

# TOWN OF KITTERY MAINE

## TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904

Phone: (207) 475-1323

Fax: (207) 439-6806

[www.kittery.org](http://www.kittery.org)

### APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

<b>Application Fee:</b>		<input checked="" type="checkbox"/> \$200.00	Amount Paid:\$ 200.00		Date: 05/06/21		
<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map	67	Zone(s)-Base:	MU	Total Land Area	23.89 ac.
		Lot	1	Overlay:		MS4	___ YES <u>X</u> NO
	Physical Address	524 U.S. Route 1					
<b>PROPERTY OWNER'S INFORMATION</b>	Name	C-Coast Properties, LLC			Mailing Address	8 Banks Rock York Harbor, ME 03911	
	Phone	(207) 321-9569					
	Fax						
	Email	kevinwerikson@gmail.com					
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Erik Saari			Name of Business	Altus Engineering, Inc.	
	Phone	(603) 433-2335					
	Fax				Mailing Address	133 Court Street Portsmouth, NH 03801	
	Email	esaari@altus-eng.com					
<b>PROJECT DESCRIPTION</b>	<i>See reverse side regarding information to be provided.</i>						
	<b>Existing Land Use(s):</b>						
	Single family residence, open field and woodland						
	<b>Proposed Land Use(s) and Development:</b>						
	Single family residence to remain and a specialty food facility to be constructed						
	<b>Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)</b>						
	The site is primarily comprised of woodland with a few small pockets of wetland. One pocket is a significant vernal pool located well outside the proposed development area. No wetland impacts are anticipated as part of this proposal.						
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.							
<b>Applicant's Signature:</b>	See Letter of Authorization			<b>Owner's Signature:</b>	See Letter of Authorization		
<b>Date:</b>	_____			<b>Date:</b>	_____		

## 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.**

**Letter of Authorization**

I, Kevin W. Erikson of C-Coast Properties, LLC ("LLC"), hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent the LLC as the Owner in all matters concerning the engineering and related permitting of a site plan on Kittery Tax Map 67, Lot 1 located at 524 U.S Route 1 in Kittery Maine. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

  
Signature

Kevin Erikson  
Kevin W. Erikson

5/6/21  
Date

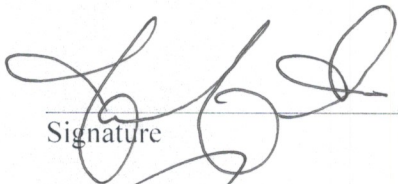
  
Witness

TRISTAN SWANSON  
Print Name

5/6/2021  
Date

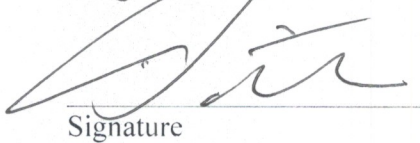
**Letter of Authorization**

We, Jennifer Scism and David Koorits of Good To Go, Inc., hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent the as the Applicant in all matters concerning the engineering and related permitting of a site plan on Kittery Tax Map 67, Lot 1 located at 524 U.S Route 1 in Kittery Maine. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

  
Signature

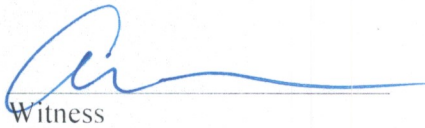
JENNIFER SCISM  
Jennifer Scism

5/6/2021  
Date

  
Signature

DAVID KOORITS  
David Koorits

5/6/21  
Date

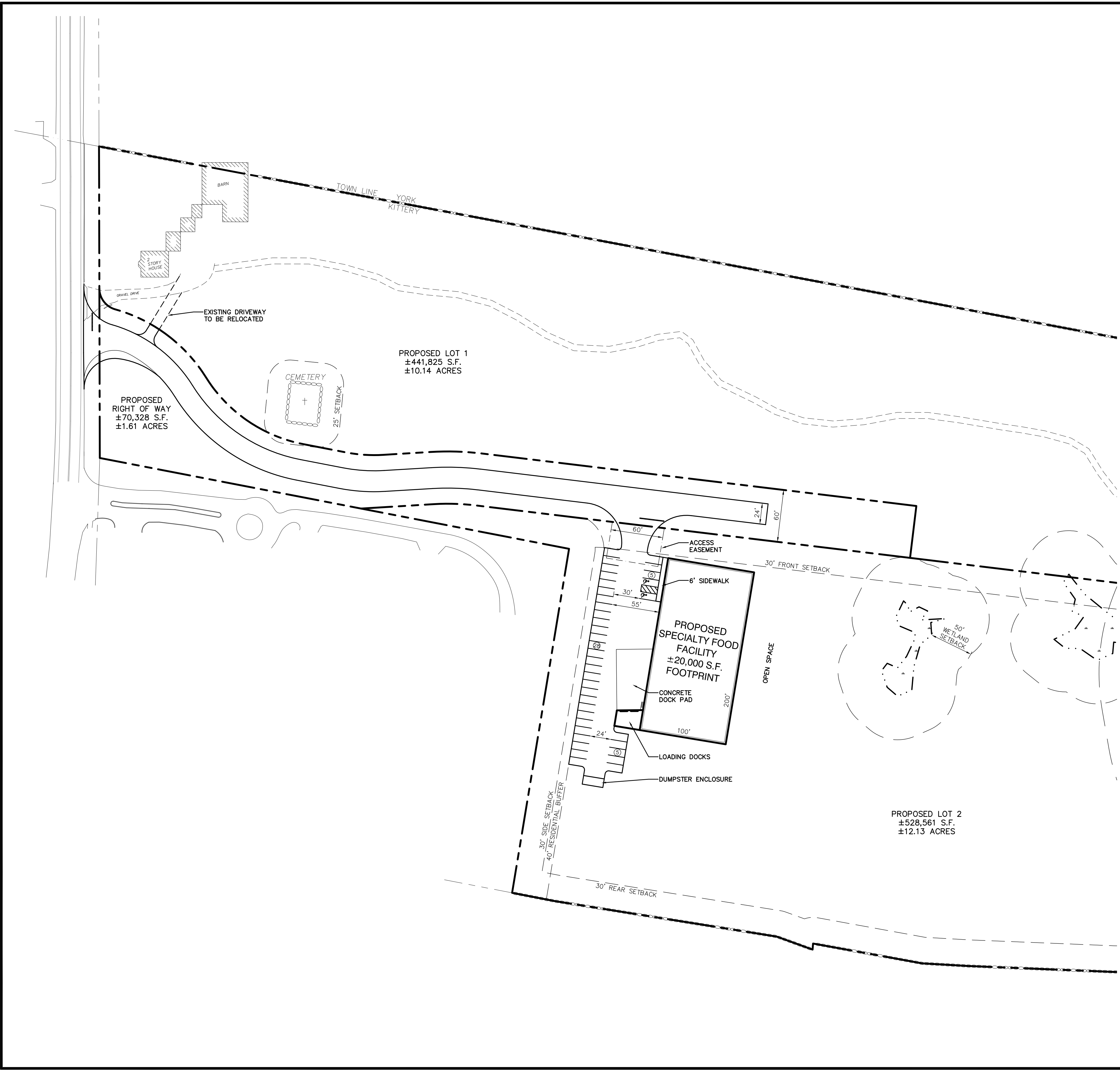
  
Witness

Amy Fullerton  
Print Name

5/6/21  
Date

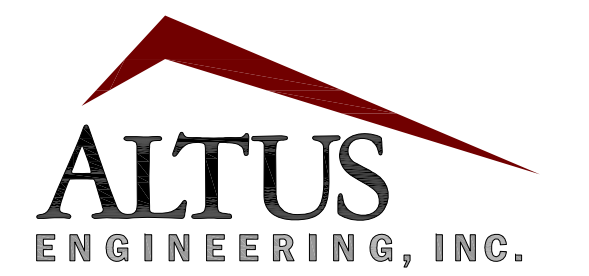
See travel times, traffic and nearby places





**SITE NOTES**

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT A MIXED USE SUBDIVISION WITH A CONCEPTUAL SITE PLAN FOR A SPECIALTY FOOD FACILITY.
2. LOT AREA: ±1,040,714 S.F. (±23.89 AC.)
3. ZONE: MIXED USE (MU)
4. DIMENSIONAL REQUIREMENTS –
  - MIN. LOT AREA: 200,000 S.F. WITH ROUTE 1 FRONTAGE  
80,000 S.F. WITHOUT ROUTE 1 FRONTAGE
  - MIN. STREET FRONTAGE: 250' ROUTE 1 / 150' OTHER STREETS
  - FRONT SETBACK: 30'
  - SIDE SETBACK: 30'
  - REAR SETBACK: 30'
  - MAX. BUILDING HEIGHT: 40'
  - BUFFER TO EXIST. RES. USE: 40' (WHERE EXIST. RES. USE w/IN 100' OF PL)
  - FRONT LANDSCAPE STRIP: 30' ALONG ROAD FRONTAGE
  - OPEN SPACE: 35% (92.5% / 11.23 AC. PROVIDED)
  - WETLAND SETBACKS (WETLANDS 501 SF – 1 ACRE):
    - BUILDING: 50'
    - DRIVEWAY 18' OR LESS: 10' FROM TOE OF SLOPE
    - DRIVEWAY >18': GREATER OF 30' OR 10' FROM TOE OF SLOPE
    - PARKING 1-5 SPACES: 30'
    - PARKING 6-20 SPACES: 40' w/STORMWATER BMPs
    - PARKING >20 SPACES: 50' w/STORMWATER BMPs
4. PARKING REQUIREMENTS:
  - WAREHOUSE: 1.1 SPACE/EMPLOYEE
  - 30 EMPLOYEES x 1.1 = 33 SPACES REQUIRED (38 PROVIDED)



133 Court Street  
(603) 433-2335  
Portsmouth, NH 03801  
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: **CONCEPTUAL**

ISSUE DATE: **MAY 6, 2021**

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	CONCEPTUAL		EBS	05/06/21

DRAWN BY: \_\_\_\_\_ EBS  
 APPROVED BY: \_\_\_\_\_ EBS  
 DRAWING FILE: 5116-C05.dwg

SCALE:  
 22" x 34" - 1" = 60'  
 11" x 17" - 1" = 120'

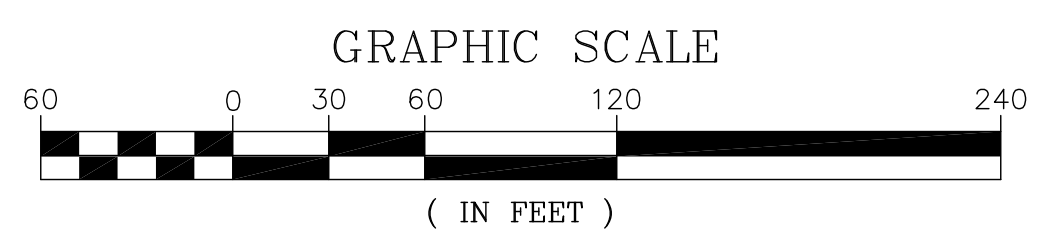
OWNER:  
 C-COAST PROPERTIES, LLC  
 8 BANKS ROCK  
 YORK HARBOR, MAINE 03911

APPLICANT:  
 GOOD TO GO  
 484 US ROUTE 1  
 KITTERY, MAINE 03904

PROJECT:  
**GOOD TO GO  
 SPECIALTY FOOD  
 FACILITY**  
 TAX MAP 67, LOT 1  
 U.S. ROUTE 1  
 KITTERY, MAINE

TITLE:  
**CONCEPTUAL  
 SITE PLAN**

SHEET NUMBER:  
**CO-5**



P5116