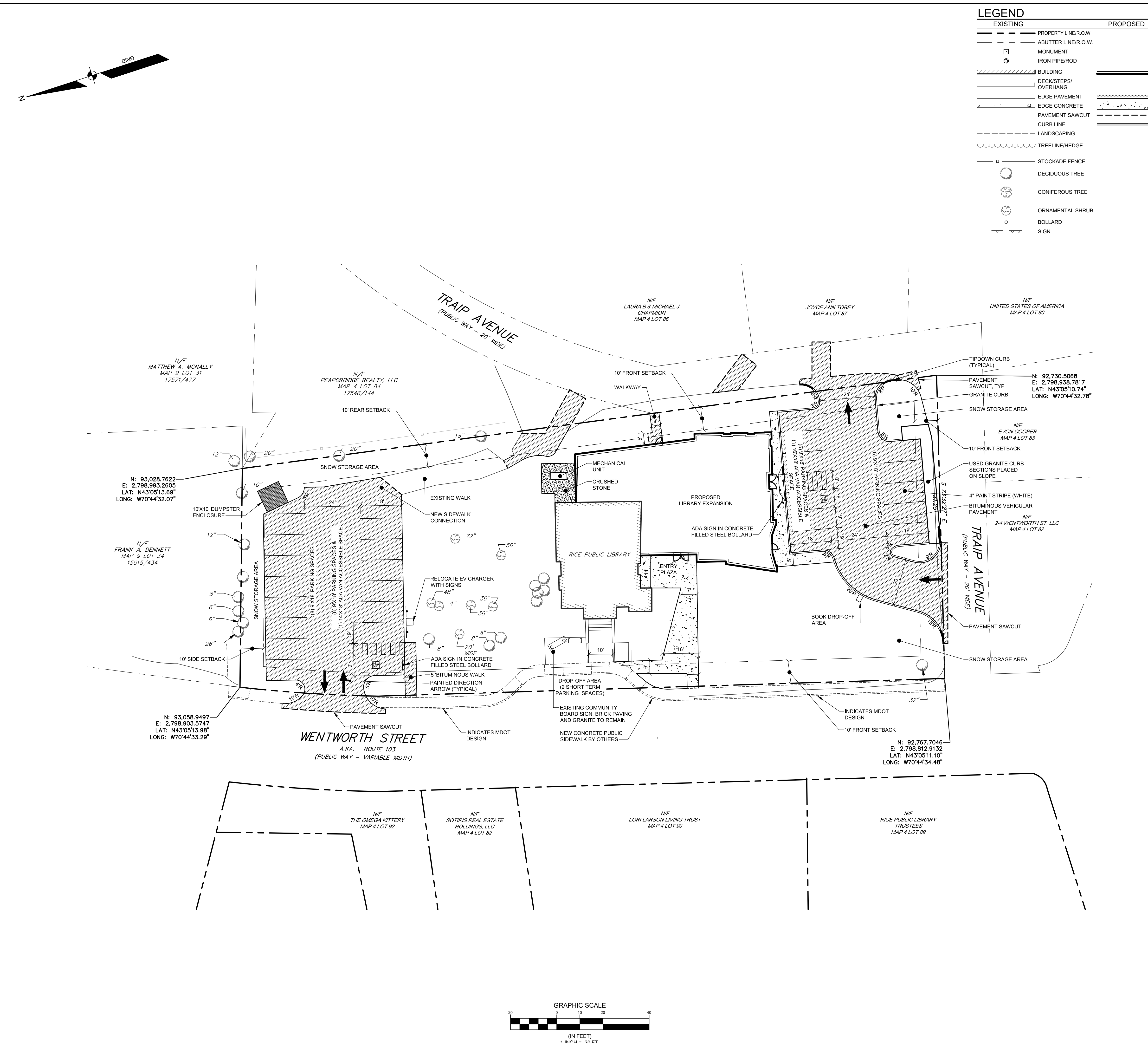
REV.	DATE	STATUS	ISSUED FOR CLIENT USE
D	07/23/2020	REVISED FOR VALUE ENGINEER	
C	03/12/2020	REVISED PER STAFF AND CLIENT COMMENTS	
B	02/06/2020	ISSUED FOR SITE PLAN REVIEW	
A	08/27/2019	ISSUED FOR CLIENT USE	

SEBAGO TECHNICS
 75 John Roberts Rd.
 Suite 1A
 South Portland, ME 04106
 Tel. 207-200-2100

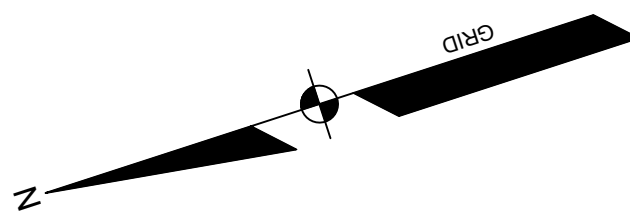
SCOTT SIMONS ARCHITECTS
 75 YORK STREET
 PORTLAND, MAINE 04101

LASSEL ARCHITECTS
 P.O. BOX 370, 370 MAIN STREET
 SOUTH BERWICK, MAINE 03908

SITE PLAN OF RICE PUBLIC LIBRARY
 8 WENTWORTH STREET
 KITTERY, MAINE 03904



18438.dwg, TAB 81a

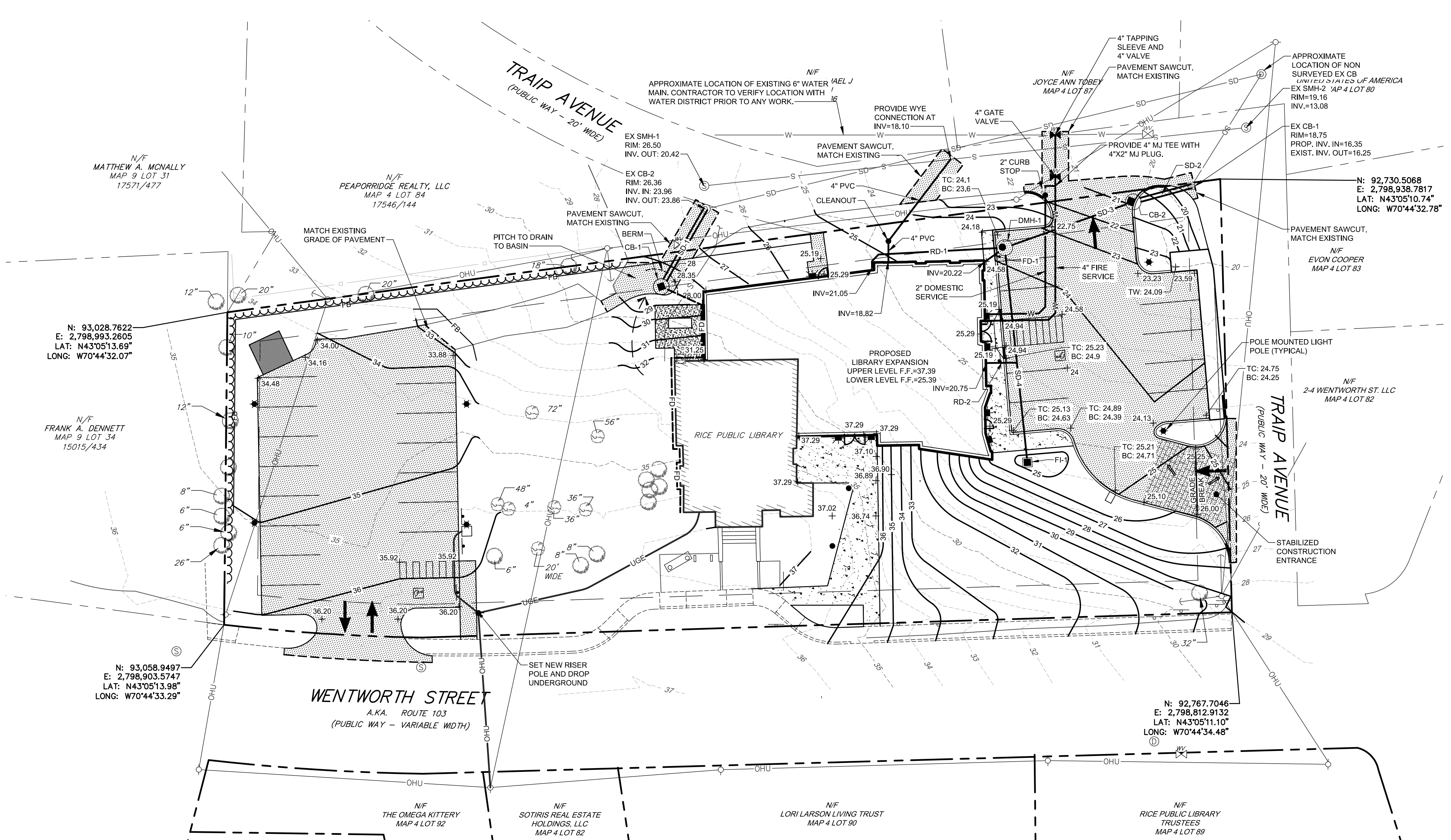


STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	28.00		24.30 (SD-1)	48"
CB-2	21.44	17.55 (SD-3)	17.45 (SD-2)	48"
DMH-1	23.80	20.20 (SD-4) 20.20 (RD-1) 20.20 (FD-1)	20.10 (SD-3)	48"
FI-1	24.50		21.08 (SD-4)	24"X24"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
FD-1	6"	5'	1.93%
RD-1	6"	36'	2.00%
RD-2	6"	9'	0.56%
SD-1	12"	25'	1.26%
SD-2	12"	16'	6.04%
SD-3	10"	37'	6.18%
SD-4	10"	62'	1.35%



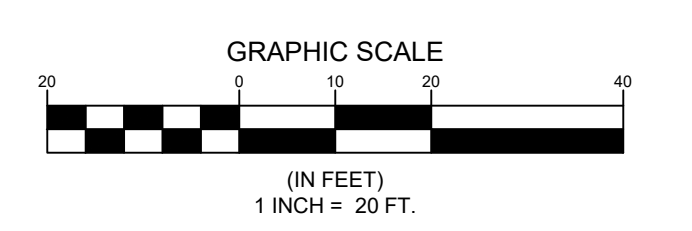
LEGEND

- | EXISTING | PROPOSED |
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- CONIFEROUS TREE
 - ORNAMENTAL SHRUB
 - BOLLARD
 - SIGN
 - WATER
 - WATER GATE VALVE
 - SANITARY MANHOLE
 - SANITARY SEWER
 - DRAINAGE MANHOLE
 - STORM DRAIN
 - UNDER DRAIN
 - OVERHEAD UTILITY
 - UNDERGROUND UTILITY
 - ELECTRIC METER
 - UTILITY POLE
 - POLE LIGHT
 - BOLLARD LIGHT
 - BUILDING MOUNTED LIGHT
 - GLY WIRE
 - MONITORING WELL

N: 93,028.7622
E: 2,796,993.2805
LAT: N43°05'13.69"
LONG: W70°44'32.07"

N: 93,058.9497
E: 2,798,903.5747
LAT: N43°05'13.98"
LONG: W70°44'33.29"

N: 92,767.7046
E: 2,798,812.9132
LAT: N43°05'11.10"
LONG: W70°44'34.48"



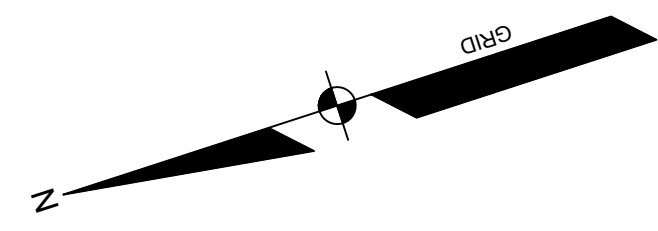
REV	BY	DATE	STATUS
D	SGD	07/23/2020	REVISED FOR VALUE ENGINEER
C	SGD	03/12/2020	REVISED PER STAFF AND CLIENT COMMENTS
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A	SGD	08/27/2019	ISSUED FOR CLIENT USE

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SEBAGO
TECHNICS
75 Park Roberts Rd.
South Portland, ME 04106
Tel: 207-200-2100
WWW.SEAGOTECHNICS.COM

GRADING AND UTILITY PLAN
OF:
RICE PUBLIC LIBRARY
8 WENTWORTH STREET
KITTEERY, MAINE 03904
FOR:
SCOTT SIMONS ARCHITECTS
P.O. BOX 370, 370 MAIN STREET
SOUTH BERTWICK, MAINE 03908
SCOTT SIMONS ARCHITECTS
75 YORK STREET
PORTLAND, MAINE 04101

DESIGNED	SGD/MMKO
DRAWN	SRC
CHECKED	SGD
DATE	07/23/2020
SCALE	1" = 20'
PROJECT	18438

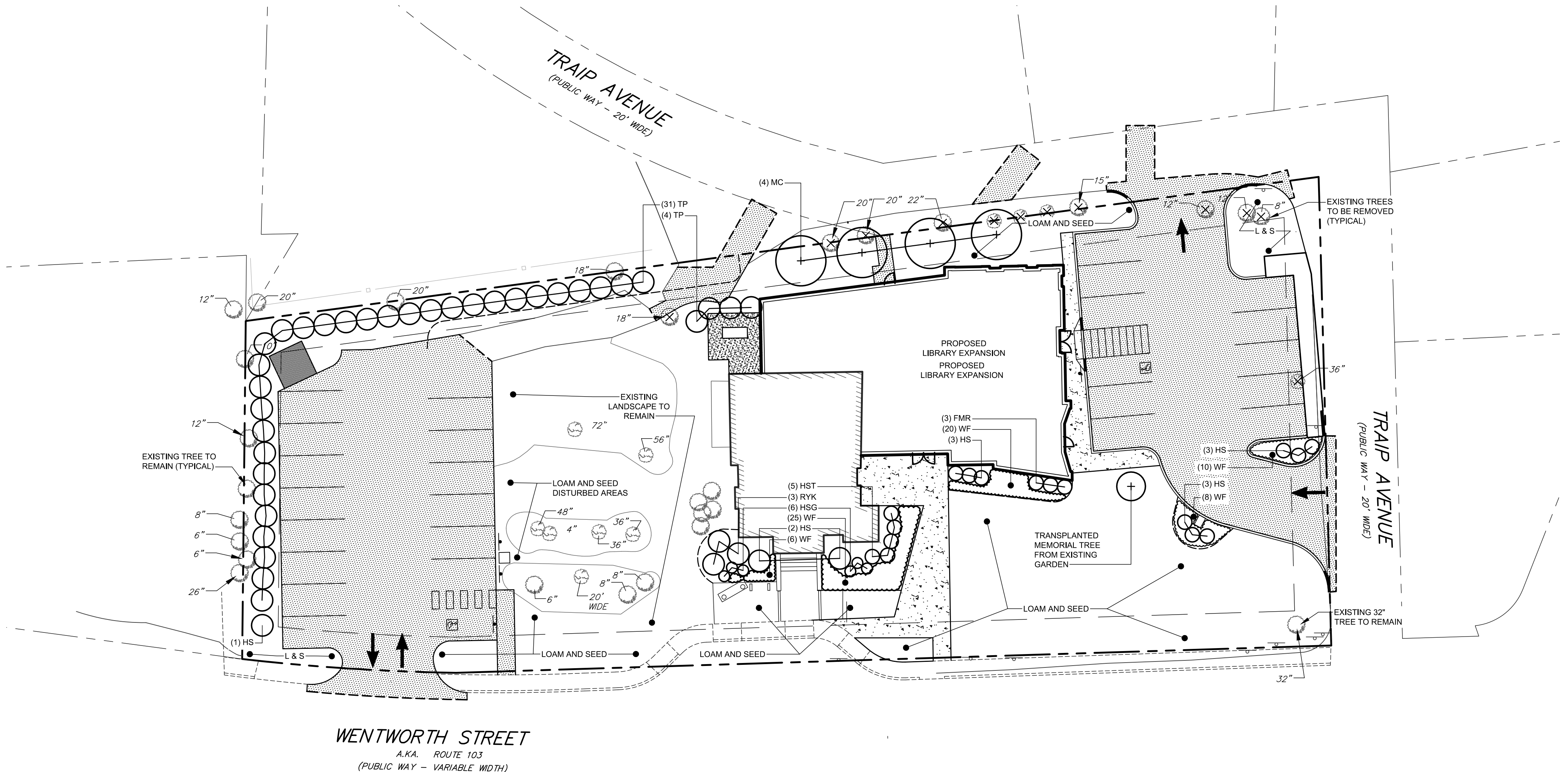


PLANT SCHEDULE

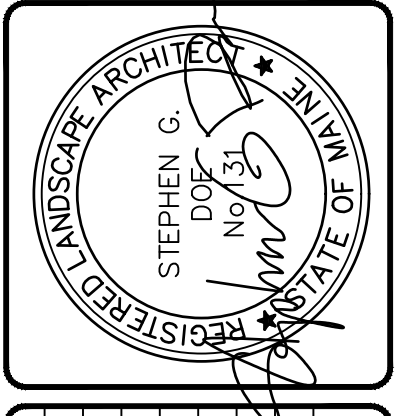
KEY BOTANICAL NAME	COMMON NAME	SIZE
HST HYDRANGEA SERRATA 'TINY TUFF STUFF'	TINY TUFF STUFF HYDRANGEA	#3 CONT.
RYK RHODODENDRON 'YAKUSHIMANUM 'KEN JANECK'	KEN JANECK RHODODENDRON	24'-30'
HSG HOSTA 'STAINED GLASS'	STAINED GLASS HOSTA	#1 CONT.
WF WILDSTENIA FRAGRANDES	BARREN STRAWBERRY	#1 CONT.
FMR FOTHERGILLA GARDENII	DWARF BOTTLEBRUSH BUSH	#3 CONT.
MC MALLUS 'CAMELOT'	CAMELOT CRABAPPLE	2' CAL.
TP THUJA PLICATA 'SPRING GROVE'	SPRING GROVE ARBORVITAE	5'-8' HGT.
HS HYDRANGEA MACROPHYLLA 'SEASIDE SERANADE BAR HARBOR'	SEASIDE SERANADE BAR HARBOR HYDRANGEA	#3 CONT.

LEGEND

EXISTING	PROPOSED
- - - - -	PROPERTY LINE/O.W.
- - - - -	ABUTTER LINE/O.W.
□	MONUMENT
○	IRON PIPE/ROD
▭	BUILDING
▭	DECK/STEPS/ OVERHANG
▭	EDGE PAVEMENT
▭	EDGE CONCRETE
▭	PAVEMENT SAWCUT
▭	CURB LINE
---	LANDSCAPING
- - - - -	TREELINE/HEDGE
---	CONTOURS
× 120.00	SPOT GRADE
□	STOCKADE FENCE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	ORNAMENTAL SHRUB
○	BOLLARD
○	SIGN



NOT FOR CONSTRUCTION



REV.	BY	DATE	STATUS	COMMENTS
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C	SGD	03/12/2020	REVISED PER STAFF AND CLIENT COMMENTS	
B	SGD	02/06/2020	ISSUED FOR SITE PLAN REVIEW	
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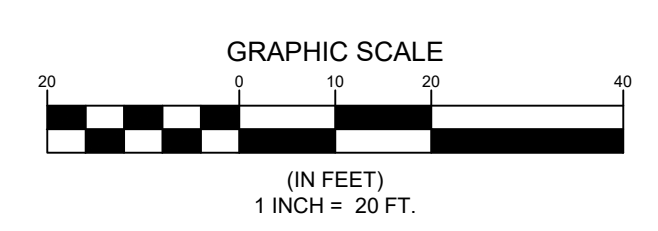
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 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

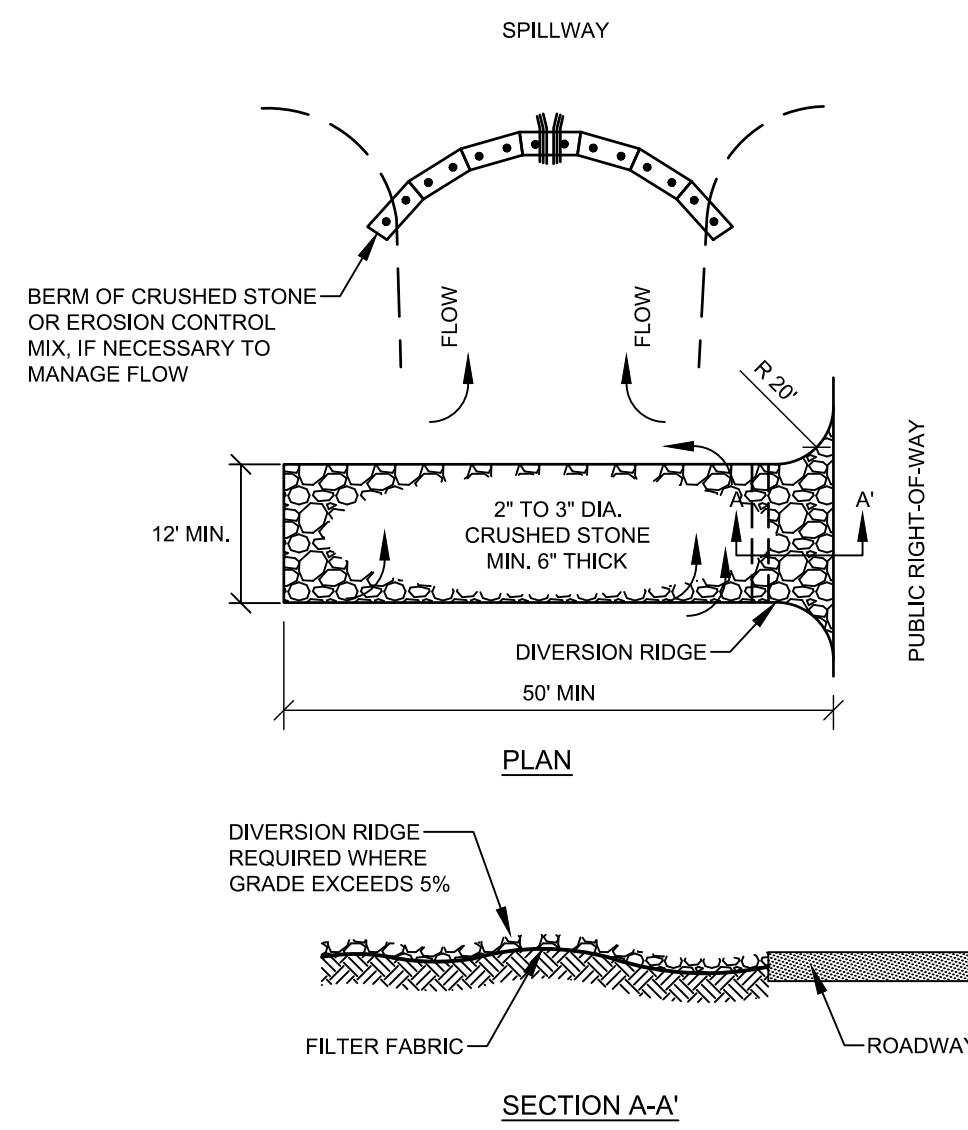
LANDSCAPE PLAN
 OF:
RICE PUBLIC LIBRARY
 8 WENTWORTH STREET
 KITTERY, MAINE 03904
 FOR:
LASSEL ARCHITECTS
 P.O. BOX 370, 370 MAIN STREET
 SOUTH BERWICK, MAINE 03908

SCOTT SIMONS ARCHITECTS
 75 YORK STREET
 PORTLAND, MAINE 04101

DESIGNED	SGD
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SCALE	1" = 20'
PROJECT	18438

SHEET 4 OF 8



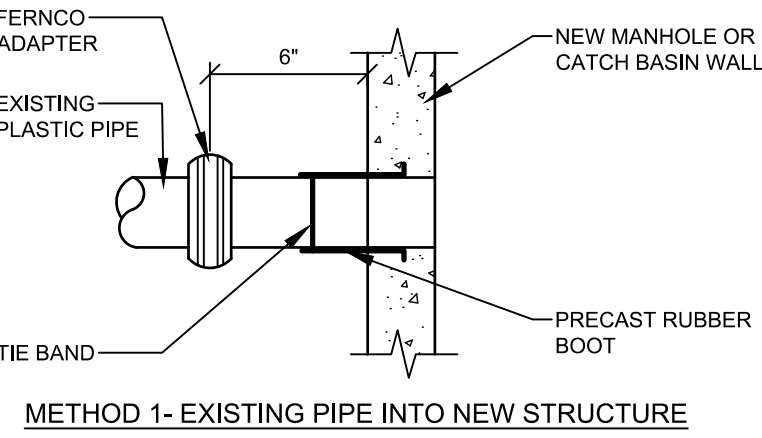


- NOTES:**
- STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (1/2" TO 1 1/2"). USE CRUSHED STONE.
 - LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

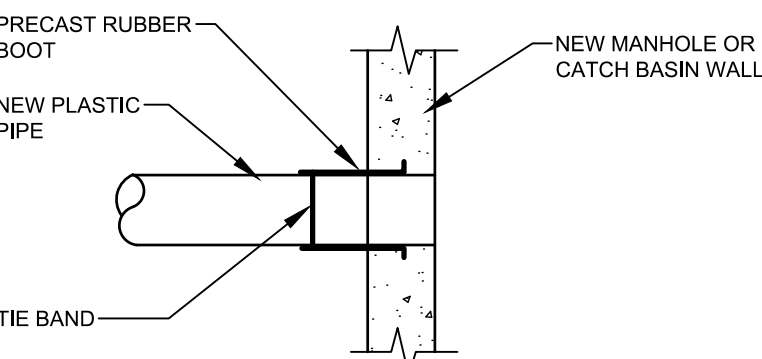
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS:**
- THE ENTRANCE/EXIT PAD SHOULD HAVE A LENGTH OF 50 FEET OR MORE AND A 12 FOOT MINIMUM WIDTH (OR AS APPROPRIATE TO CONTAIN THE WHEEL BASE OF CONSTRUCTION VEHICLES PLUS 3 FEET ON EITHER SIDE).
 - THE PAD SHOULD BE 3 INCHES OR MORE THICK WITH ANGULAR AGGREGATE (2-3 INCH DIAMETER), APPROPRIATE RECLAIMED CONCRETE MATERIAL MAY BE USED.
 - THE AGGREGATE SHOULD BE PLACED OVER A GEOTEXTILE FILTER TO PREVENT THE STONES FROM PUSHING INTO THE NATIVE SOIL.
 - AT THE BOTTOM OF SLOPES, A DIVERSION RIDGE SHOULD BE PROVIDED TO INTERCEPT RUNOFF.
 - BERMS MAY BE NECESSARY TO DIVERT WATER AROUND ANY EXPOSED SOIL, AND RUNOFF SHOULD BE DIRECTED TO A SEDIMENT TRAP.
 - THE WHEELS OF CONSTRUCTION EQUIPMENT MAY BE WASHED PRIOR TO EXITING THE SITE. WASHING SHOULD BE PERFORMED IN AN AREA THAT DRAINS TO A SEDIMENT TRAP OR BASIN.
 - THE PAD SHOULD BE INSPECTED WEEKLY, AND BEFORE AND AFTER EACH STORM. THE PAD MAY HAVE TO BE REPLACED IF THE VOIDS BECOME FILLED WITH SEDIMENT.
 - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

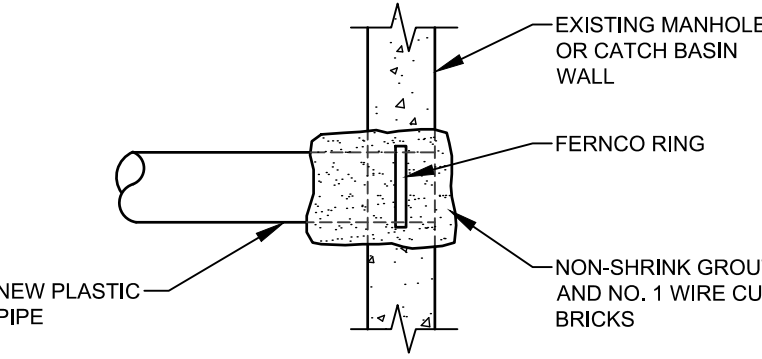
A PAD OF COURSE AGGREGATE AT THE CONSTRUCTION ENTRANCE/EXIT WILL REDUCE THE TRACKING OF SOIL FROM CONSTRUCTION TRAFFIC ONTO A PUBLIC STREET. SEDIMENTS FROM THE TIRE TREADS ARE KNOCKED LOOSE BY THE ANGULAR STONES AND ARE TRAPPED IN THE VOIDS BETWEEN THE STONES.



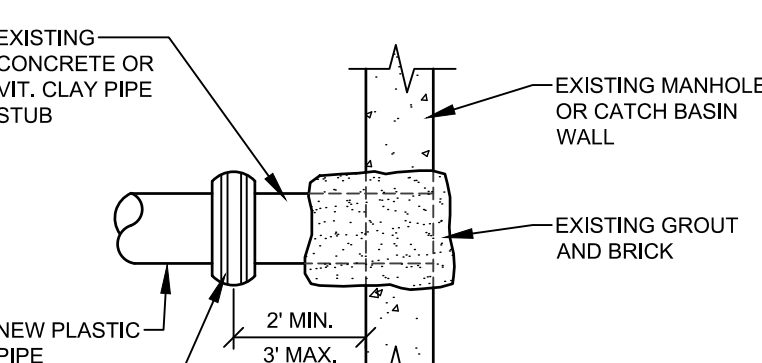
METHOD 1- EXISTING PIPE INTO NEW STRUCTURE



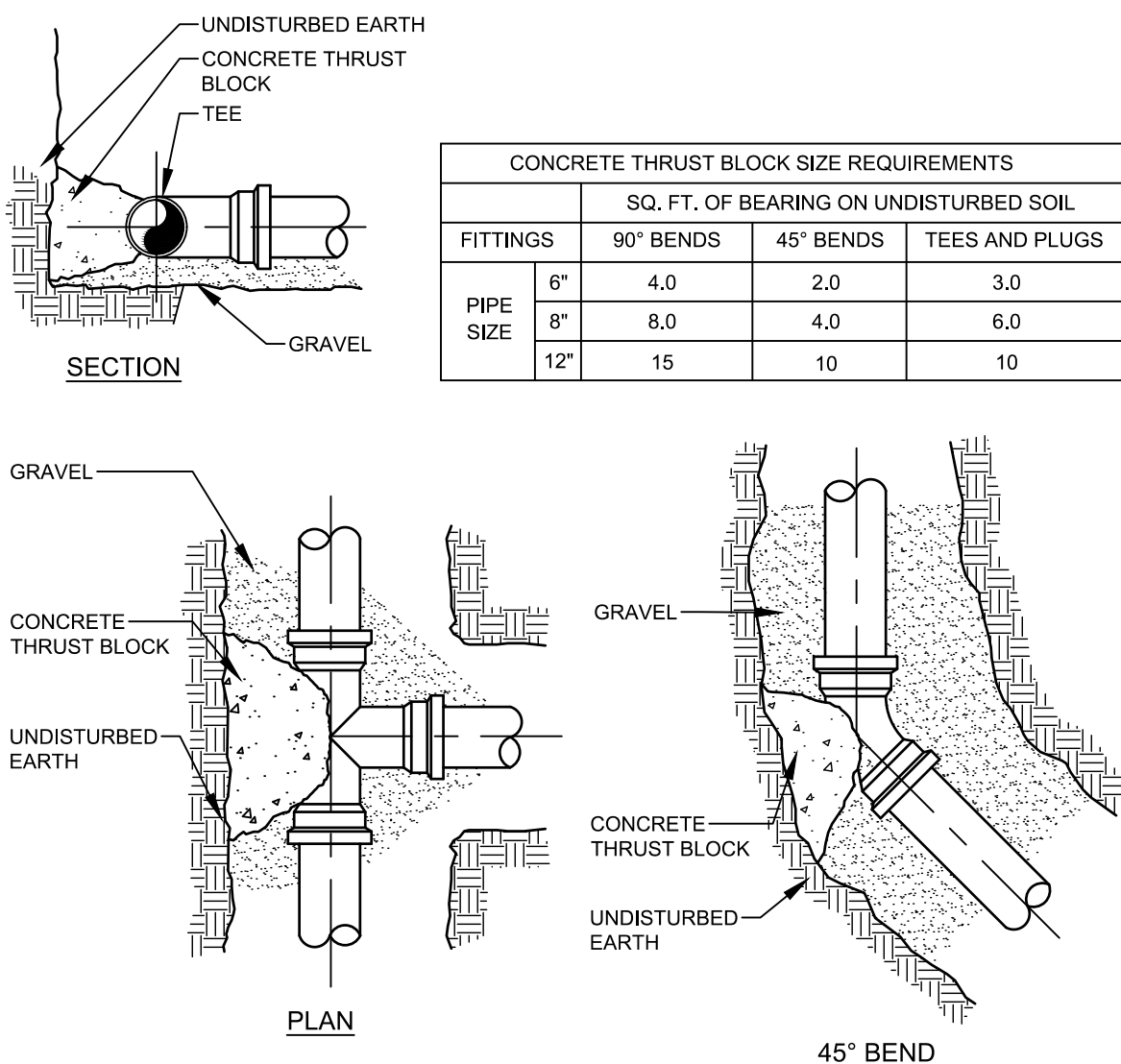
METHOD 2- NEW CONSTRUCTION



METHOD 3- NEW PIPE INTO EXISTING STRUCTURE

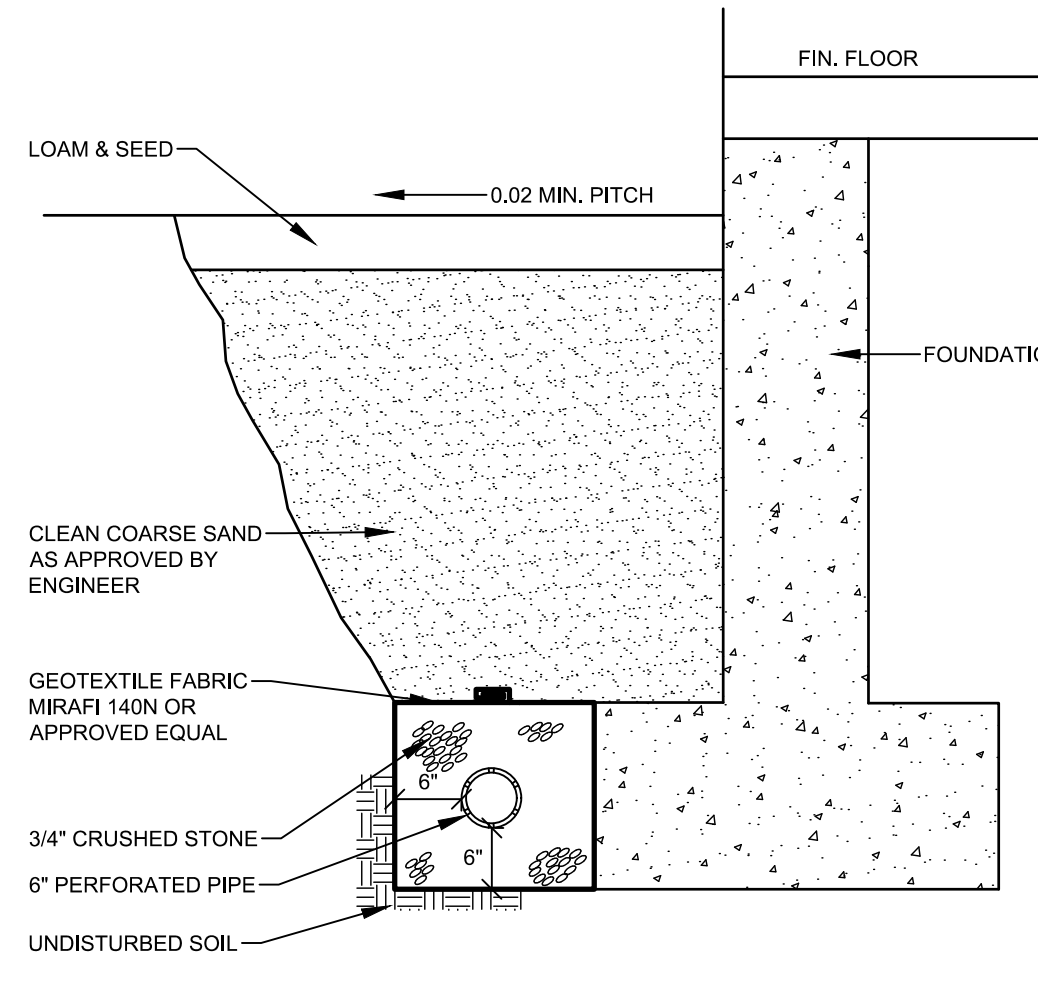


METHOD 4- NEW PIPE INTO EXISTING STUB

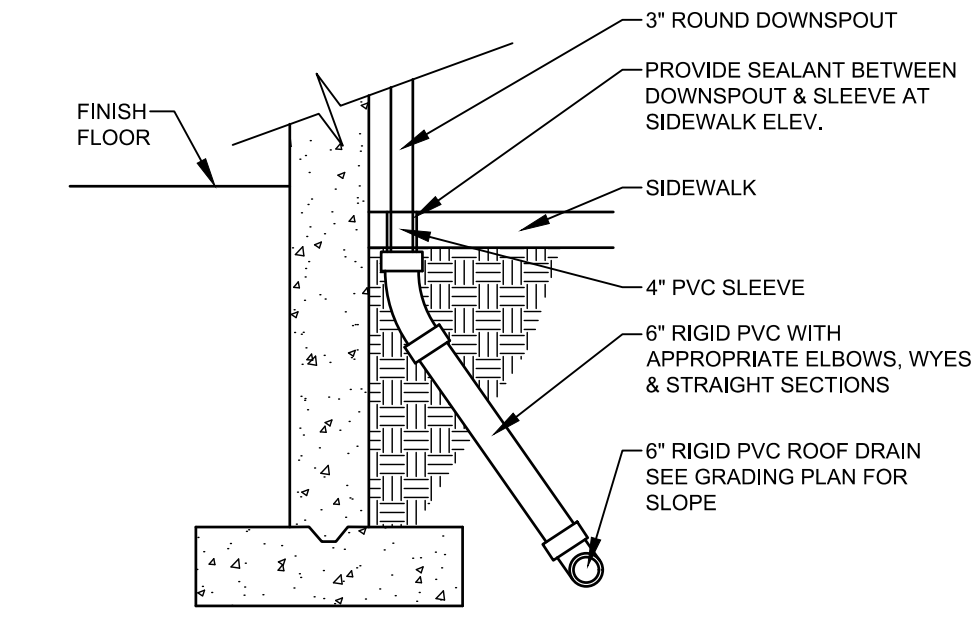


TEE & BEND DETAIL
NOT TO SCALE

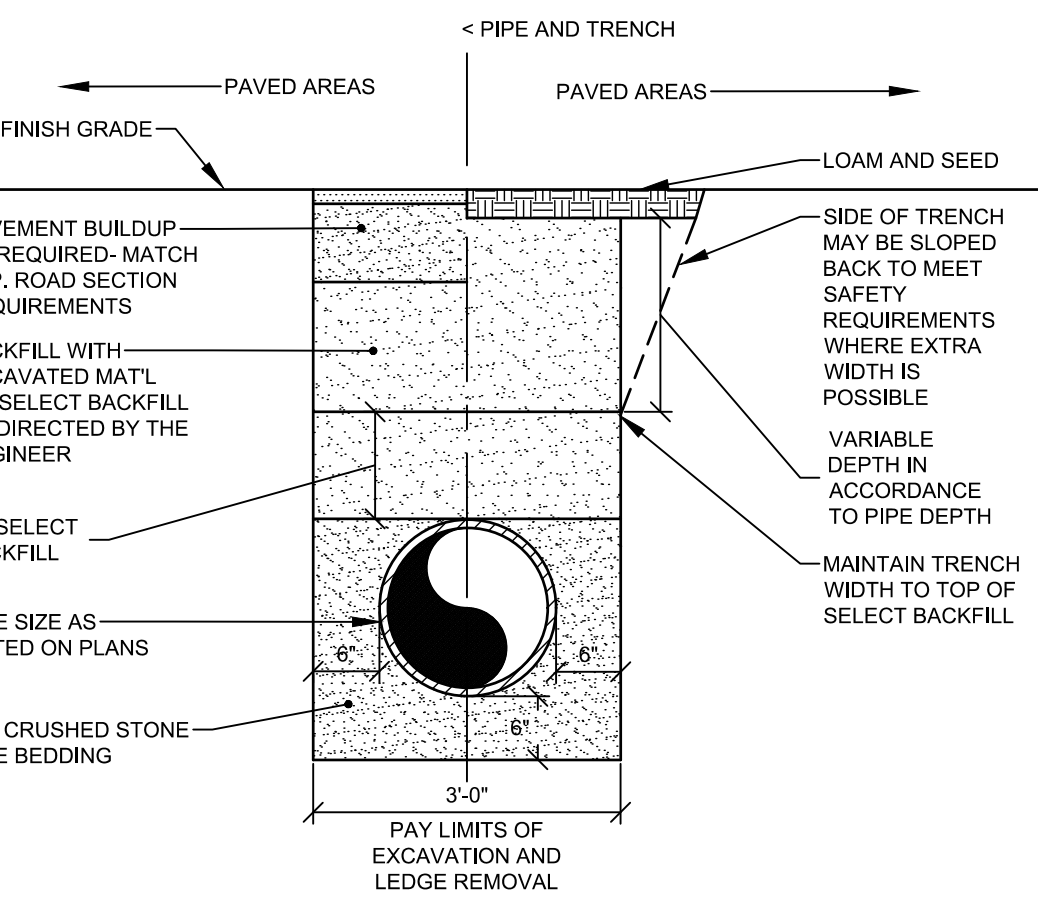
FITTINGS	CONCRETE THRUST BLOCK SIZE REQUIREMENTS		
	90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE			
6"	4.0	2.0	3.0
8"	8.0	4.0	6.0
12"	15	10	10



FOUNDATION DRAIN SECTION
NOT TO SCALE

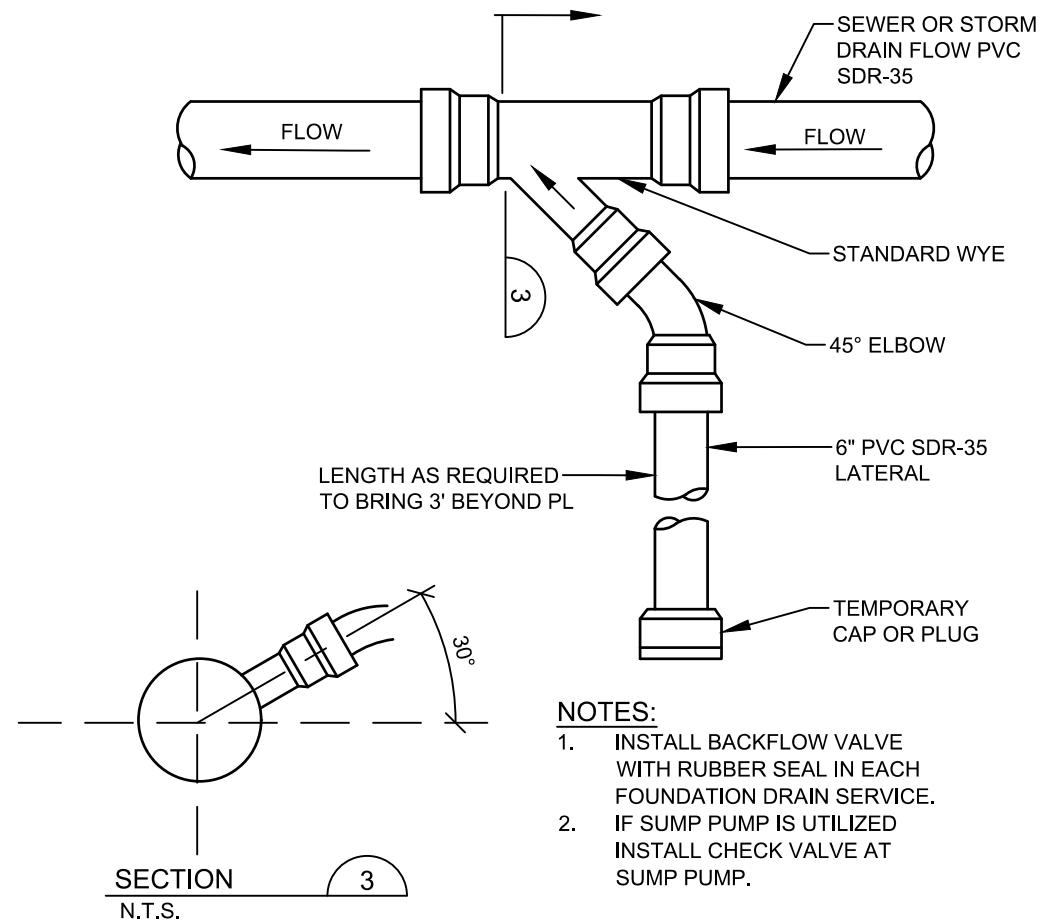


ROOF DRAIN CONNECTOR
NOT TO SCALE

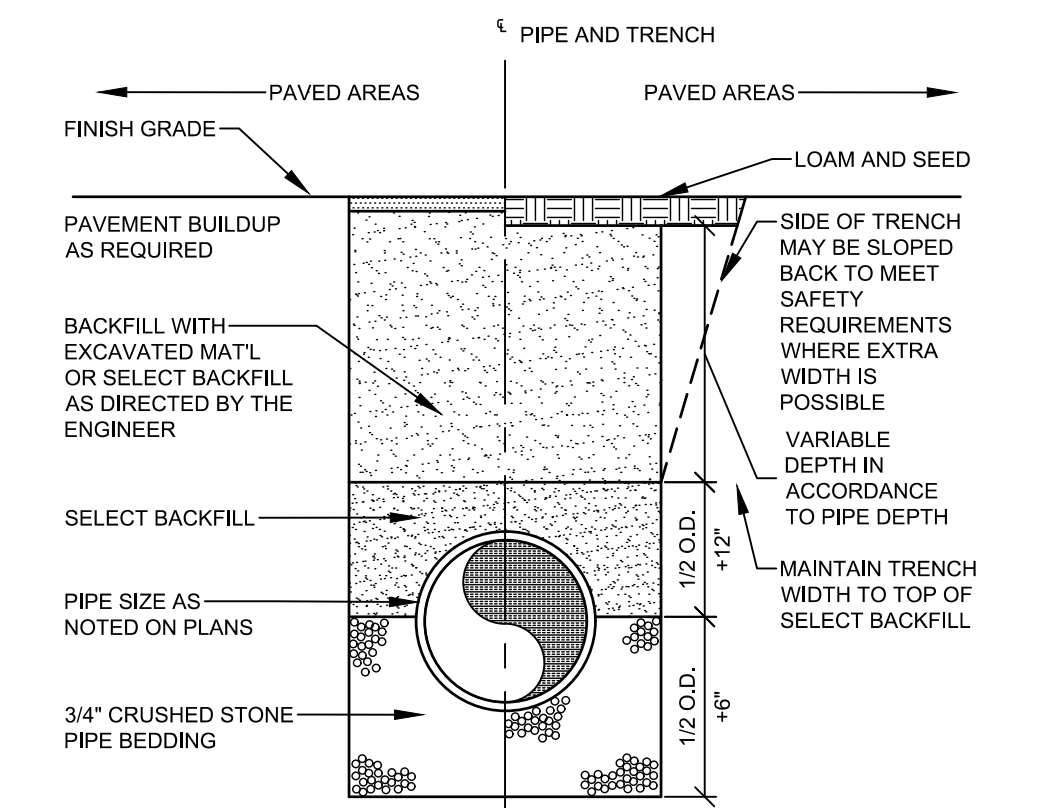


TRENCH SECTION WITHIN CITY R.O.W.
NOT TO SCALE

PLASTIC PIPE CONNECTIONS
NOT TO SCALE



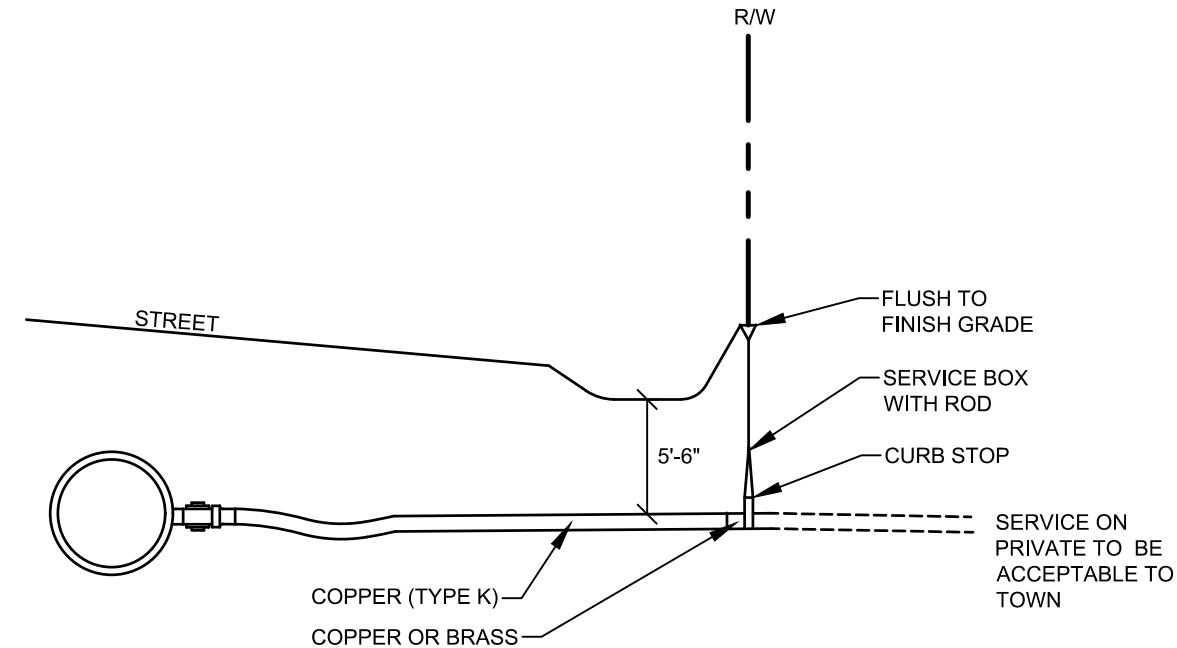
SEWER / FOUNDATION DRAIN SERVICE CONNECTION
NOT TO SCALE



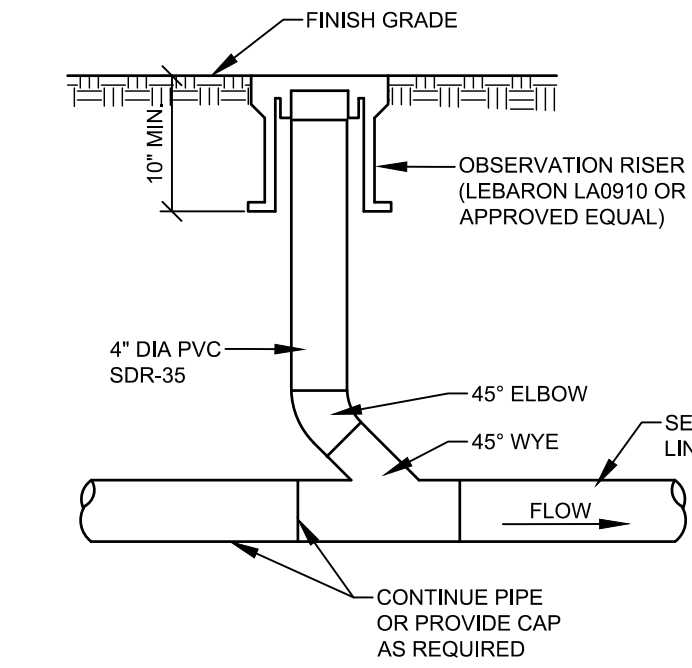
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
DUCTILE IRON	MDOT 703.22 TYPE C	MDOT 703.22 TYPE B UD BACKFILL
REINFORCED CONCRETE	MDOT 703.22 TYPE C	MDOT 703.22 TYPE C
PVC-SDR 35 HDPE	MDOT 703.22 TYPE C	MDOT 703.22 TYPE C
PERFORATED PVC-SDR 35 HDPE	MDOT 703.22 TYPE C	MDOT 703.22 TYPE C

NOTE: ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

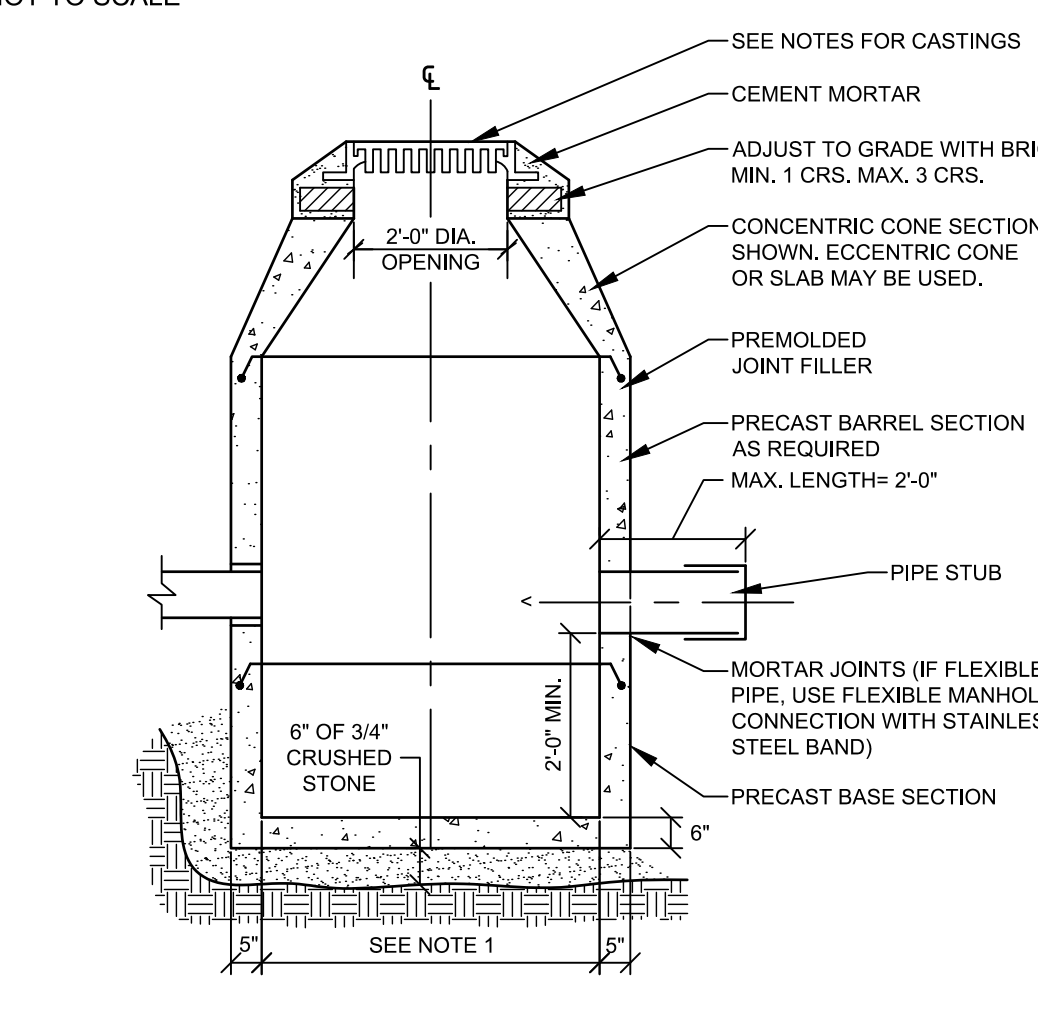
TRENCH SECTION
NOT TO SCALE



WATER SERVICE CONNECTION
NOT TO SCALE

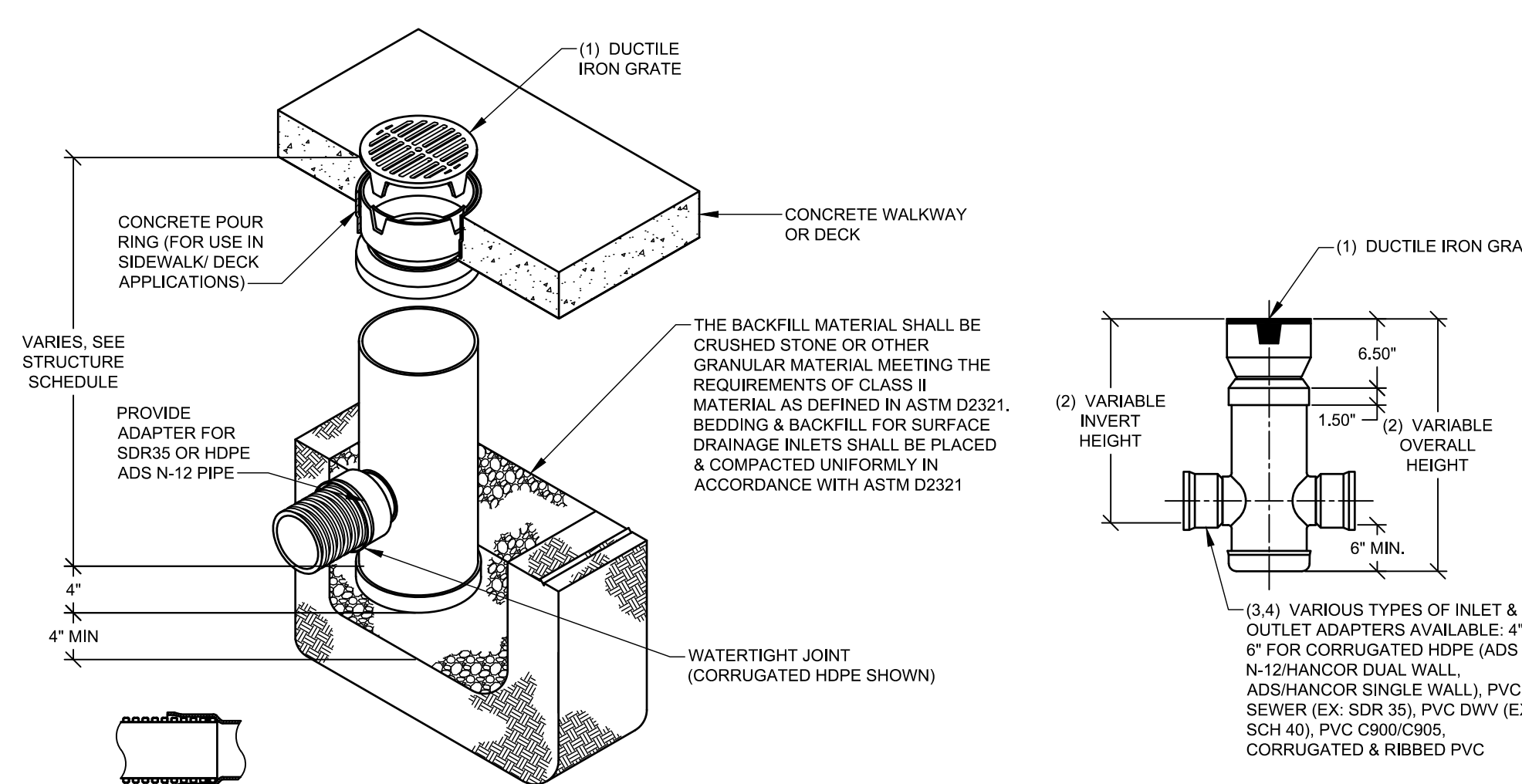


STORMTRAIN CLEANOUT
NOT TO SCALE

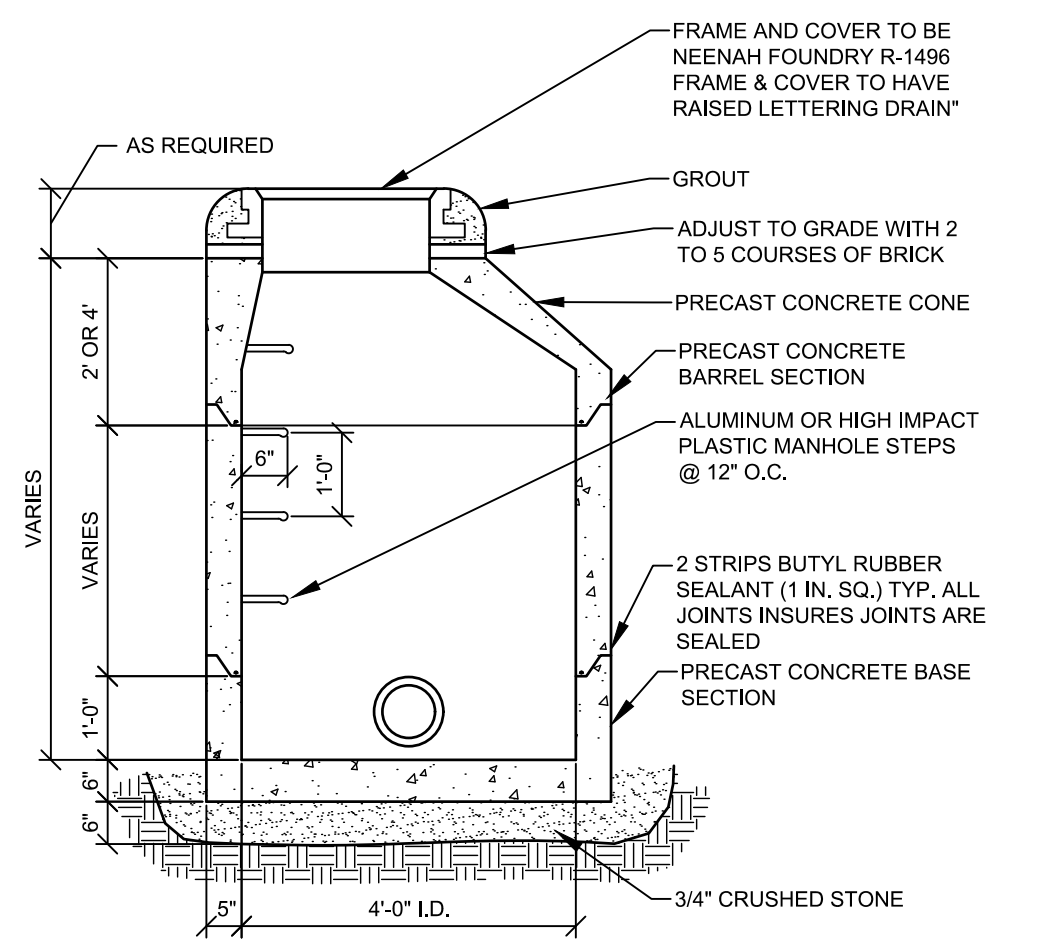


- NOTES:**
- 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 - PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 - CATCH BASIN FRAME AND GRATE TO BE NEENAH FOUNDRY R-2554, OR APPROVED EQUAL.

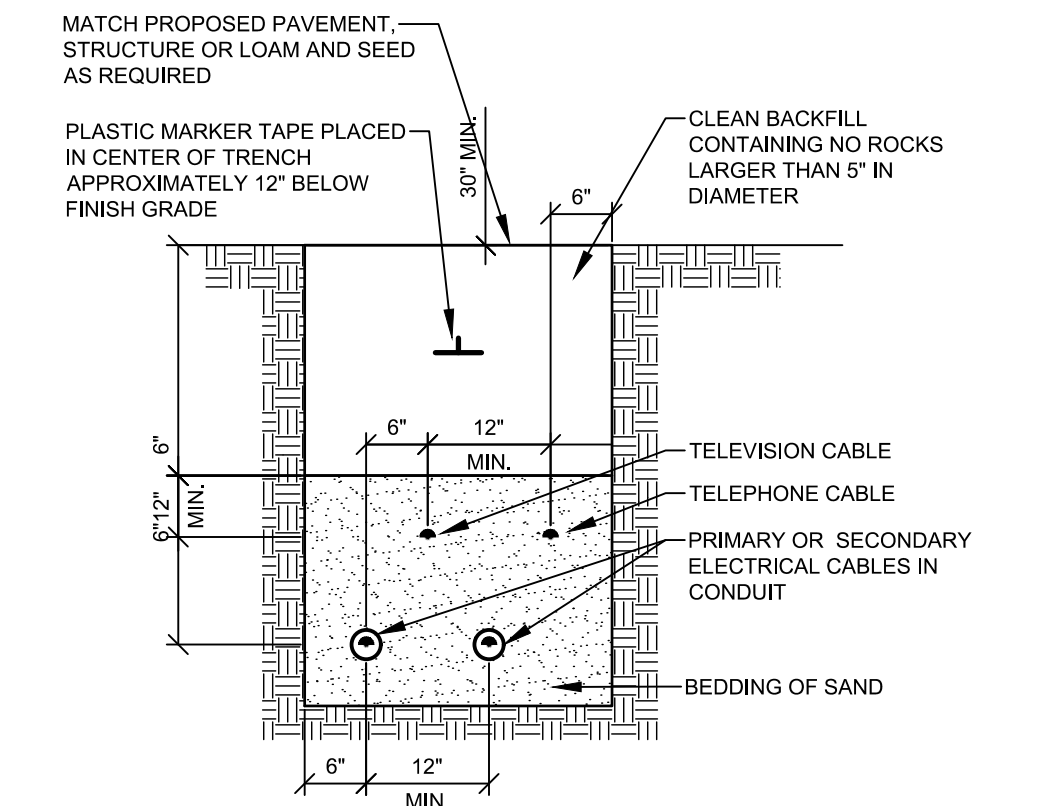
CATCH BASIN
NOT TO SCALE



NYLOPLAST 10" DRAIN BASIN
NOT TO SCALE

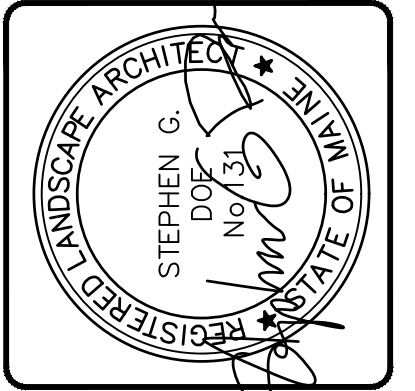


PRECAST MANHOLE
NOT TO SCALE



UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

NOT FOR CONSTRUCTION



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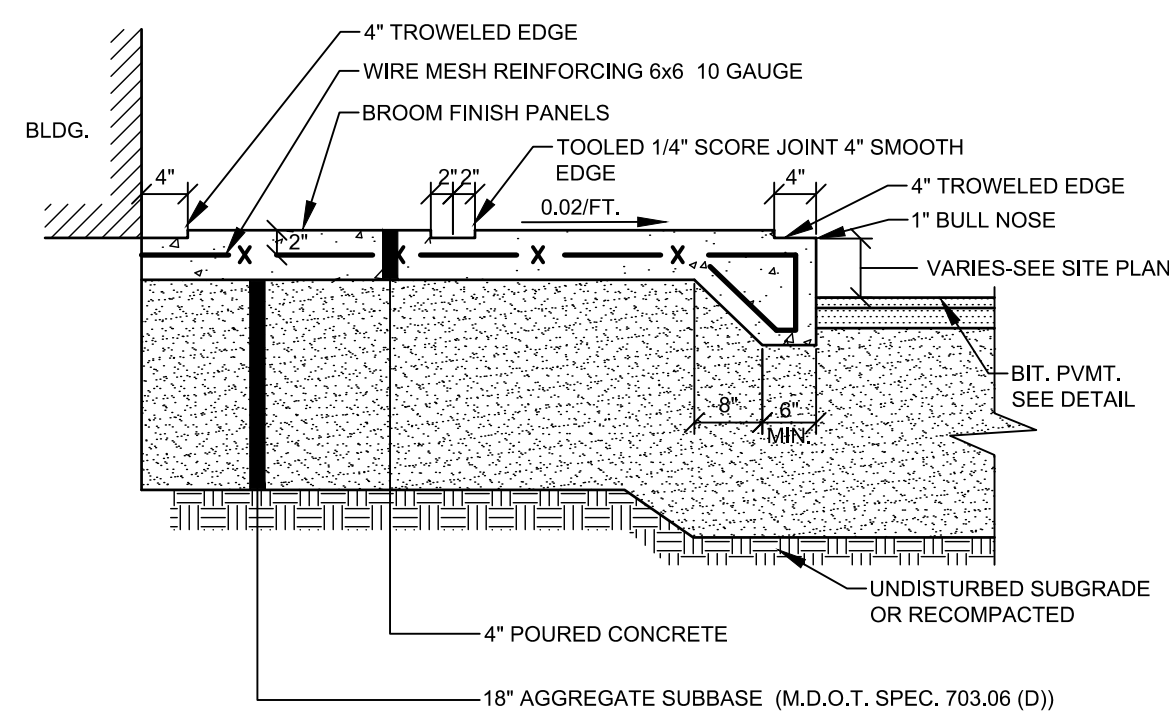
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SEBAGO TECHNIQS
75 John Roberts Rd.
South Portland, ME 04106
Tel. 207-200-2100

SCOTT SIMONS ARCHITECTS
8 WENTWORTH STREET
KITTERY, MAINE 03904

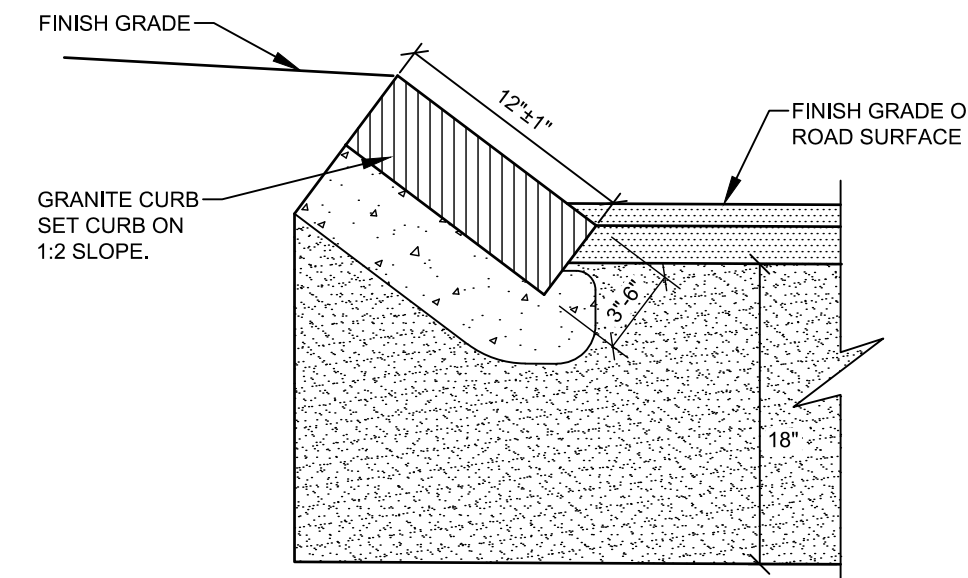
LASSEL ARCHITECTS
P.O. BOX 370, 370 MAIN STREET
SOUTH BERWICK, MAINE 03908

DESIGNED	SGD
DRAWN	SRC
CHECKED	SGD
DATE	07/23/2020
SCALE	1" = 20'
PROJECT	18438



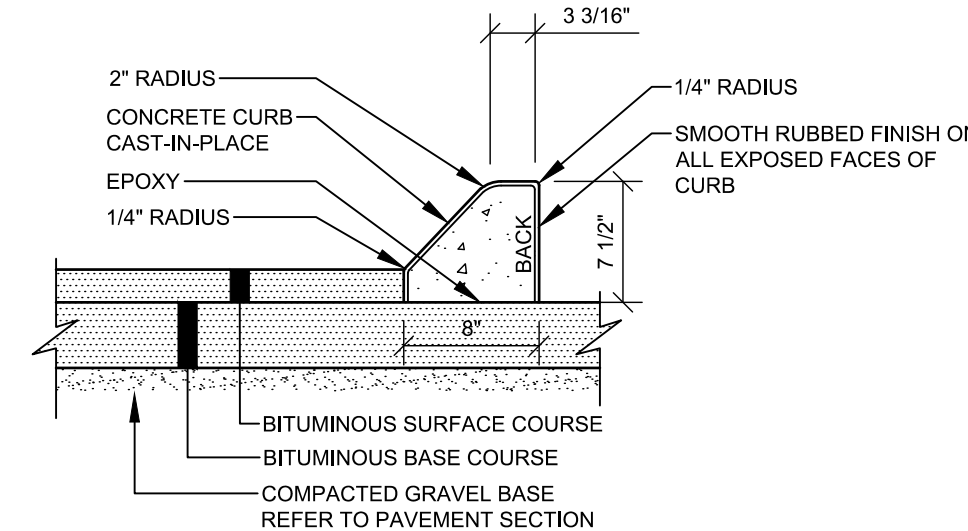
NOTE:
INSTALL 9'-0" SQUARE AREA BY 4" DEEP OF FROST-FREE MATERIAL
BELOW ALL HANDICAP RAMPS AND ENTRY POINTS AT BUILDING.

CONCRETE SIDEWALK
NOT TO SCALE



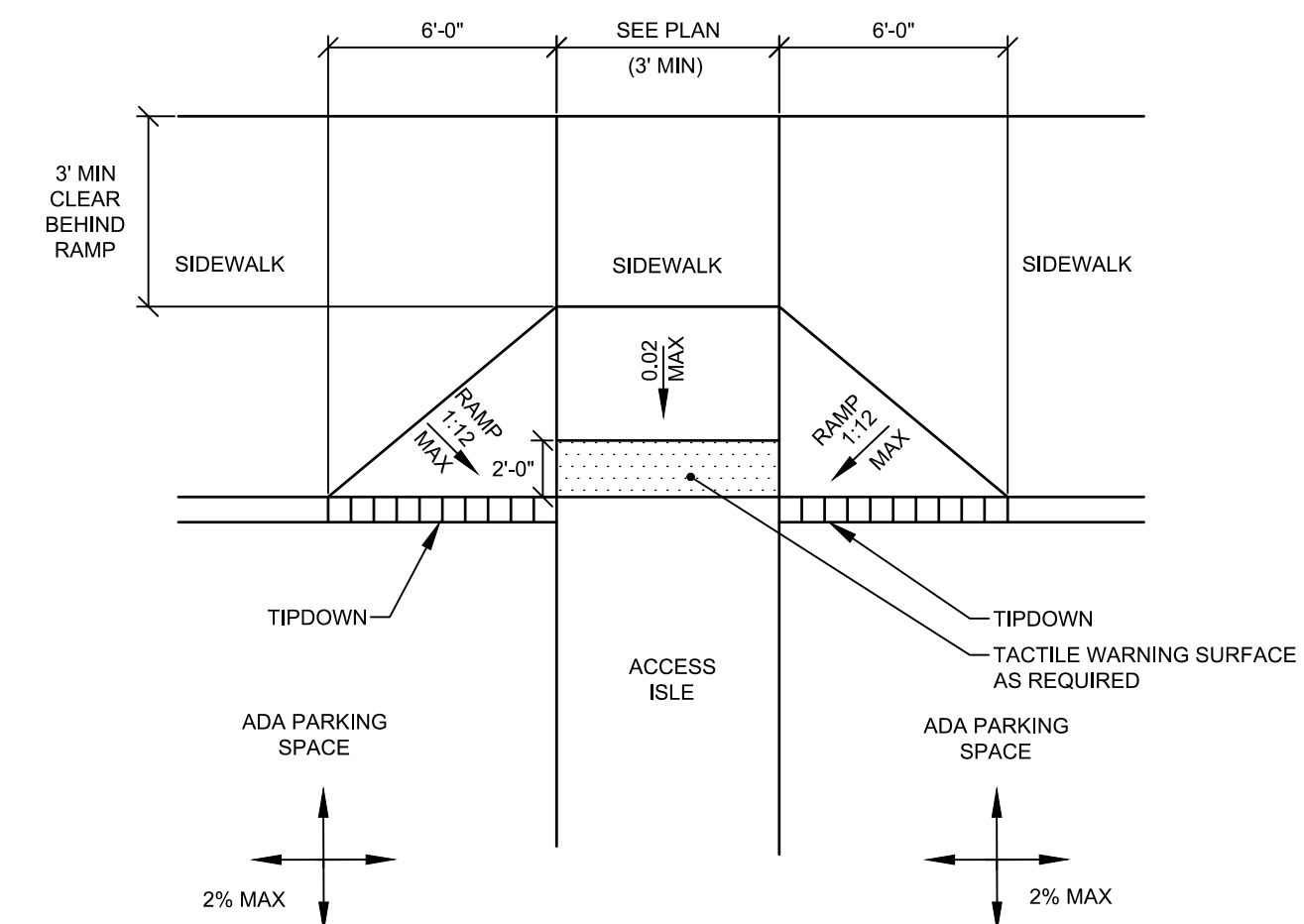
NOTE: REUSE EXISTING GRANITE CURB WHEN POSSIBLE

SLOPED GRANITE CURB (ALT #1)
NOT TO SCALE

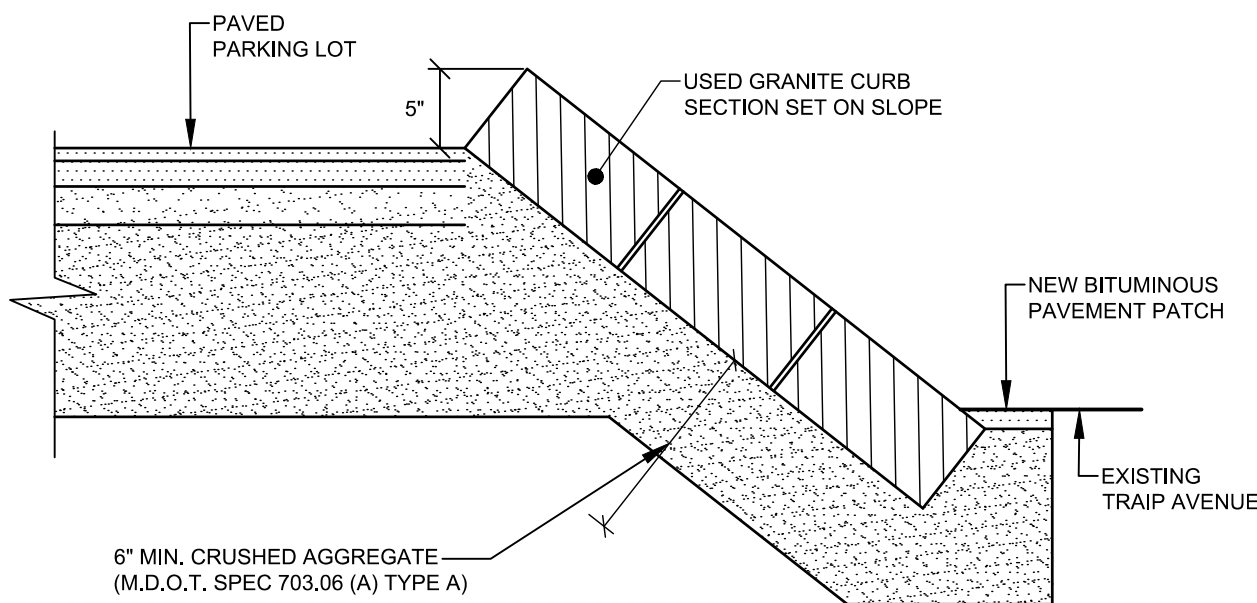


NOTES:
CONCRETE SHALL BE FIBER REINFORCED, 4000 PSI STRENGTH WITH 5% TO 7% AIR
ENTRAINMENT 1" TO 2" SLUMP.

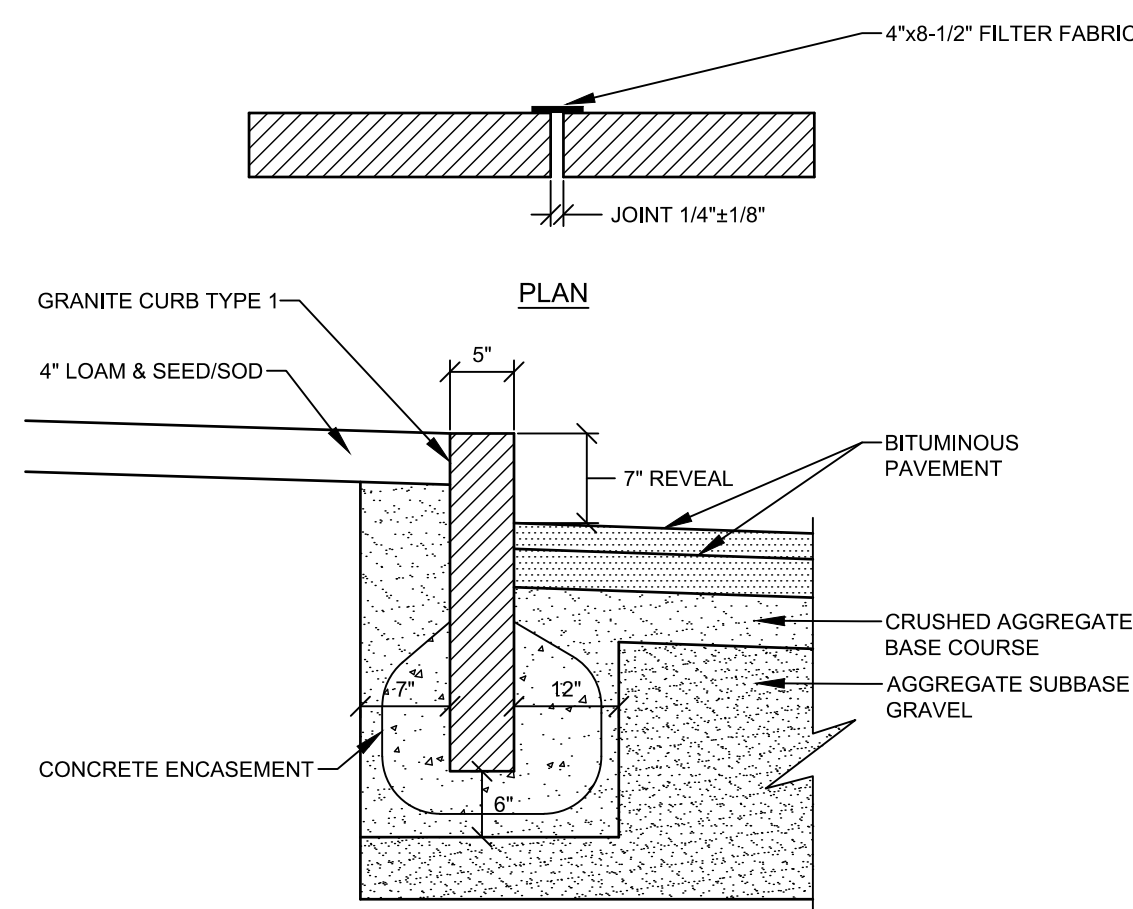
SLIPFORM CONCRETE CURB
NOT TO SCALE



STRAIGHT ADA RAMP
NOT TO SCALE

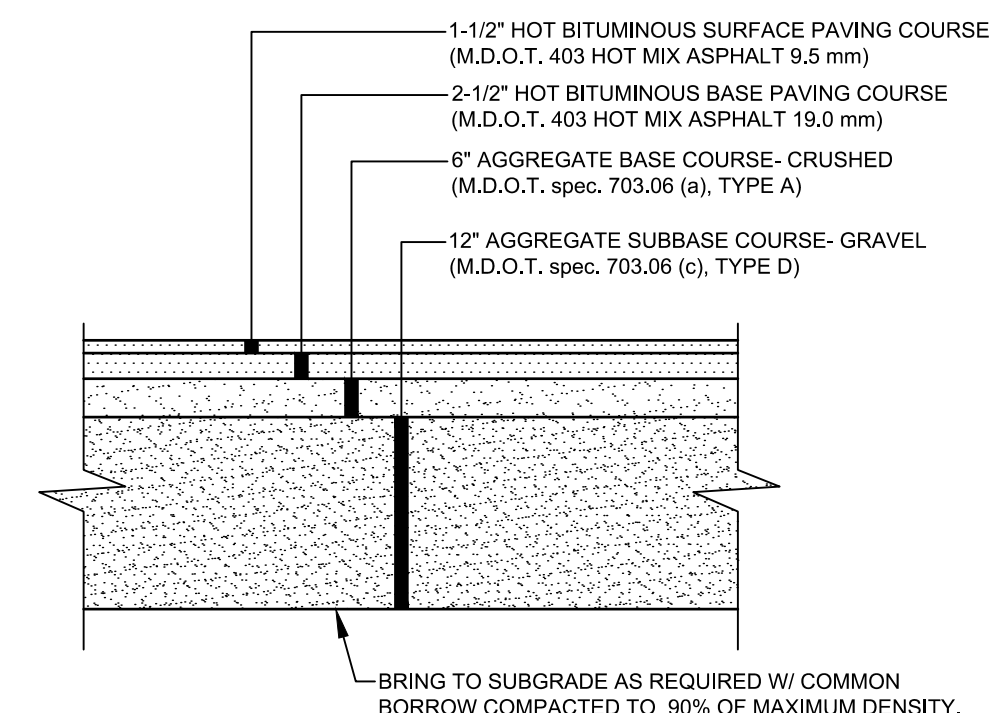


GRANITE CURB SLOPE
NOT TO SCALE



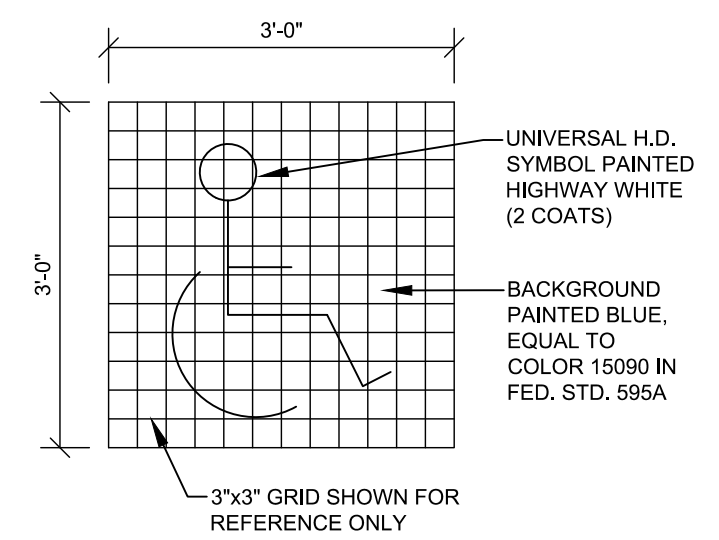
NOTES:
1. EXCAVATION INCIDENTAL TO COST OF CURB
SUBBASE SHALL BE COMPACTED TO A FIRM EVEN
SURFACE PRIOR TO SETTING OF CURB

VERTICAL GRANITE CURB IN TOWN R.O.W. (ALT #2)
NOT TO SCALE

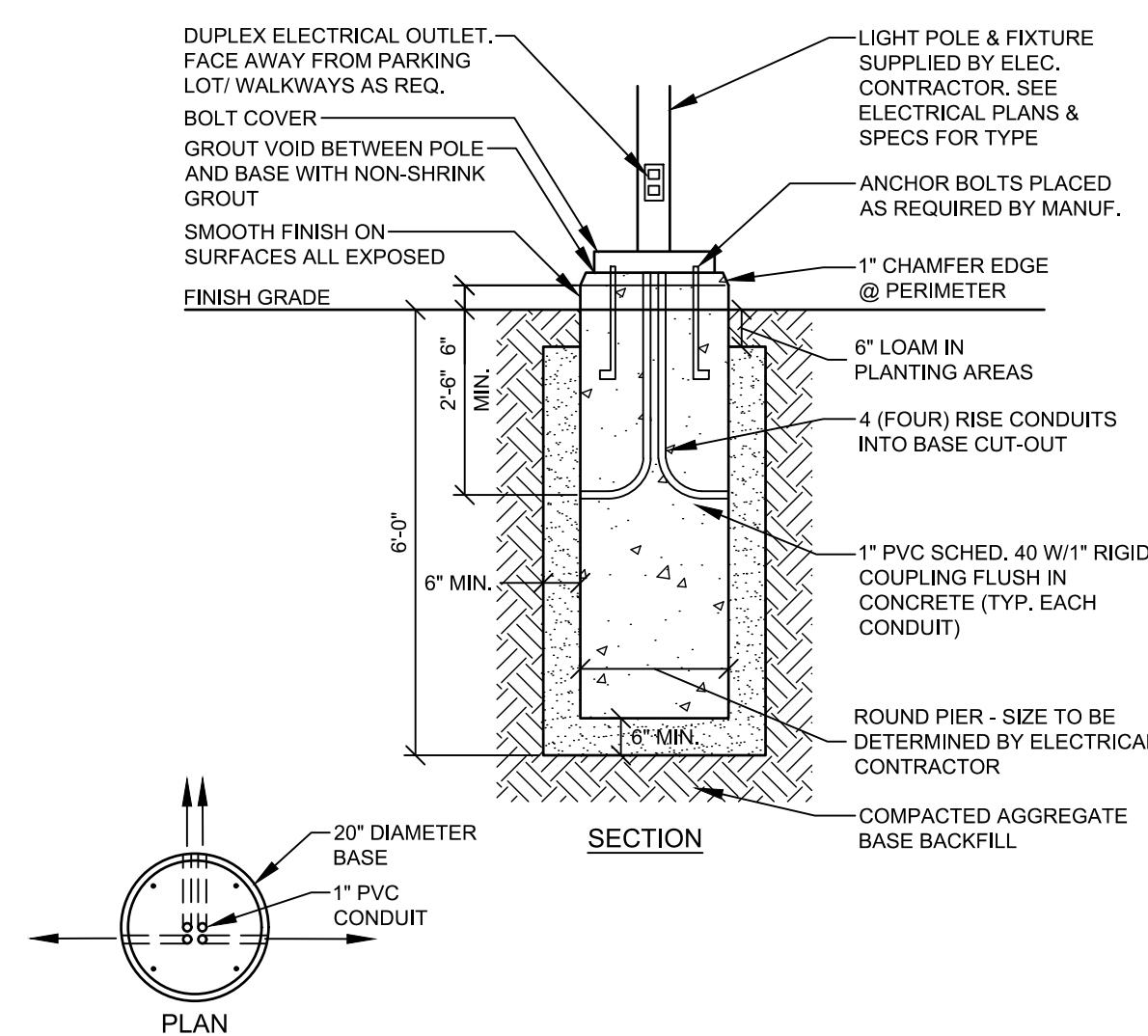


NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING
HEAVY ROLLER COMPACTION
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE
ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. CONTRACTOR MAY REPLACE BITUMINOUS PAVING SECTION WITH TWO (2) 1-3/4" LIFTS OF
12.5mm SUPERPAVE MIX. SUBMIT PAVING MIX DESIGN PRIOR TO CONSTRUCTION.

PAVED PARKING LOT SECTION
NOT TO SCALE

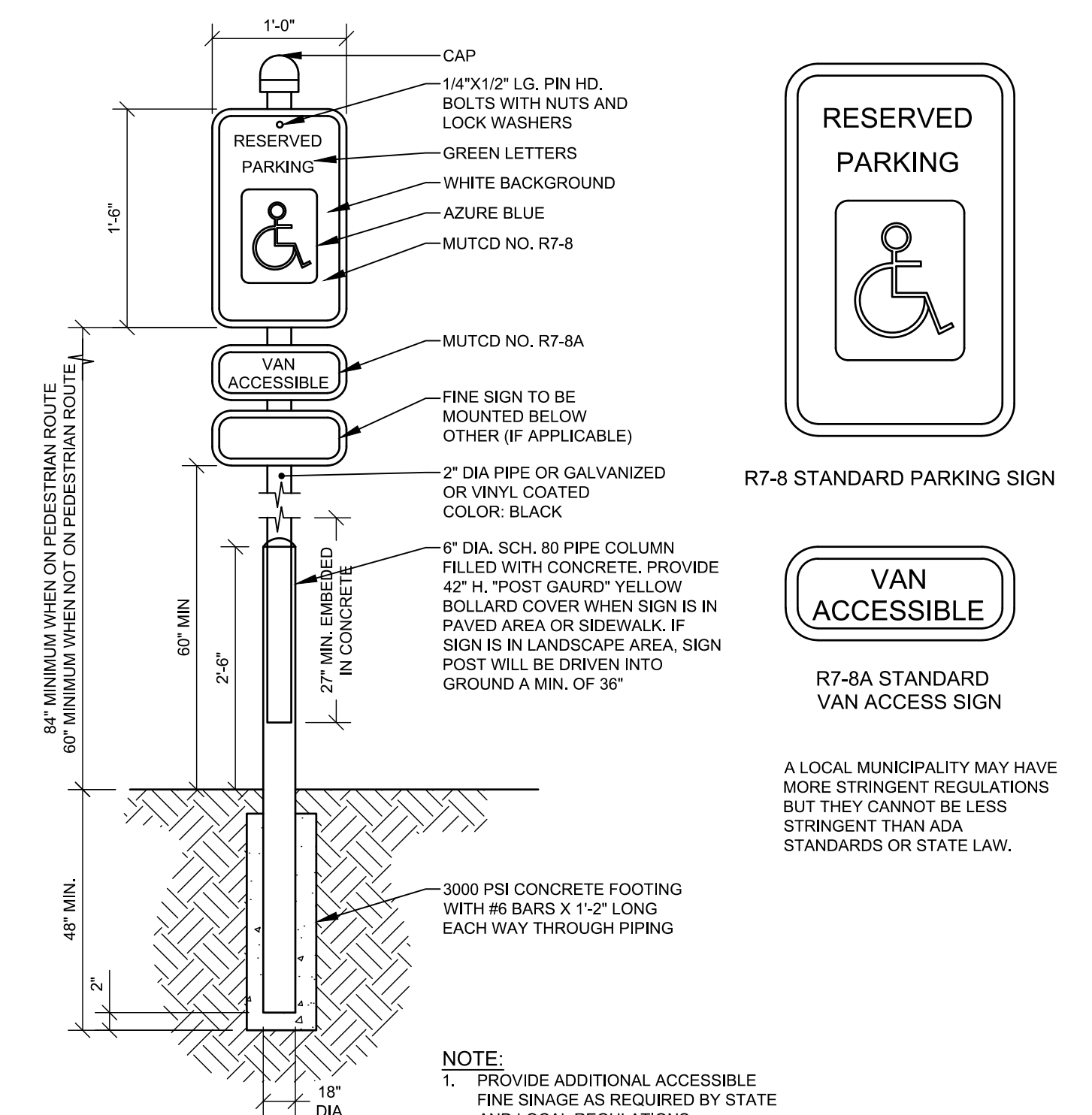


ADA ACCESSIBLE SIGNS
NOT TO SCALE



NOTES:
1. CONCRETE f_c=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT
2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR
3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
4. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

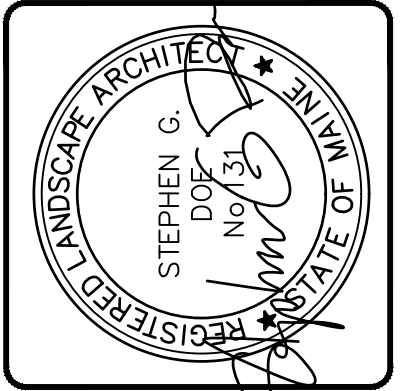
20" ROUND LIGHT POLE BASE
NOT TO SCALE



NOTE:
1. PROVIDE ADDITIONAL ACCESSIBLE
FINE SIGNAGE AS REQUIRED BY STATE
AND LOCAL REGULATIONS.
2. PROVIDE ONE "VAN ACCESSIBLE"
SIGN PER 25 ADA SPACES REQUIRED.

RESERVED PARKING SIGN (POLE MOUNTED)
NOT TO SCALE

NOT FOR
CONSTRUCTION



STEPHEN G. DOE, L.A. 131	REVISOR	DATE	STATUS
D	SGD	07/23/2020	REVISED FOR VALUE ENGINEER
C	SGD	03/12/2020	REVISED PER STAFF AND CLIENT COMMENTS
B	SGD	02/06/2020	ISSUED FOR SITE PLAN REVIEW
A	SGD	08/27/2019	ISSUED FOR CLIENT USE

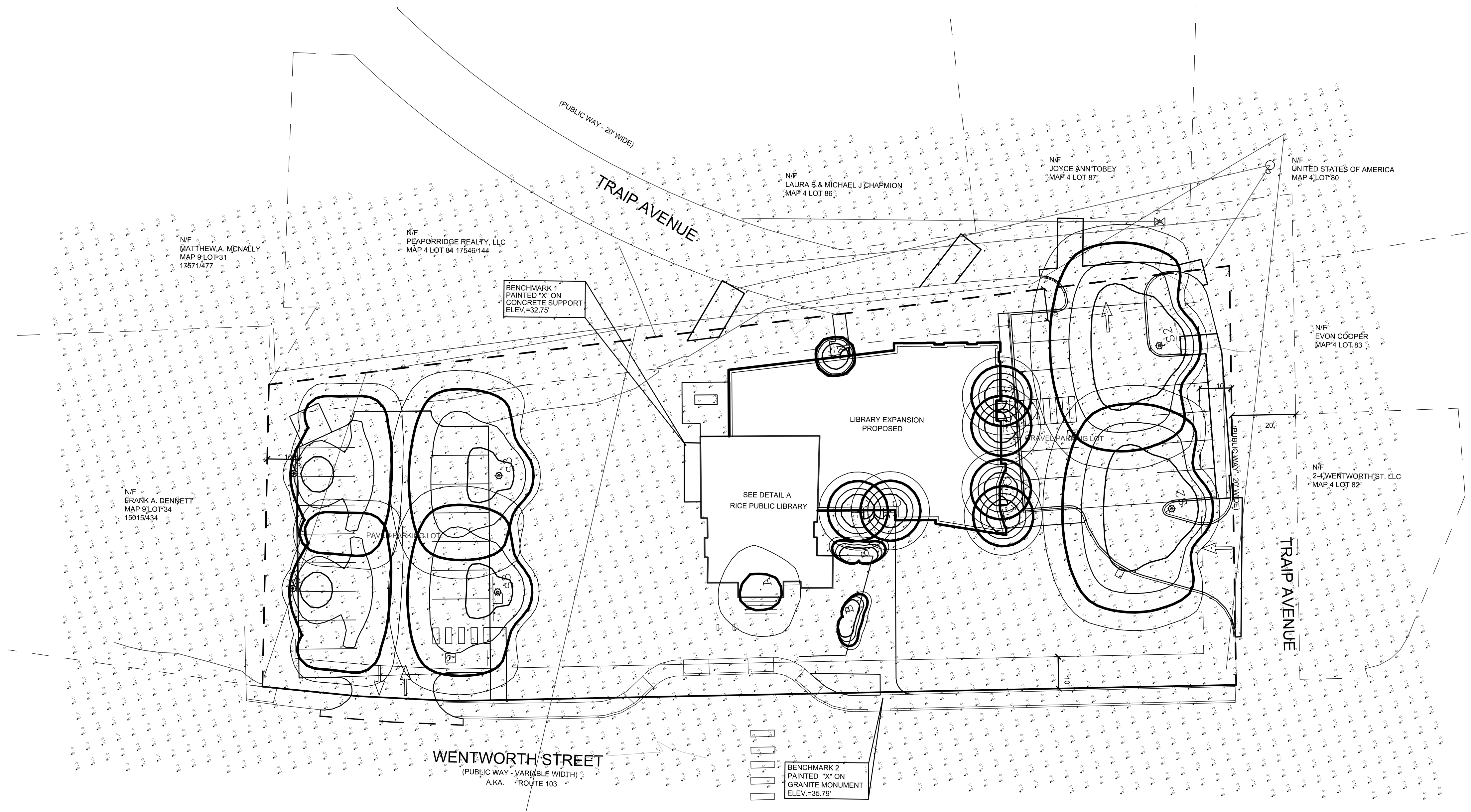
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS,
AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

SEBAGO
TECHNIQS
75 John Roberts Rd.
Sullivan, ME 04106
South Portland, ME 04106
Tel. 207-200-2100
WWW.SEBAGOTECHNIQS.COM

DETAILS
OF:
RICE PUBLIC LIBRARY
8 WENTWORTH STREET
KITTERY, MAINE 03904
FOR:
LASSEL ARCHITECTS
P.O. BOX 370, 370 MAIN STREET
SOUTH BERRICK, MAINE 03908

SCOTT SIMONS ARCHITECTS
75 YORK STREET
PORTLAND, MAINE 04101

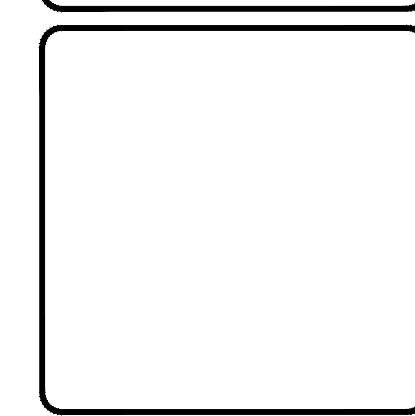
DESIGNED	SGD
DRAWN	SRC
CHECKED	SGD
DATE	07/23/2020
SCALE	1" = 20"
PROJECT	18438



StatArea_1	StatArea_2
NORTHERN REMOTE PARKING LOT	SOUTH PARKING LOT
Illuminance (Fc)	Illuminance (Fc)
Average = 1.35	Average = 1.77
Maximum = 2.9	Maximum = 4.7
Minimum = 0.4	Minimum = 0.2
Avg/Min Ratio = 3.38	Avg/Min Ratio = 8.85
Max/Min Ratio = 7.25	Max/Min Ratio = 23.50

Luminaire Schedule						[MANUFAC]
Symbol	Qty	Label	Arrangement	Description		
☐	1	A	SINGLE	PENDENT LIGHT WITH LED BULB		Verbatim Americas
⊖	2	B	SINGLE	FLINDT 31.5 15W LED/4000K 120-277 NPA POST W/ANCHORAGE UNIT DIM 0-10V		Louis Poulsen Lighting
⊙	6	C	SINGLE	55943		BEGA Converted by LUMCat V 19.09.2014 / H.R.
⊕	2	S2	SINGLE	ICS-E02-LED-E1-T4-XX/RSS4A12S-1NX (12' POLE)		EATON - INVUE (FORMER COOPER LIGHTING)
⊕	2	S3	SINGLE	ICS-E01-LED-E1-T4-XX/ RSS4A12S-N1X (12' POLE)		EATON - INVUE (FORMER COOPER LIGHTING)
⊕	2	S4	SINGLE	ICS-E01-LED-E1-SL4-HSS-XX/RSS4A12S-N1X (12' POLE)		EATON - INVUE (FORMER COOPER LIGHTING)
☐	1	W	SINGLE	33580		BEGA Converted by LUMCat V 22.04.2016 / H.R.

NOT FOR CONSTRUCTION



REV.	BY	DATE	STATUS
D	SGD	07/23/2020	REVISED FOR VALUE ENGINEER
C	SGD	03/12/2020	REVISED PER STAFF AND CLIENT COMMENTS
B	SGD	02/06/2020	ISSUED FOR SITE PLAN REVIEW
A	BY	08/27/2019	ISSUED FOR CLIENT USE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

SEBAGO
TECHNIQS
75 John Roberts Rd.
Sullivan, IA
South Portland, ME 04106
Tel: 207-200-2100
WWW.SEBAGOTECHNIQS.COM

PHOTOMETRIC PLAN - BY OTHERS
OF:
RICE PUBLIC LIBRARY
8 WENTWORTH STREET
KITTEERY, MAINE 03904
FOR:
LASSEL ARCHITECTS
P.O. BOX 370, 370 MAIN STREET
SOUTH BERWICK, MAINE 03908

DESIGNED BY OTHERS
DRAWN BY OTHERS
CHECKED BY OTHERS
DATE 07/23/2020
SCALE 1" = 20'
PROJECT 18438

SCOTT SIMONS ARCHITECTS
75 YORK STREET
PORTLAND, MAINE 04101

NOTE: LIGHTING PLAN DONE BY CHARRON INC.



July 23, 2020
18438

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

Supplemental Submission - Site Plan Review Application
Rice Public Library, 8 Wentworth Street

Dear Bart:

On behalf of Rice Public Library (applicant) I am providing the attached supplemental plan set and supportive information to share with the Planning Board and staff. This package includes a revised site plan set and responses to staff comments made back in February of this year.

Since this project was last in front of the Board, the design and construction management team has been refining the building and site plans and have made advancements in project cost. Based on this refinement we have incorporated several design changes to the project to reduce cost. The attached plan set incorporates the changes made to the site. These changes are as noted:

1. The walkway, stairs and drainage system from the lower parking lot to the front entry have been eliminated. Visitors at the lower level can enter the building through the lower level. In addition, the walkway that angled across the front lawn to the main entry has been eliminated. Pedestrians can continue up the new public sidewalk on Wentworth Street to the main entry walk.
2. The existing library entry paving and signage will remain. The proposed new signs and walks have been eliminated.
3. The existing gardens to the north of the existing library building will remain as is at this time. Some plant removal will be required on the northern end to accommodate the larger parking lot. The long-term plan will be to install the children's gardens and walkways, as previously designed, at a later date. In the interim, visitors parking in the upper lot can access the main entry via the new public sidewalk on Wentworth Street.
4. The existing walkway, that traverses from Traip Avenue to the upper parking lot, will remain as a pedestrian path. This path will continue to serve as a surface drainage way for stormwater from the upper parking lot to drain to down to Traip Avenue. The proposed catchbasin at the bottom of the slope will collect this runoff before entering the street.
5. The main walkway to the front entry has been reduced in width and benches have been eliminated. These benches can be added at a later date as funds permit.
6. The building addition footprint has been simplified and reduced slightly in area.
7. To address concerns, raised by the Fire Chief and public works, for emergency vehicle turning movements, at the bottom of Traip Avenue, we will not be encroaching into the existing roadway with site work. Instead we have eliminated the retaining wall, at the lower parking lot, we have

placed reclaimed granite curbs on this slope in order to maintain the existing road width. This design will be more attractive than the retaining wall.

8. A dumpster enclosure has been added to the upper parking lot.

The following are responses to Staff comments received from Kathy Conner in her email dated March 5, 2020. Her comments are noted below with our responses shown in ***Bold Italics***.

- There were concerns from the Fire Chief as to fire vehicles being able to negotiate the back corner on Traip Ave if the boundary line as shown on the plans is used (currently that corner is paved and seems part of the road)

See item # 7 above.

- Curbing should be built on a concrete base (embedded in concrete).

This detail has been revised. See Sheet 7 of 8.

- Sloped curbing is necessary along Traip Avenue – it is narrow so fire vehicles may need to run up on the curb.

No curbing is proposed along Traip Avenue. The existing asphalt drainage swale will remain.

- No trees over 10 feet tall at maturity should be located along the back of the library (currently have Acer freemanii or Autumn Blaze maple on landscaping plan in that location which get large) to ensure fire equipment access to roof.

The trees have been replaced with Malus Camelot. This is dwarf crabapple tree with a mature height of 8 to 10 feet.

- Where asphalt walkways and the concrete sidewalk meet, the joint should be squared off.

Walkways have been revised.

- Fire Chief wants to see floor plans to ensure mechanical room is located properly.

Floorplans will be provided to the Fire chief by the Architect via separate cover.

- The kiosk/sign near the sidewalk should be mounted in concrete

The existing sign will remain. This item is not applicable.

- A dumpster still needs to be located somewhere on the site.

The dumpster enclosure has been added to the upper parking lot.

- The retaining wall is still in play and may be contingent on what we learn about the corner/fire equipment issue.

See item # 7 above.

- We'll also need to have you request a waiver for a sidewalk along Traip Avenue (the Library is on a corner lot) as well but that is a procedural issue and can be handled with a waiver request form available from the Town's website.

Waiver request is attached.

We have also made additional plan corrections and provided additional information in response to Staff Review from the Planning Board Meeting Agenda for Item 3 dated February 27th, 2020. These items include the following:

1. All abutters, including those across the street, are added to the plan along with map and lot numbers.
2. The Map and Lot is shown on the plan and title block.
3. The record owner has been changed and new deed is provided.
4. Simons Architects have provided a narrative to clarify the miscellaneous variation request for the Rice Library as they relate to the Zoning Board of Appeals meeting from January 20, 2020

I trust this supplemental packet addresses staff comments and that the review of this project can continue on the next available Planning Board agenda. If you or Town staff require additional information, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Stephen G. Doe, RLA, LEED-AP
Landscape Architect

SGD: llg
Enc.

cc: Kendra Amaral, Town Manager
Ryan Kanteres, Scott Simons Architects



QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, That RICE PUBLIC LIBRARY, a nonprofit corporation duly organized and existing under the laws of the State of Maine with a principal place of business at Kittery, County of York and State of Maine, for consideration paid, grants to THE INHABITANTS OF THE TOWN OF KITTERY, a body politic and incorporated subdivision of the State of Maine, whose mailing address is 200 Rogers Road, Kittery, Maine 03904, with QUITCLAIM COVENANT, two (2) certain lots or parcels of land, together with the buildings and any improvements located thereon, situated at 8 Wentworth Street and 2 Walker Street, respectively, in the Town of Kittery, County of York and State of Maine, and being more specifically bounded and described as follows:

See attached EXHIBIT A for a more specific description of the premises herein conveyed, which description is hereby incorporated herein by this reference.

Meaning and intending to convey and hereby conveying the same premises conveyed to Rice Public Library as follows:

1. As to 8 Wentworth Street, by release deed from Lester W. Frisbee, Elizabeth B. Brewster and Judith Maby, Trustees under the Will of Arabella Rice, dated October 6, 1975 and recorded in the York County Registry of Deeds at Book 2099, Page 425; and,
2. As to 2 Walker Street, by municipal trust deed from L. Charles Chase, Norman Cook, Cecil J. Rhodes, Dorothy Kraft and Bishop L. Buckley, Jr., Trustees of the Mary Safford Wildes Trust, dated September 30, 1998 and recorded in said Registry at Book 4861, Page 026.

IN WITNESS WHEREOF, RICE PUBLIC LIBRARY has caused this instrument to be executed by the President of its Board of Directors this 1st day of July 2019.

RICE PUBLIC LIBRARY



Witness

By: 

Rachel J. Dennis, Its President, duly authorized

NO R.E. TRANSFER TAX PAID

4p → Town of Kittery
200 Rogers Rd
Kittery Me 03904

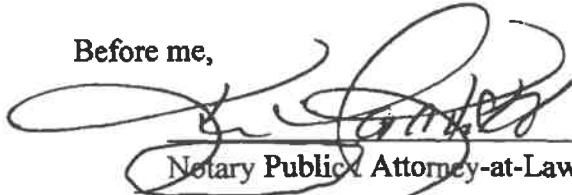
STATE OF MAINE

COUNTY OF YORK

07 01, 2019

Personally appeared the above-named **Rachel J. Dennis**, President of the Board of Directors of Rice Public Library, and acknowledged her execution of the foregoing instrument to be her voluntary act and deed in her said capacity, and the voluntary act and deed of said Rice Public Library.

Before me,



Notary Public & Attorney-at-Law

Print Name: Kim TACKETT

My Commission expires: _____

KIM R. TACKETT, Notary Public
My Commission Expires November 26, 2020

EXHIBIT A

8 Wentworth Street:

A certain lot or parcel of land together with the buildings and improvements thereon situated on the southeasterly side of Wentworth Street in the Town of Kittery, County of York and State of Maine, bounded and described as follows:

Beginning at a point in the southeasterly sideline of Wentworth Street and at the southwesterly corner of a lot now or formerly owned by William E. Dennett; thence proceeding in a southwesterly direction by said Wentworth street for a distance of three hundred (300) feet, more or less, to the intersection of Traip Avenue with Wentworth Street; thence turning and running southeasterly along the sideline of Traip Avenue, one hundred twenty (120) feet, more or less; thence turning and running northeasterly along the sideline of Traip Avenue to a point at the southwesterly corner of a lot now or formerly owned by Richard E. Leary and Mildred M. Leary; thence continuing by the westerly sideline of land now or formerly owned by said Richard E. Leary and Mildred M. Leary, ninety-eight (98) feet, more or less, to land now or formerly of said William E. Dennett; thence turning and running in a northwesterly direction along land now or formerly of said William E. Dennett, eighty-eight (88) feet, more or less, to the point of beginning.

Excepting from the above-described premises that portion conveyed to John F. Mathews by deed dated May 23, 1891 and recorded in York County Registry of Deeds in Book 446, Page 30.

See also "Standard Boundary Survey of the Rice Public Library Lot", dated 1/18/91, by Easterly Surveying, recorded in the York County Registry of Deeds at Plan Book 201, Page 11.

2 Walker Street:

All the land, together with the buildings and other improvements located thereon, situate at the intersection of Walker Street and Wentworth Street, so-called, in the Town of Kittery, County of York, and State of Maine, and being further bounded and described as follows:

A certain lot or parcel of land with the buildings thereon situate in Kittery, County of York, State of Maine, and bounded Southerly by Wentworth Street; Westerly by Walker Street; Northerly by the land now or formerly of Wheeler; Easterly by the land formerly of Dr. Paul Taylor and now or formerly of Bruce Piche.

Also excepting from both of the above-described premises any portions taken by the State of Maine. See "State of Maine Department of Transportation Bureau of Highways Right of Way Map State Highway '100'", dated May 1981, recorded at the York County Registry of Deeds at Plan Book 139, Page 57.



TOWN OF KITTERY ~ MAINE PLANNING OFFICE

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

APPLICATION: REQUEST FOR WAIVER

THIS REVIEW PROCESS REQUIRES APPROVAL FROM BOTH THE TOWN PLANNER AND THE CODE ENFORCEMENT OFFICER

PROPERTY DESCRIPTION	Parcel ID	Map	4	Lot	88	Zone Base Overlay	MU-KF	Total Land Area	34,947 S.F. .8 AC
	Physical Address: 8 WENTWORTH STREET								

PROPERTY OWNER'S INFORMATION	Name	TOWN OF KITTERY			Mailing Address	200 ROGERS ROAD KITTERY, ME 03904			
	Phone	207.475-1323							
	Fax	207.439-6806							
	Email								

APPLICANT'S AGENT INFORMATION	Name	STEVE DOE			Mailing Address	SEBAGO TECHNICS, INC 75 JOHN ROBERTS ROAD SUITE 4A SOUTH PORTLAND, ME 04106-			
	Phone	207.200.2056							
	Fax								
	Email	sdoe@sebagotechnics.com							

	Ordinance Section	Describe why this request is being made.
DESCRIPTION	***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.
	16.8.4.13 (A) SIDEWALKS	REQUESTING WAIVER OF PUBLIC 6' FT WIDE SIDEWALK ON TRAIPI AVE. THE LIBRARY IS A CORNER LOT WITH TRAIPI ON TWO SIDES. A NEW SIDEWALK IS PROPOSED ON WENTWORTH. THERE IS NOT ADEQUATE ROW WIDTH IN TRAIPI AVE TO PLACE A SIDEWALK. ROAD IS NARROW, STEEP AND/OR HAS ON STREET PARKING WHICH PROHIBITS SIDEWALK PLACEMENT.

I certify that, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the plans submitted without notifying the Kittery Planning Department of any changes.

Applicant's Signature:		Owner's Signature:	
Date:	7/22/20	Date:	



75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

date: 02.19.2020
project: RICE PUBLIC LIBRARY
to: The Town of Kittery
200 Rogers Road
Kittery, Maine 03904

phone: (207) 475-1305

subject: Narrative on the Miscellaneous Variation Requests for Rice Public Library

The application requested two miscellaneous variations be considered for an addition to a non-conforming historic structure. The first request regarded the need for a project specific review of the applicability of section 16.3.2.15.D.4.e.2. of the town ordinance. The second request was for a clarification of the definition of maximum allowable building height for additions to non-conforming historic structures.

The proposed Rice Public Library project consolidates the library operations to one building and addresses the current facilities accessibility and life safety code deficiencies. The project is designed to the requirements of the MU-KF zone, however it is an addition to an existing historic, public, non-conforming building, it required the pursuit of these miscellaneous variation requests.

The proposed design maintains the current use and meets the requirements of the zone's minimum; lot size, street frontage, front yard, rear and side yards, separation distances, and set-backs, as well as the maximum lot coverage requirements.

The existing building currently exceeds the allowable height in the MU-KF zone and this will remain unchanged as a part of this project, the existing structure will remain the highest part of the building. The proposed building increases the footprint by more than 30%. (existing footprint is 1,700 square feet, the proposed total footprint is 5,170 square feet) 16.3.2.15.D.4 requires the project meet the additional requirements (a through h). The project meets the applicable requirements of this section, with the exception with the specific provision of 16.3.2.15.D.4.e.2. Implementing the requirements of section e.2 on this project would detrimentally impact the historic structure by requiring the removal of dormers and portions of the historic slate roof, as well as requiring more of the building be built to a non-conforming height. This application of the requirements of section 16.3.2.15.D.4.e.2. appear to contradict the National Park Service technical brief on recommendations for additions to historic structures on the national Historic Register.

The two requests for miscellaneous variations were heard at the Zoning Board of Appeals meeting on January 20th, 2020 and approved.

project: Rice Public Library

date: 2/19/20



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

APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

Application Fee: <input type="checkbox"/> \$200.00		Amount Paid:\$		Date:	
PROPERTY DESCRIPTION	Parcel ID	Map Map 4	Zone(s)-Base: MU-KF	Total Land Area 0.80 Acres	
	Lot Lot 88	Overlay:	None	MS4	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Physical Address	8 Wentworth Street, Kittery, Maine 03904			
PROPERTY OWNER'S INFORMATION	Name	Kendra Amaral		Mailing Address	200 Rogers Road Kittery, ME 03904
	Phone	207.475.1329			
	Fax				
	Email	kamara@kitterymaine.org			
APPLICANT'S AGENT INFORMATION	Name	Ryan Kanteres		Name of Business	Scott Simons Architects
	Phone	207.772.4656 x104		Mailing Address	75 York Street Portland, ME 04101
	Fax				
	Email	ryan@simonsarchitects.com			
PROJECT DESCRIPTION	<i>See reverse side regarding information to be provided.</i>				
	Existing Land Use(s):				
	Town Library				
	Proposed Land Use(s) and Development:				
	Town Library				
	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)				
The proposed projects is designed to the requirements of the MU-KF zone, however it is an addition to an existng historic, public, non-conforming building which will require the pursuit of a miscellaneous variation request.					
There is no specific minimum off-street parking requirement for library use established within the Kittery town ordinance. Working from research on comparable projects, the proposed project applies a standard of one parking space for every 350 square feet of public floor area, and 1 parking space for every 2.0 FFE employees. In addition to the 27 off-street parking space there will be 2 dedicated short term spaces on the Wentworth street side of the property. The combined 29 space represents a 16 space increase from the 13 spaces currently available at the Rice Public Library, and a 5 space increase from the combined total from both the Rice and Taylor properties					
I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes.					
Applicant's Signature:	_____		Owner's Signature:	_____	
Date:	_____		Date:	_____	

MINIMUM PLAN SUBMITTAL REQUIREMENTS

- 15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24"X 36"

Sketch Plan format and content:

- A) Paper Size; no less than 11" X 17" or greater than 24" X 36"
- B) Plan Scale
 - Under 10 acres: no greater than 1" = 30'
 - 10 + acres: 1" = 50'
- C) Title Block
 - Applicant's name and address
 - Name of preparer of plan with professional information
 - Parcel's Kittery tax map identification (map – lot) in bottom right corner

NOTE TO APPLICANT: PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.

Vicinity Map – map or aerial photo showing 1,000 feet around the site.

Sketch Plan must include the following existing and proposed information:

Existing:

- Land Use Zone and boundary
- Topographic map (optional)
- Wetlands and flood plains
- Water bodies and water courses
- Parcel area
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Proposed: (Plan must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space
- Number of lots and lot areas
- Setback lines and building envelopes
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Distance to:

- Nearest driveways and intersections
- Nearest fire hydrant
- Nearest significant water body

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



TOWN OF KITTERY
CODE ENFORCEMENT OFFICE
 200 ROGERS ROAD, KITTERY, MAINE 03904
 PHONE: (207) 475-1305
 FAX: (207) 439-6806

DATE SUBMITTED	12 / 23 / 2019
MAP & LOT	MAP 4 LOT 88
ASA FEE	WAIVED
DATE PAID	12 / 23 / 2019
DATE COMPLETE	12 / 23 / 2019
HEARING DATE	1 / 14 / 2020

Application to the
BOARD OF APPEALS

MISCELLANEOUS VARIATION REQUEST

I have reviewed Town Code Title 16, Board of Appeals By-Laws, and the Ordinance(s) pertinent to this application. My request is based on Title 16 Section 6.4.C, Miscellaneous Variation Request and:

- Nonconformity (16.7.3);
- Nonconforming Residential Use in Commercial Zones Expansion (16.7.3.3.B(3)(c));
- Nonconforming Lots of Record (16.7.3.5.A);
- Sign Violation and Appeal Standards (16.8.10.13);
- Parking, Loading and Traffic Standards (16.8.9);
- Accessory Dwelling Units Standards (16.8.25.4.C).

IN ORDER FOR AN APPLICATION TO BE DETERMINED COMPLETE AND SCHEDULED FOR A PUBLIC HEARING: APPLICATIONS FORMS MUST BE COMPLETE; 10 SETS OF DOCUMENTATION PROVIDED; & ALL FEE(S) PAID

PROPERTY INFORMATION					
ADDRESS	Rice Public Library - 8 Wentworth Street, Kittery, Maine 03904				
MAP	4	LOT #	88	LOT SIZE	0.80 ACRES
BASE ZONE(S):	MU-KF		OVERLAY ZONE(S):	NONE	
The subject property:					
[is / is not] in a Shoreland overlay or Resource Protection zone; [is / is not] in a floodplain; AND [does / does not] have outstanding code violations; and, if so, granting this appeal provides resolution.					
PROPERTY OWNER: I have right, title or interest in the affected property, or issue, as shown by:					
NAME(S)	Town of Kittery				
MAILING ADDRESS	200 Rogers Road, Kittery, ME 03904				
CITY	Kittery	STATE	Maine	ZIP CODE	03904
PHONE No.	207.475.1329		e-MAIL:	kamaral@kitterymaine.org	

NOTE: You may have an attorney represent you, but such representation is not necessary. You may also be represented by a designated agent (e.g. family member, neighbor, engineer, contractor) as you so desire.

APPLICANT (if different) I am an agent of the applicant with standing, as shown by:					
NAME(S)	Ryan Kanteres - Scott Simons Architects				
MAILING ADDRESS	75 York St				
CITY	Portland	STATE	Maine	ZIP CODE	04101
PHONE No.	(207) 772-4656		e-MAIL:	ryan@simonsarchitects.co1 n	

To the best of my knowledge, all information submitted on and with this application is true and correct.

Date: 12 / 23 / 2019

By:

(Signature)

Ryan Kanteres

(Print Name)

AFFIRMATIONS (Please read and check all the boxes to confirm)											
Identify relevant Town code sections:											
TITLE	16	CHAPTER	3	SECTION	2	15	D	4	e.2	PAGE	
TITLE	16	CHAPTER	2	SECTION	2					PAGE	
TITLE	16	CHAPTER	3	SECTION	2	15		2	g	PAGE	

I understand that the Board of Appeals:

- May hear and decide on a miscellaneous variation request within the limitations set forth on page 1 of this application.
- Appears to have jurisdiction to hear this request; hearing must be held within 30 days of this request filing; application must be complete; and, public and abutter notice must be made no less than seven days prior to the scheduled hearing.
- Will conduct this hearing De Novo (meaning the Board acts if it were considering the question for the first time, affording no deference to the preceding agency decisions; may receive new evidence and testimony consistent with this Town Code Title 16 and the Board rules; and, conduct additional hearings and receive additional evidence and testimony).
- Will determine my Burden of Proof:
 - 1) What does the ordinance/statute require the applicant to prove?
 - 2) Does the ordinance/statute prohibit or limit the type of use being proposed?
 - 3) What factors must be considered under ordinance/statutes to decide whether to grant the request?
 - 4) Is the evidence presented substantial? Is it credible? Is it outweighed by conflicting evidence?
- Requires substantial evidence as the Standard of Review for this request, meaning:
"More than a mere scintilla". It means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. The preponderance of evidence standard is met if the proposition is more likely to be true than not true. The standard is satisfied if there is greater than fifty percent chance that the proposition is true.
- May hear, decide, and approve variations in accordance with the criteria listed in Town Code Title 16, Sections 6.6, Basis for Decision; and may consider other Title 16 standards.
- Approval may not be granted for an application involving a structure if the structure would be located in an unapproved subdivision or would violate any other local ordinance or regulation or any state law which the municipality is responsible for enforcing.
- Is only legally authorized to deal with issues arising from the list above, and do not include such matters as constitutionality, civil rights, criminal acts, property disputes, surliness, etc.
- Will not even hear my appeal unless I can show that I have "standing" to have my complaint heard;
- Purpose of establishing my case for "standing" is to limit appeals on an issue to those who are directly involved and/or affected.
- Will try to decide my case based only on the factual information presented and what is written in the pertinent Town ordinance/regulation, State statute(s)/regulation(s) and the rulings of the State Supreme Judicial Court.
- Tries to make decisions it believes would be upheld if appealed to Superior Court.

Additional Information

1. Please complete this application in its entirety. You may add other information as may be needed to adequately describe the purpose of seeking relief from the Board of Appeals.
2. A detailed plot plan or diagram must be provided showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic features (wetlands, streams, etc) of the lot in question. This plot plan should also include the distances to the nearest structures on abutting properties and show the detail of any rights-of-way, easements, or other encumbrances.
3. Blueprints, surveys, photos and other documents may be helpful in explaining your request and should be included.

STATEMENT:

Describe the general nature of the request:

This application requests two miscellaneous variations be considered for an addition to a non-conforming historic structure. The first request is regarding the need for a project specific review of the applicability of section 16.3.2.15.D.4.e.2. of the town ordinance. The second request is for a clarification of the definition of maximum allowable building height for additions to non-conforming historic structures.

The proposed Rice Public Library project consolidates the library operations to one building and addresses the current facilities accessibility and life safety code deficiencies. The project is designed to the requirements of the MU-KF zone, however it is an addition to an existing historic, public, non-conforming building which will require the pursuit of these miscellaneous variation requests.

The proposed design maintains the current use and meets the requirements of the zone's minimum; lot size, street frontage, front yard, rear and side yards, separation distances, and setbacks, as well as the maximum lot coverage requirements.

The existing building currently exceeds the allowable height in the MU-KF zone and this will remain unchanged as a part of this project, the existing structure will remain the highest part of the building. The proposed building increases the footprint by more than 30%. (existing footprint is 1,700 square feet, the proposed total footprint is 5,170 square feet) 16.3.2.15.D.4 requires the project meet the additional requirements (a through h). The project meets the applicable requirements of this section, with the exception with the specific provision of 16.3.2.15.D.4.e.2. Implementing the requirements of section e.2 on this project would detrimentally impact the historic structure by requiring the removal of dormers and portions of the historic slate roof, as well as requiring more of the building be built to a non-conforming height. This application of the requirements of section 16.3.2.15.D.4.e.2. appear to contradict the National Park Service technical brief on recommendations for additions to historic structures on the national Historic Register.

The proposed project is the result of a transparent process and has been supported through public voting. The project does not adversely effect adjacent properties, and the use is consistent with public desire and zoning requirements. The proposed project directly contributes to the safety, health, and welfare of the Kittery foreshore.



TOWN OF KITTERY, MAINE
BOARD OF APPEALS
APPLICATION CHECKLIST

APPLICANT: RICE PUBLIC LIBRARY

DATE SUBMITTED	12/23/2019
MAP & LOT	MAP 4 Lot 88
ASA FEE	_____
DATE PAID	_____
DATE COMPLETE	12/23/2019
HEARING DATE	1/14/2020

APPLICATION FORM FILLED OUT COMPLETELY & SIGNED

YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Supporting Documents provided:

- Citations of pertinent ordinance(s)
- Deed(s)
- Map(s)
- Blueprint(s)
- Survey(s)
- Photo(s)
- Other: _____

YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed plot plan or diagram showing:

- Dimensions and shape of the lot
- Size and locations of existing buildings
- Locations and dimensions of proposed buildings or alterations
- Natural or topographic features (wetlands, streams, etc) of the lot
- Distances to the nearest structures on abutting properties
- Detail of any rights-of-way, easements, or other encumbrances.

YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Administrative Appeal Information:

- Detailed description of decision appealed
- Date on which the decision was made and by whom
- Facts surrounding the appeal
- Statement of what is wrong about the decision appealed
- Relief action requested to be taken in the matter
- Statement of how the decision will affect applicant/property

YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date: 12/23/2019

By: _____
 (Signature)
RYAN KANTARES
 (Print Name)