

# LITTLE BRIDGE LOBSTER RESTAURANT

BADGERS ISLAND WEST  
KITTERY, MAINE

Assessor's Parcel 1, Lot 19

**Owner:**

ONE BADGERS ISLAND WEST, LLC  
ELIZABETH CASELLA & WILLIAM J. BANFIELD

5 Badgers Island West  
Kittery, ME 03904  
(802) 477-2845

**Applicant:**

LITTLE BRIDGE LOBSTER. LLC

5 Badgers Island West #3  
Kittery, ME 03904  
(802) 477-2845

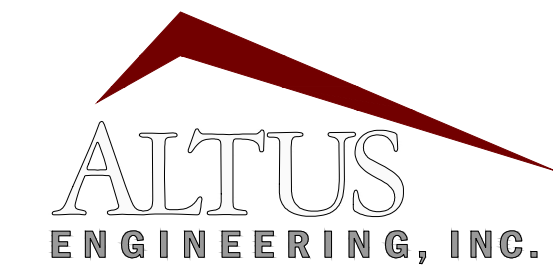
**Architect:**

**WINTER  
HOLBEN**

architecture + design

7 WALLINGFORD SQUARE, UNIT 2099  
KITTERY, MAINE 03904

**Civil Engineer:**



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

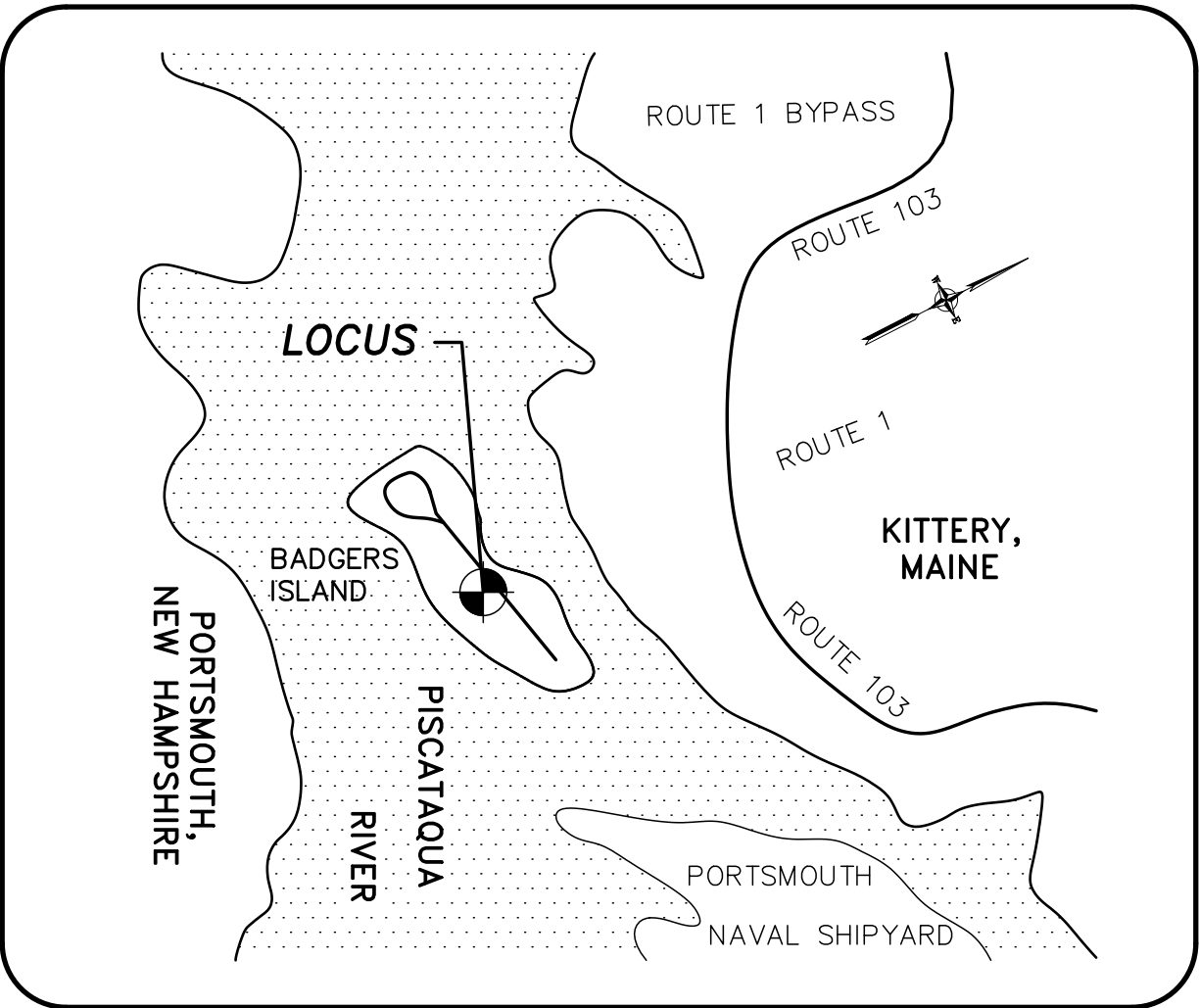
**Surveyor:**



191 STATE ROAD, SUITE #1  
KITTERY, MAINE 03904

Plan Issue Date:

October 28, 2021	Shoreland Development Permit
November 23, 2021	Shoreland Devel. Re-Submission
December 23, 2021	Shoreland Devel. Re-Submission
January 3, 2022	Shoreland Devel. Re-Submission

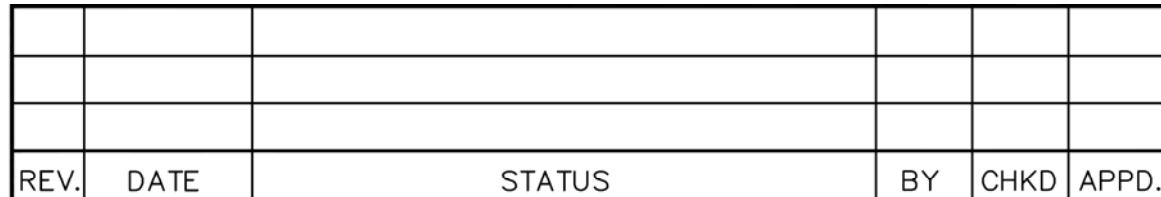


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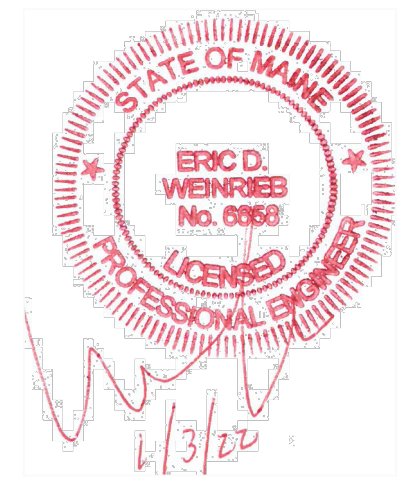
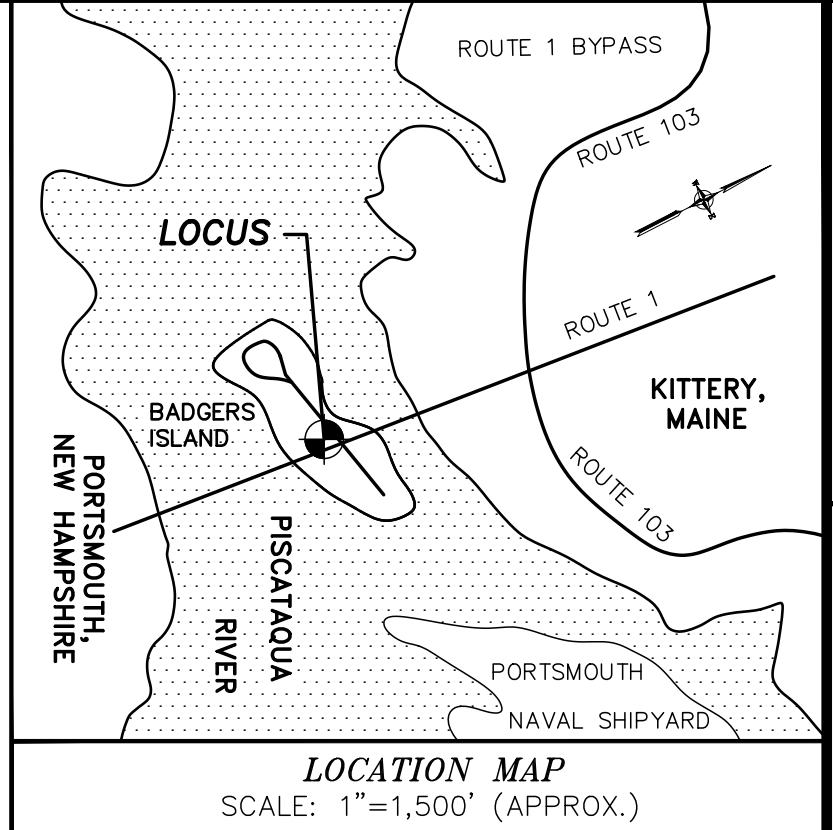
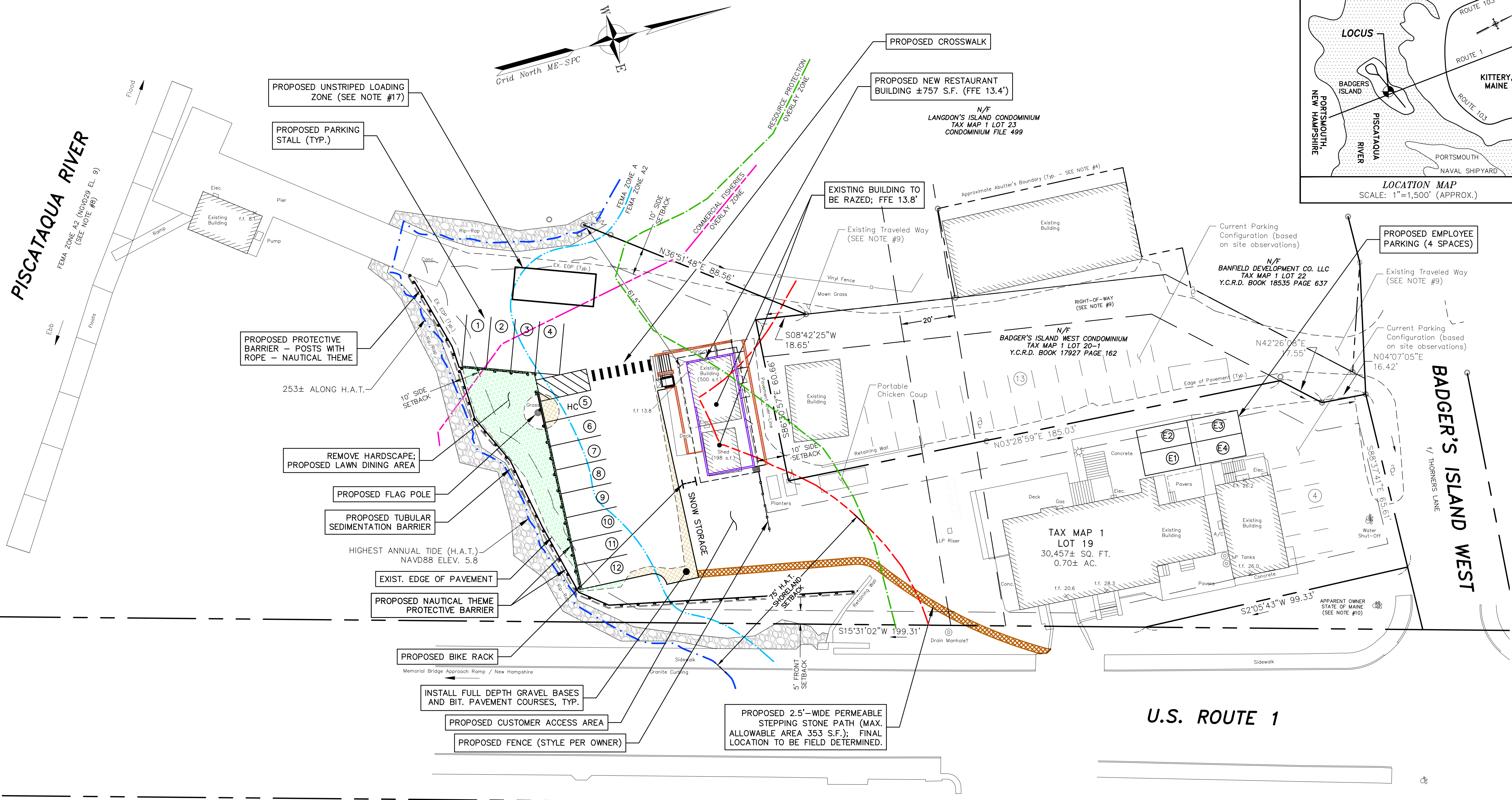
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NOT FOR CONSTRUCTION

ISSUED FOR:

APPROVAL

ISSUE DATE:

JANUARY 3, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	10/28/21
1	TOWN COMMENTS	EDW	11/23/21
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3	TOWN COMMENTS	EDW	12/22/21
4	TOWN COMMENTS	EDW	01/03/22

DRAWN BY: RMB

APPROVED BY: EDW

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SCALE:

(24"x36") 1" = 20'

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WILLIAM J. BANFIELD  
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5 BADGERS ISLAND WEST #3  
KITTERY, MAINE 03904

APPLICANT:

LITTLE BRIDGE LOBSTER, LLC

5 BADGERS ISLAND WEST #3  
KITTERY, MAINE 03904

PROJECT:

**LITTLE BRIDGE  
LOBSTER  
RESTAURANT**

TAX MAP 1, LOT 19  
BADGERS ISLAND WEST  
KITTERY, MAINE

TITLE:

**SITE PLAN FOR  
SHORELAND  
DEVELOPMENT  
PERMIT**

SHEET NUMBER:

**C - 1**

**SITE NOTES:**

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE SEASONAL RESTAURANT USE AND A SHORELAND DEVELOPMENT PLAN. THERE WILL BE NO EXPANSION OF PAVEMENT.
- APPROXIMATE LOT AREA: ±30,457 S.F.
- ZONE: MIXED USE - BADGERS ISLAND (MU-BI)
- DIMENSIONAL REQUIREMENTS  
MIN. LOT AREA: 6,000 S.F.  
MIN. STREET FRONTAGE: 50'  
FRONT SETBACK: 5'  
SIDE SETBACK: 10'  
REAR SETBACK: 10'  
MAX. BUILDING HEIGHT: 40'  
MINIMUM OPEN SPACE: 40%
- BUILDING HEIGHT:  
ORIGINAL GRADE DOWN HILL SLOPE SIDE OF STRUC. = 11.2'  
  
BUILDING HEIGHT = F.F.E. + PEAK HEIGHT - GND. ELEV.  
EXIST. BUILDING HEIGHT = 13.8' + 16.4' - 11.2' = 19.0'  
EXIST. SHED HEIGHT = 13.5' + 10.4' - 13.0 = 10.9'  
PROP. BUILDING HEIGHT = 13.4' + 15.8' - 11.2' = 18.0'
- STRUCTURE DISTANCE FROM H.A.T. (WATER BODY):  
EXISTING ±61.5 FT.  
PROPOSED ±61.5 FT.
- OPEN SPACE WITHIN WHOLE LOT:  
ALLOWED 30% MIN.  
EXISTING ±11,163 S.F. (36.6%)  
PROPOSED ±11,173 S.F. (36.6%)

- DE-VEGETATION RATE WITHIN WHOLE LOT:  
ALLOWED 60% MAX.  
EXISTING ±19,294 S.F. (63.3%)  
PROPOSED ±19,284 S.F. (63.3%)
- BUILDING COVERAGE WITHIN WHOLE LOT:  
EXISTING ±3,717 S.F. (12.2%)  
PROPOSED ±3,926 S.F. (12.9%)
- DE-VEGETATION RATE WITHIN H.A.T. 75' SETBACK:  
EXISTING ±9,160 S.F. (57.3%)  
PROPOSED ±8,891 S.F. (55.6%)
- BUILDING COVERAGE WITHIN H.A.T. 75' SETBACK:  
EXISTING ±495 S.F. (3.1%)  
PROPOSED ±549 S.F. (3.4%)
- PARKING REQUIREMENTS:  
RESTAURANT: 1 SPACE/3 SEATS. SEATING IS CALCULATED BY DIVIDING THE TOTAL FLOOR AREA WITH THE CUSTOMER ACCESS BY 15.  
  
**INDOOR SEATING**  
CUSTOMER ACCESS 180 S.F./15 = 12 SEATS  
  
**OUTDOOR SEATING**  
3 PICNIC TABLES (4 SEATS/TABLE) = 12 SEATS  
4 LAWN CHAIRS = 4 SEATS  
SUBTOTAL 16 SEATS  
TOTAL SEATING PROVIDED 28 SEATS (PROVIDED)  
  
28 SEATS @ 1 SPACE PER 3 SEATS 9 SPACES  
EMPLOYEE PARKING 4 SPACES (OTHER SITE)  
FISHING OPERATION 3 SPACES  
TOTAL SPACES 16 SPACES REQUIRED  
16 SPACES PROVIDED

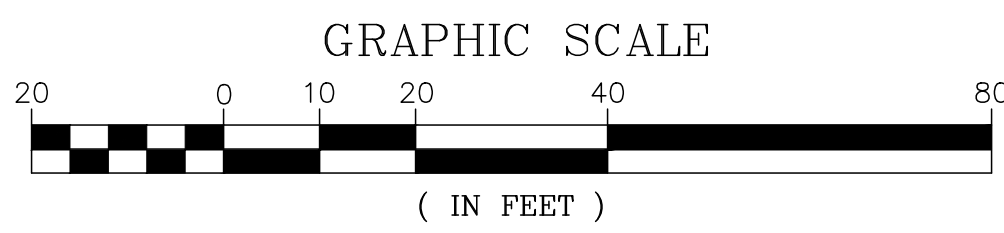
**PLAN REFERENCE:**

- 'EXISTING CONDITIONS PLAN FOR PROPERTY AT 1 & 3 BADGER'S ISLAND WEST, KITTERY, MAINE' BY NORTHEAST SURVEYING, INC., DATED JUNE 21, 2021
- PARKING STALL SIZE: 9' X 19'
- RESTAURANT WILL OPERATE FROM 11:00 AM TO 9:00 PM, 7 DAYS A WEEK.
- AMPLIFIED MUSIC WILL OCCUR DURING BUSINESS HOURS.
- VALET PARKING MAY BE PROVIDED.
- A 12'x30' LOADING ZONE IS PROVIDED. ALL DELIVERIES TO OCCUR DURING NON-BUSINESS HOURS.
- TRASH/RECYCLABLES TO BE STORED IN TOTES AND REMOVED FROM THE SITE DAILY OR AS NEEDED.
- WAY FINDING DIRECTIONAL SIGNS WITHOUT BUSINESS LOGOS ARE ALLOWED, 2 S.F. (MAX.) PER SIGN.
- ALL NON-HARDSCAPE SURFACES SHALL RECEIVE 6" OF LOAM AND SEED.
- ALL PROPOSED/EXISTING VEGETATION WILL BE MAINTAINED IN PERPETUITY.
- SNOW STORAGE AREAS ARE DEPICTED ON THE PLANS. IF ADEQUATE STORAGE IS NOT AVAILABLE, SNOW WILL BE REMOVED FROM THE SITE & LEGALLY DISPOSED.

TOWN OF KITTERY, PLANNING BOARD

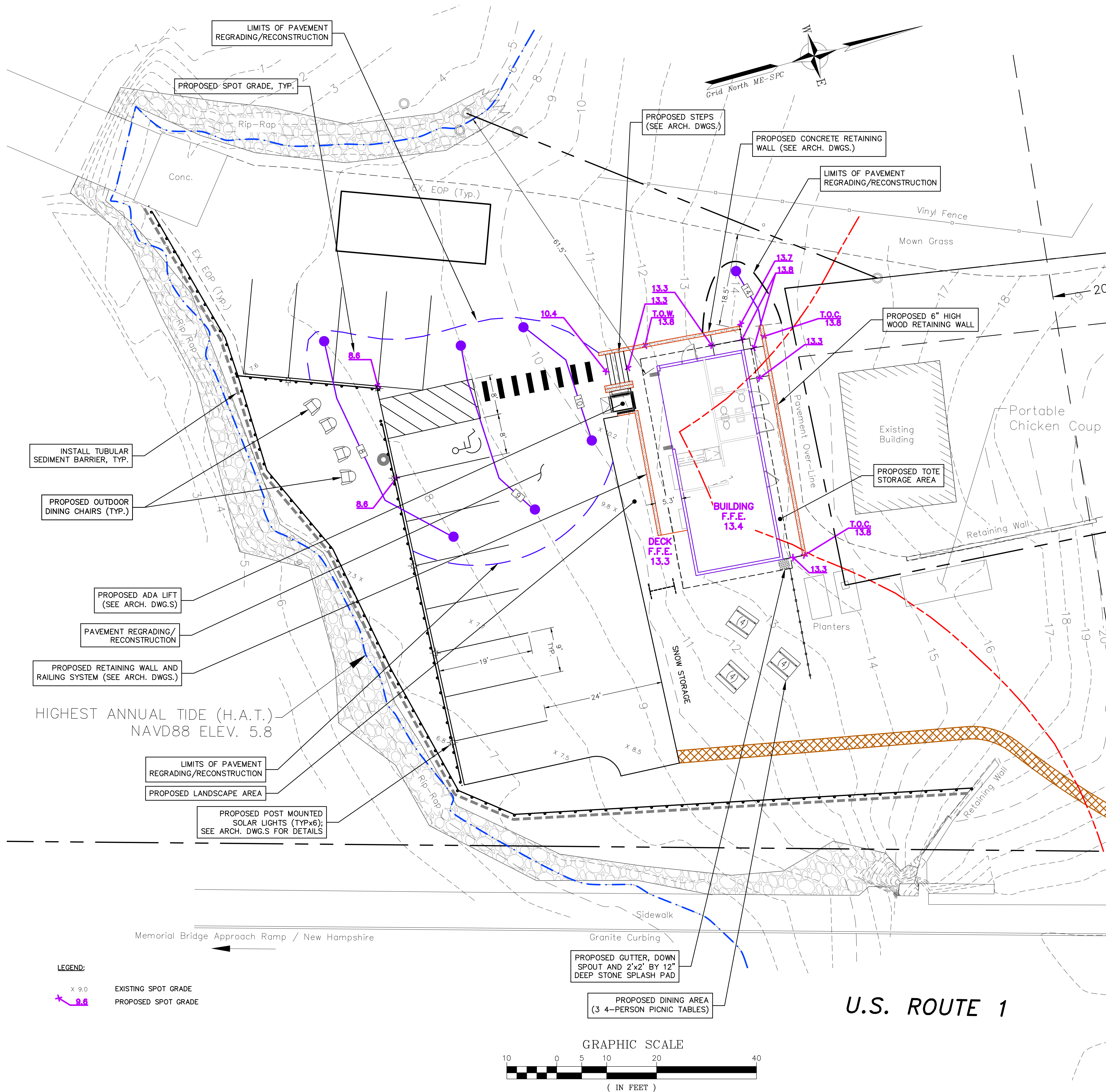
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P5053





CONSTRUCTION NOTES:

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY TOWN OF KITTERY AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF KITTERY AND MEDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- WORK HOURS DURING CONSTRUCTION WILL BE AS APPROVED BY THE TOWN OF KITTERY.
- SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991.
- COORDINATE ALL WORK WITHIN TEN (10') FEET OF PROPOSED BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL DRAWINGS.
- CONTRACTOR TO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS (TBMS) AND PERFORM CONSTRUCTION SURVEY LAYOUT.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL EXISTING DRAIN AND SEWER LINES; VERIFY LOCATION OF EXISTING GAS LINES, ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. PRESERVE AND PROTECT ANY UTILITY LINES TO BE RETAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES WHERE SHOWN.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ON-SITE STRUCTURES, BITUMINOUS CONCRETE, DEBRIS, AND CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION. DISPOSE OF EXCESS MATERIALS OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES AND VEGETATION AND/OR MULCHING STOCKPILES.
- FILL PLACED WITHIN 3 FEET OF THE OUTSIDE OF FOUNDATION WALLS SHALL MEET THE REQUIREMENTS OF THE STRUCTURAL/ARCHITECTURAL DRAWINGS.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- EXCAVATED MATERIALS SHALL BE PLACED AS FILL MATERIALS WITHIN UPLAND AREAS ONLY.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (4") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, MULCH, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
- SAWCUT AND REMOVE EXISTING PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR CURB LINE IN ALL AREAS WHERE NEW PAVEMENT OR CURBING ABUTS EXISTING PAVEMENT. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- CONTRACTOR SHALL MAINTAIN AND PROVIDE RECORD DRAWINGS TO TOWN OF KITTERY

GRADING NOTES:

- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (h:v), UNLESS OTHERWISE NOTED. WHERE SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, HANDHOLDS, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- CROSS SLOPES AT ALL WALKS SHALL BE PITCHED TO DRAIN 1-1/2% MINIMUM 2% MAXIMUM.
- PITCH ALL WALKS AND PATIOS AWAY FROM BUILDINGS AT 1-1/2% MINIMUM 2% MAXIMUM WITHIN 5 FEET OF THE BUILDING
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
- THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW (TOWARDS DRAINAGE STRUCTURES). CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.

UTILITY NOTES:

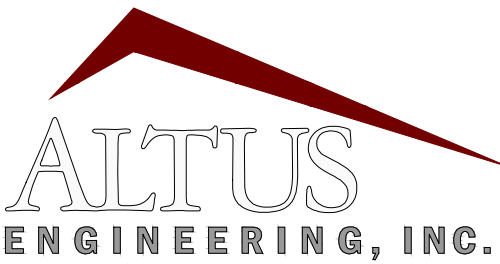
- COORDINATE UTILITY WORK WITH RESPECTIVE UTILITY COMPANIES, ARCHITECTURAL DRAWINGS AND THE OWNER.
- ALL ELECTRIC, CABLE, AND TELECOMMUNICATION SERVICES AND CONDUITS SHALL BE LOCATED UNDERGROUND WHERE SHOWN. UNDERGROUND UTILITIES INSTALLATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF TOWN OF KITTERY AND RESPECTIVE UTILITY COMPANIES. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING IN CABLES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
- ALL SEWER RELATED WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE KITTERY SEWER DEPARTMENT.
- VERIFY LOCATION OF NEW UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
- ALL UTILITY STRUCTURES SHALL BE SET FLUSH WITH PROPOSED GRADE.
- THE CONTRACTOR SHALL NOT DISRUPT THE EXISTING SEWER FLOWS.
- CONTRACTOR SHALL MAINTAIN WATER SERVICE AT ALL TIMES TO BUILDING

TOWN OF KITTERY, PLANNING BOARD

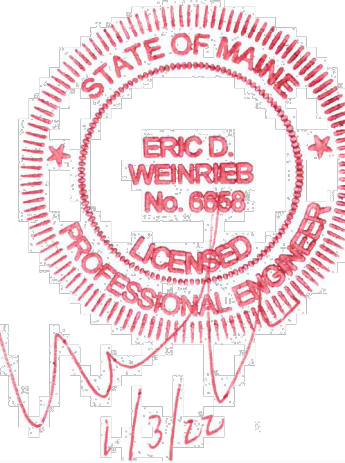
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RMB

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PROJECT:

LITTLE BRIDGE  
LOBSTER  
RESTAURANT

TAX MAP 1, LOT 19  
BADGERS ISLAND WEST  
KITTERY, MAINE

TITLE:

SITE PLAN  
ENLARGEMENT

SHEET NUMBER:

C - 2

P5053



PROJECT NAME AND LOCATION

Little Bridge Lobster Restaurant  
Map 1 Lot 19  
Badgers Island West  
Kittery, Maine

Latitude: 043° 07' 05" N  
Longitude: 070° 43' 58" W

DESCRIPTION

The project consists of constructing a seasonal restaurant and associated improvements.

DISTURBED AREA

The total area to be disturbed is approximately 8,000 square feet for new building and reconstruction of paved parking lot. Prior to land clearing and soil disturbance, sedimentation barrier shall be installed to prevent sediment leaving the lot.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures, including silt fences and stabilized construction entrances.
2. Raze existing building
3. Construct new foundation.
4. Install utilities.
5. Prepare parking and lawn dining area.
6. Stabilize disturbed areas.
7. When all construction activity is complete and site is stabilized, remove all hay bales, storm check dams, silt fences and sediment that has been trapped by these devices.

NAME OF RECEIVING WATER

Piscataqua River

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "Maine Erosion and Sediment Control BMPs, 2003" published by the Maine Department of Environmental Protection.

As indicated in the sequence of Major Activities, the hay bales and silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and hay bale barriers and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site will be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until desired vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion sedimentation measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

- A. GENERAL
1. Perimeter controls shall be installed prior to earth moving operations.
  2. The smallest practical portion of the site will be denuded at one time and no more than be mulched in one day. All disturbed areas must be stabilized by temporary measures within 5 days of initial disturbance and stabilized by permanent measures immediately after final grading.
  3. Sediment barriers shall be installed downgradient of stockpiles and diversion swales installed upgradient of stockpiles to prevent movement of soil.
  4. Built-up sediment shall be removed from sedimentation barrier or other barriers when it has reached one-third the height of the tubular barrier or bale, or when "bulges" occur in sedimentation barrier.
  5. All diversion dikes shall be inspected and any breaches promptly repaired.
  6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
  7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the plans.
  8. All ditches and swales shall be stabilized prior to directing runoff to them. All diversion dikes will be inspected and any breaches promptly repaired.
  9. Temporary water diversion (swales, basins, etc) shall be used as necessary until areas are stabilized.
  10. Ponds and swales shall be installed early on in the construction sequence (before rough grading site).
  11. All cut and fill slopes shall be seeded/loamed within 72 hours of achieving finished grade.
  12. An area shall be considered stable if one of the following has occurred:
    - a. Base coarse grovels have been installed in areas to be paved;
    - b. A minimum of 90% vegetated growth as been established;
    - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; or
    - d. Erosion control blankets have been properly installed.

B. MULCHING

- Application
- In sensitive areas (within 100 ft of streams, wetlands and in lake watersheds) temporary mulch shall be applied within 7 days of exposing soil or prior to any storm event.
  - Areas which have been temporarily or permanently seeded, shall be mulched immediately following seeding.
  - Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.
  - Mulch anchoring should be used on slopes greater than 5% in late fall (post September 15), and over-winter (September 15 – April 15).

Type of Mulch  
Hay or Straw Mulches  
Organic mulches, including hay and straw, shall be air-dried, free of undesirable seeds and coarse materials. Application rate shall be 2 bales (70-90 pounds) per 1000 sq. ft. or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90 % of the ground surface. Hay mulch subject to wind blowing shall be anchored via: netting; peg and twine or tracking.

Erosion Control Mix  
Erosion control mix shall consist primarily of organic material and shall include any of the following: shredded bark, stump grindings, composted bark or other acceptable products based on a similar raw source. Wood or bark chips, ground construction debris or reprocessed wood products shall not be acceptable as the organic component of the mix. It can be used as a stand-alone reinforcement:

- On slopes 2 horizontal to 1 vertical or less.
- On frozen ground or forested areas.
- At the edge of gravel parking areas and areas under construction.

Other reinforcement BMPs (i.e. riprap) should be used:

- On slopes with groundwater seepage;
- At low points with concentrated flows and in gullies;
- At the bottom of steep perimeter slopes exceeding 100 feet in length;
- Below culvert outlet aprons; and
- Around catch basins and closed storm systems.

Composition  
Erosion control mix shall contain a well-graded mixture of particle sizes and may contain rocks less than 4" in diameter. Erosion control mix must be free of refuse, physical contaminants, and material toxic to plant growth. The mix composition shall meet the following standards:

- The organic matter content shall be between 80 and 100%, dry weight basis.
- Particle size by weight shall be 100% passing a 6" screen and a minimum of 70%, maximum of 85%, passing a 0.75" screen.
- The organic portion needs to be fibrous and elongated.
- Large portions of silts, clays or fine sands are not acceptable in the mix.

Installation  
Erosion control mix shall not be used on slopes steeper than 2:1.

- On slopes of 3:1 or less; 2 inches plus an additional 1/2 inch per 20 feet of slope up to 100 feet.
- On slopes between 3:1 and 2:1, 4 inch plus an additional 1/2 inch per 20 feet of slope up to 100 feet.

The thickness of the mulch at the bottom of the slope needs to be:

	<3:1 slopes	2:1 slopes	slopes between 3:1 and 2:1
<20' of slope	2.0"	4.0"	
<60' of slope	3.0"	5.0"	
<100' of slope	4.0"	6.0"	

- It shall be placed evenly and must provide 100% soil coverage, with the soil totally invisible

Any required repairs shall be made immediately, with additional erosion control mix placed on top of the mulch to reach the recommended thickness. When the mix is decomposed, clogged with sediment, eroded or ineffective, it shall be replaced or repaired. Erosion control mix mulch shall be left in place. If the mulch needs to be removed spread it out into the landscape.

Maintenance  
All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied. Nets shall be inspected after rain events for dislocation or failure. If washouts or breakage occur, re-install the nets as necessary after repairing damage to the slope. Inspections shall take place until grasses are firmly established (95% soil surface covered with grass). Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface. Repair as needed.

C. TEMPORARY VEGETATION

- Considerations
- Proper seedbed preparation and the use of quality seed are important in this practice just as in permanent seeding. Failure to carefully follow sound agronomic recommendations will often result in an inadequate stand of vegetation that provides little or no erosion control.
  - Nutrients and pesticides used to establish and maintain a vegetation cover shall be managed to protect the surface and ground water quality.
  - Temporary seeding shall be used extensively in sensitive areas (ponds and lake watersheds, steep slopes, streambanks, etc.).
  - Late fall seeding may lead and cause water quality deterioration in spring runoff events, thus other measures such as mulching shall be implemented.

Specifications  
Seedbed Preparation  
Apply limestone and fertilizer according to soil test recommendations. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 600 pounds per acre or 13.8 pounds per 1,000 square feet of 10-10-10 (N-P2O5-K2O) or equivalent. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. per 1,000 square feet).

Seeding  
Select seed from recommendations in enclosed table.

- Where the soil has been compacted by construction operations, loosen soil to a depth of 2 inches before applying fertilizer, lime and seed.
- Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Hydroseeding that includes mulch may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

Mulching  
Apply mulch over seeded area according to the TEMPORARY MULCHING BMP.

Maintenance  
Temporary seeding shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

Temporary Seeding Rates and Dates					
Seed	Lb./Ac	Seeding Depth	Recommended Seeding Dates	Remarks	
Winter Rye	112 (2.0 bu)	1–1.5 in	8/15–10/1	Good for fall seeding. Select a hardy species, such as Aroostook Rye.	
Oats	80 (2.5 bu)	1–1.5 in	4/1–7/1 8/15–9/15	Best for spring seeding. Early fall seeding will die when winter weather moved in, but mulch will provide protection.	
Annual Ryegrass	40	.25 in	4/1–7/1	Grows quickly but is of short duration. Use where appearance is important. With mulch, seeding may be done throughout growing season.	
Sudangrass	40 (1.0 bu)	.5–1 in	5/15–8/15	Good growth during hot summer periods.	
Perennial	40 (2.0 bu)	.25 in	8/15–9/15	Good cover, longer lasting than Annual Ryegrass. Mulching will allow seeding throughout growing season.	
Temporary mulch with or and/or without dormant seeding			10/1–4/1	Refer to TEMPORARY MULCHING BMP PERMANENT VEGETATION BMP.	

D. FILTERS

Tubular Sediment Barrier  
a. To be provided by an approved manufacturer or supplier;  
b. Installed per manufacturer's specifications;  
c. Barrier shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

Straw/Hay Bales  
• Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.  
• All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings are oriented around the sides, parallel to the ground surface to prevent deterioration of the bindings.  
• The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches.  
• After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be build up to 4 inches against the uphill side of the barrier.  
• At least two stakes or rebars driven through the bale shall securely anchor each bale. The first stone in each bale shall be driven toward the previously laid bale to force the bales together.  
• Stakes or re-bar shall be driven deep enough into the ground to securely anchor the bales.  
• The gaps between bales shall be chinked (filled by wedging) with hay to prevent water from escaping between the bales.

Organic Filter Berm See detail

Installation  
• Sediment barriers shall be installed along the down gradient side of proposed ground disturbance areas prior to any construction activities.  
• The barrier must be placed along a relatively level contour.

Maintenance  
• Hay bale barriers, sedimentation barriers and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired immediately if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.  
• Should the fabric on a sedimentation barrier or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.  
• Sediment deposits should be removed when deposits reach approximately one third (1/3) the height of the barrier.  
• Filter berms should be reshaped as needed.  
• Any sediment deposits remaining in place after the sedimentation barrier or filter barrier is no longer required shall be dressed or removed to conform to the existing grade, prepared and seeded.  
• Additional stone may have to be added to the construction stabilized entrance, rock barriers, stone lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING

1. Bedding – stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 6" to prepare a seedbed and mix fertilizer (refer to Landscape Drawings and Specifications) into the soil.
2. Fertilizer (refer to Landscape Drawings and Specifications) – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests.
3. Seed Mixture (See Landscape Drawings for additional information):
  - 3.1. Lawn seed mix shall be a fresh, clean new seed crop. The Contractor shall furnish a dealer's guaranteed statement of the composition of the mixture and the percentage of purity and germination of each variety.
  - 3.2. Seed mixture shall conform to landscape specifications
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

DEWATERING

A dewatering plan shall be implemented to address excavation de-watering following heavy rainfall events or where the excavation may intercept the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downgradient erosion and offsite sedimentation or within a resource.

All dewatering discharge locations shall be located on relatively flat ground at least 75' from streams and 25' from wetlands. The contractor shall utilize "Dirtbags", erosion control mix berms, or similar methods for filtration of dewatering and shall conform to the Maine Erosion and Sediment Control BMPs.

Placement of "Dirtbags" shall be located such that they can be removed intact upon completion of construction with no discharge of silt at the site and properly disposed.

MONITORING SCHEDULE  
The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so. Maintenance measures will be needed during the entire construction cycle, immediately following any significant rainfall, and at least once a week, a visual inspection will be made of all erosion and sedimentation controls as follows:

1. sedimentation barrier shall be inspected and repaired. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading.
2. Construction entrance shall be visually inspected and repaired as needed. Any areas subject to rutting shall be stabilized immediately. If the voids of the construction entrance become filled with mud, more crushed stone shall be added as needed. The public roadway shall be swept should mud be deposited/tracked onto them.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

- The following standards and methodologies shall be used for stabilizing the site during the winter construction period:
1. Standard for the timely stabilization of disturbed slopes (any area having a grade greater than 25%) – the contractor will seed and mulch all slopes to be vegetated by September 15th. If the contractor fails to stabilize any slope to be vegetated by September 15th, then the contractor will take one of the following actions to stabilize the slope for late fall and winter:
    - A. Stabilize the soil with temporary vegetation and erosion control mats: by October 1st the contractor will seed the disturbed slope with winter rye at a rate of 3 pounds per 1000 square feet and then install erosion control mats or anchored hay mulch over the seeding. The contractor will monitor growth of the rye over the next 30 days.
    - B. Stabilize the slope with wood-waste compost: the contractor will place a six-inch layer of wood-waste compost on the slope by November 15th. The contractor will not use wood-waste compost to stabilize slopes having grades greater than 50% (2h:1v) or having groundwater seeps on the slope face.
    - C. Stabilize the slope with stone riprap: the contractor will place a layer of stone riprap on the slope by November 15th. The development's owner will hire a registered professional engineer to determine the stone size needed for stability on the slope and to design a filter layer for underneath the riprap.
  2. Standard for the timely stabilization of disturbed soils – by September 15th the contractor will seed and mulch all disturbed soils on the site. If the contractor fails to stabilize these soils by this date, then the contractor will take one of the following actions to stabilize the soil for late fall and winter:
    - A. Stabilize the soil with temporary vegetation: by October 1st the contractor will seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The contractor will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 1, then the contractor will mulch the area for over-winter protection as described in item iii of this standard.
    - B. Stabilize the soil with sod: the contractor will stabilize the disturbed soil with properly installed sod by October 1st, proper installation include pinning the sod and underlying soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.
    - C. Stabilize the soil with mulch: by November 15th the contractor will mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Immediately after applying the mulch, the contractor will anchor the mulch with netting or other method to prevent wind from moving the mulch off the disturbed soil.
- Winter inspections shall be performed after, each rainfall, snowstorm or thawing and at least once a week. All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barrier.

EROSION CONTROL REMOVAL

- An area is considered stable if it is paved or if 90% growth of planted seeds is established. Once an area is considered stable, the erosion control measures can be removed as follows:
  1. Sedimentation barrier: sedimentation barrier shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be distributed to an area undergoing final grading or removed and relocated off-site.
  2. Stabilized Construction Entrance: The stabilized construction entrance shall be removed once the compacted roadway base is in place. Stone and sediment from the construction entrance shall be redistributed to an area undergoing grading or removed and relocated offsite.
  3. Miscellaneous: Once all the trapped sediments have been removed from the temporary sedimentation devices the disturbed areas must be regressed in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary), fertilized, seeded and mulched in accordance with the rates previously stated.

The above erosion controls must be removed within 30 days of final stabilization of the site. Conformance with this plan and following these practices will result in a project that complies with the state regulations and the standards of the natural resources protection act, and will protect water quality in areas downstream from the project.

INSPECTION AND MAINTENANCE

1. All sediment control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater. An inspection report shall be made after each inspection by a qualified inspector engaged by the Owner. The qualified inspector shall be a Professional Engineer licensed in Maine or be a Certified Professional in Erosion and Sediment Control approved by the Owner and MDEP.
2. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours and completed within 72 hours.
3. Inspection and maintenance requirements: Inspect disturbed and impervious areas, erosion and stormwater control measures, areas used for storage and areas used for precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and after a 0.5 inches or greater storm event and prior to completion of permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards in the Maine Construction General Permit and any departmental companion document to the MCOP, must conduct the inspection. This person must be identified in the inspection log. If best management practices (BMPs) need to be modified or if additional BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.
4. Inspection Log (report): A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the inspection log the correct action taken and when it was taken. The log must be made accessible to the department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of the permanent stabilization.

HOUSEKEEPING

1. Spill prevention: Controls must be used to prevent pollutants from construction and waste materials stored onsite, including storage practices to minimize exposure of the materials to stormwater and appropriate spill prevention, containment, and response planning implementation. The contractor and owners need to take care with construction and waste materials such that contaminants do not enter the stormwater. The storage of materials such as paint, petroleum products, cleaning agents and the like are to be stored in watertight containers. The use of the products should be in accordance with manufacturer recommendations. When fueling equipment, including snowblowers and lawnmowers, have oil absorbent pads available below the fueling. Refueling of small engines by the owner should occur in the garage or on a paved surface. Any spill or release of toxic or hazardous substances must be reported to the department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the department's website at: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/
2. Groundwater protection: Protection of the groundwater is required by the contractor and owner. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography, and other relevant factors accumulates runoff that infiltrates into the soil. Petroleum products should be stored in manufactured cans designed for the purpose. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Spill prevention procedures should be followed.

Note: Lack of appropriate pollutant removal BMPs may result in violations of the groundwater quality standard established by 39 M.R.S.A. §465-C(1). Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide treatment within the infiltration area, in order to prevent accumulation of fines, reductions in infiltration rate, and consequent flooding and destabilization.

3. Fugitive sediment and dust: Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.
- Note: Dewatering a stream without a permit from the department violates state water quality standards and the Natural Resources Protection Act.
4. Debris and other materials: Litter, construction debris, and construction chemicals exposed to stormwater must be prevented from becoming a pollutant source. Construction materials and construction debris should be covered to prevent rainwater from washing contaminants off the site. Any fertilizers, cleaning products, herbicides should be protected from the weather and used in accordance with manufacturers recommendations.
- Note: Any contaminants that are washed off the site by rainwater is a violation of the Clean Waters Act. To prevent these materials from becoming a source of pollutants, construction activities related to a project may be required to comply with applicable provisions of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine Solid Waste and Hazardous Waste Management Rules; Maine Hazardous Waste Management Rules; Maine Oil Conveyance and Storage Rules; and Maine Pesticide requirements.
5. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site.
- Note: For guidance on dewatering controls, consult the Maine Erosion and Sediment Control BMPs, published by the Maine Department of Environmental Protection.
6. Non-stormwater discharges: Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
  - Discharges from firefighting activities
  - Fire hydrant flushings
  - Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage, and transmission washing is prohibited)
  - Dust control runoff in accordance with permit conditions
  - Routine external building washdown, not including surface paint removal, that does not involve detergents
  - Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material has been removed) if detergents are not used
  - Uncontaminated air conditioning or compressor condensate
  - Uncontaminated groundwater or spring water
  - Foundation or footer drain-water where flows are not contaminated
  - Uncontaminated excavation dewatering
  - Potable water sources including waterline flushings
7. Unauthorized non-stormwater discharges: Identify and prevent contamination from discharges that is mixed with a source of non-stormwater, other than those discharges in compliance with 6. Unauthorized non-stormwater discharges are:
  - Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
  - Fuels, oils, or other pollutants used in vehicle and equipment operations and maintenance;
  - Soaps, solvents or detergents used in vehicle and equipment wash;
  - Toxic or hazardous substances from a spill or other release.

Allowable non-stormwater discharges cannot be authorized under this permit unless they are directly related to and originate from a construction site or dedicated support activity.

This project has a written erosion control plan and stormwater maintenance plan. Modifications to the plan must be approved by the Town.

Maintenance of stormwater treatment and control systems must occur regularly. The stormwater maintenance report provides inspection details and time lines for doing the inspections and reporting to the Town.

Drawn by: \_\_\_\_\_ RMB  
Approved by: \_\_\_\_\_ EDW  
Drawing file: \_\_\_\_\_ 5053SITE.dwg

SCALE:

NOT TO SCALE

OWNER:

ELIZABETH CASELLA  
WILLIAM J. BANFIELD  
ONE BADGERS ISLAND WEST,  
LLC  
5 BADGERS ISLAND WEST #3  
KITTERY, MAINE 03904

APPLICANT:

LITTLE BRIDGE LOBSTER, LLC  
5 BADGERS ISLAND WEST #3  
KITTERY, MAINE 03904

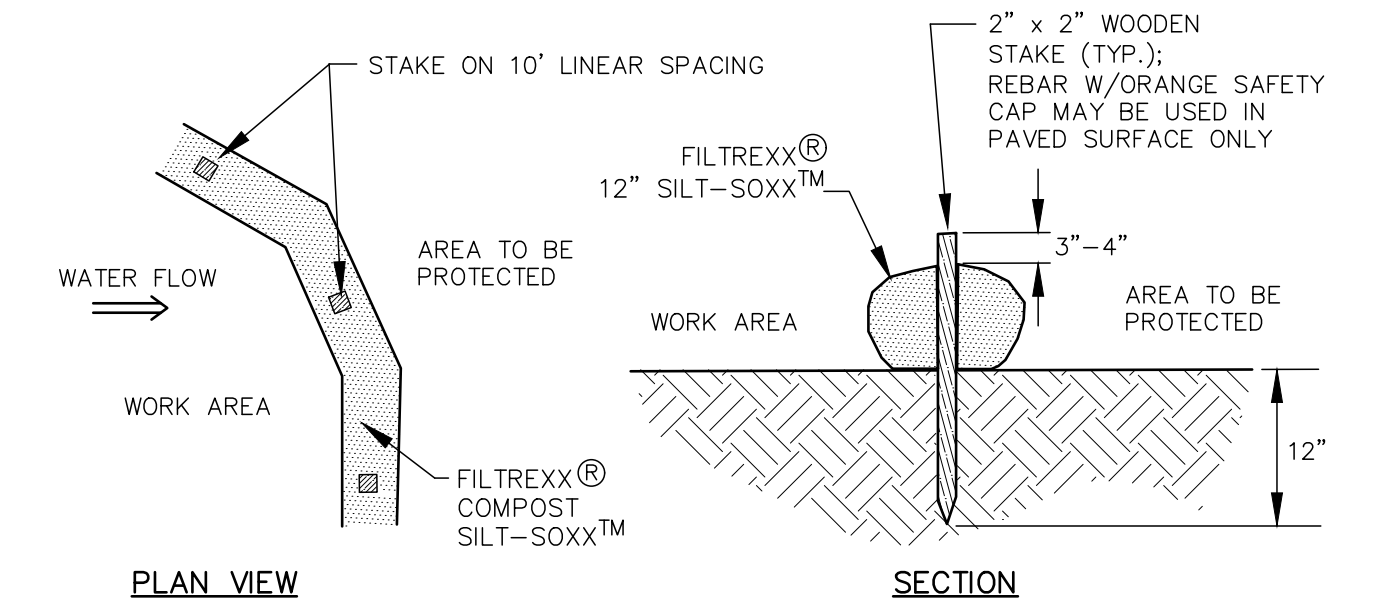
PROJECT:

LITTLE BRIDGE LOBSTER RESTAURANT  
TAX MAP 1, LOT 19  
BADGERS ISLAND WEST  
KITTERY, MAINE

TITLE:

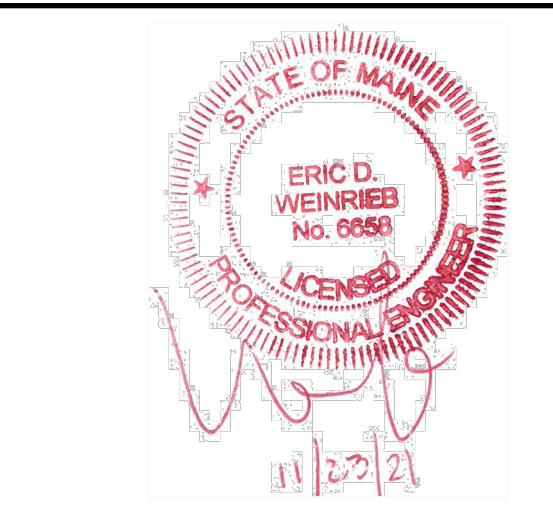
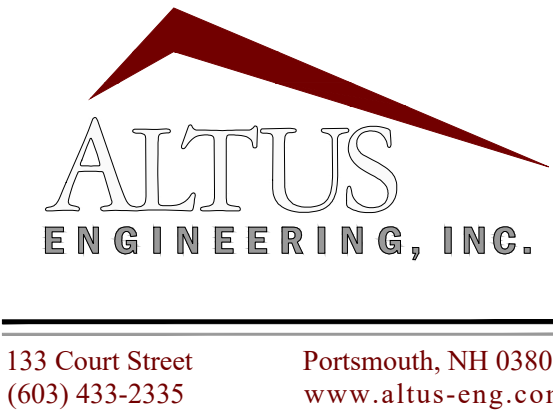
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE



- NOTES:
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
  2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
  4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR:

APPROVAL

ISSUE DATE:

NOVEMBER 23, 2021

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	10/28/21
1	TOWN COMMENTS		EDW	11/23/21

DRAWN BY:

APPROVED BY:

DRAWING FILE:

SCALE:

NOT TO SCALE

OWNER:

ELIZABETH CASELLA  
WILLIAM J. BANFIELD  
ONE BADGERS ISLAND WEST,  
LLC  
5 BADGERS ISLAND WEST #3  
KITTERY, MAINE 03904

APPLICANT:

LITTLE BRIDGE LOBSTER, LLC  
5 BADGERS ISLAND WEST #3  
KITTERY, MAINE 03904

PROJECT:

LITTLE BRIDGE LOBSTER RESTAURANT  
TAX MAP 1, LOT 19  
BADGERS ISLAND WEST  
KITTERY, MAINE

TITLE:

1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
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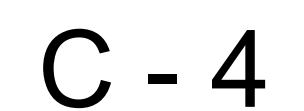
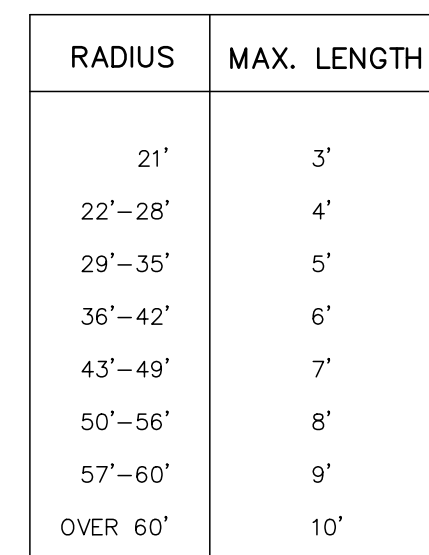
TUBULAR SEDIMENT BARRIER NOT TO SCALE

EROSION CONTROL NOTES

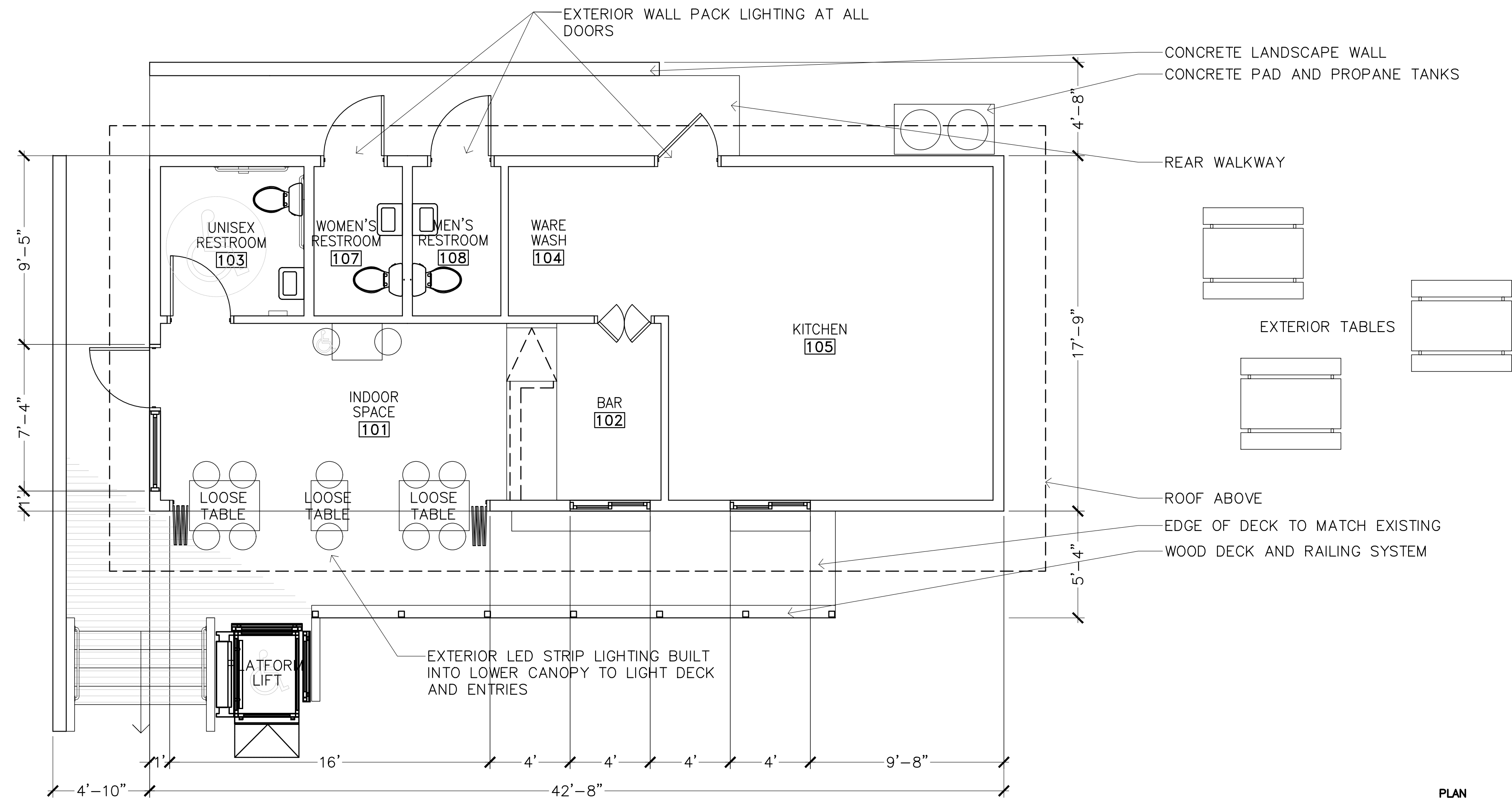
SHEET NUMBER:

C - 3









PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"

PB.1 1



PROPOSED RENDER  
SCALE: N/A

PB.1 2



EXISTING STRUCTURES  
SCALE: N/A

PB.1 3

WINTER  
HOLBEN  
architecture + design

7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.994.3104

DES ZS DRW ZS CHK BMH

28OCT2021

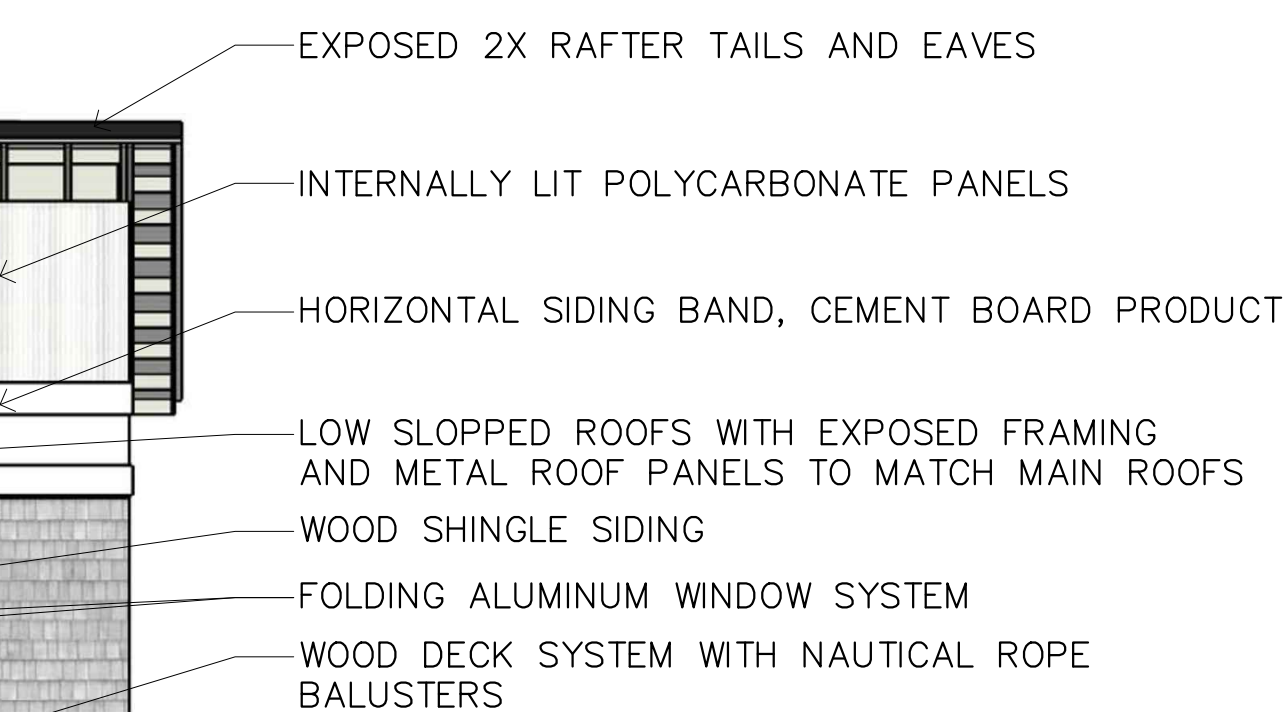
One Badgers Island  
1 Badgers Island West  
Kittery, Maine 03904  
PLANNING BOARD PRESENTATION DRAWINGS

PROJECT NO.: 21081

SHEET 1 OF ---

PB.1



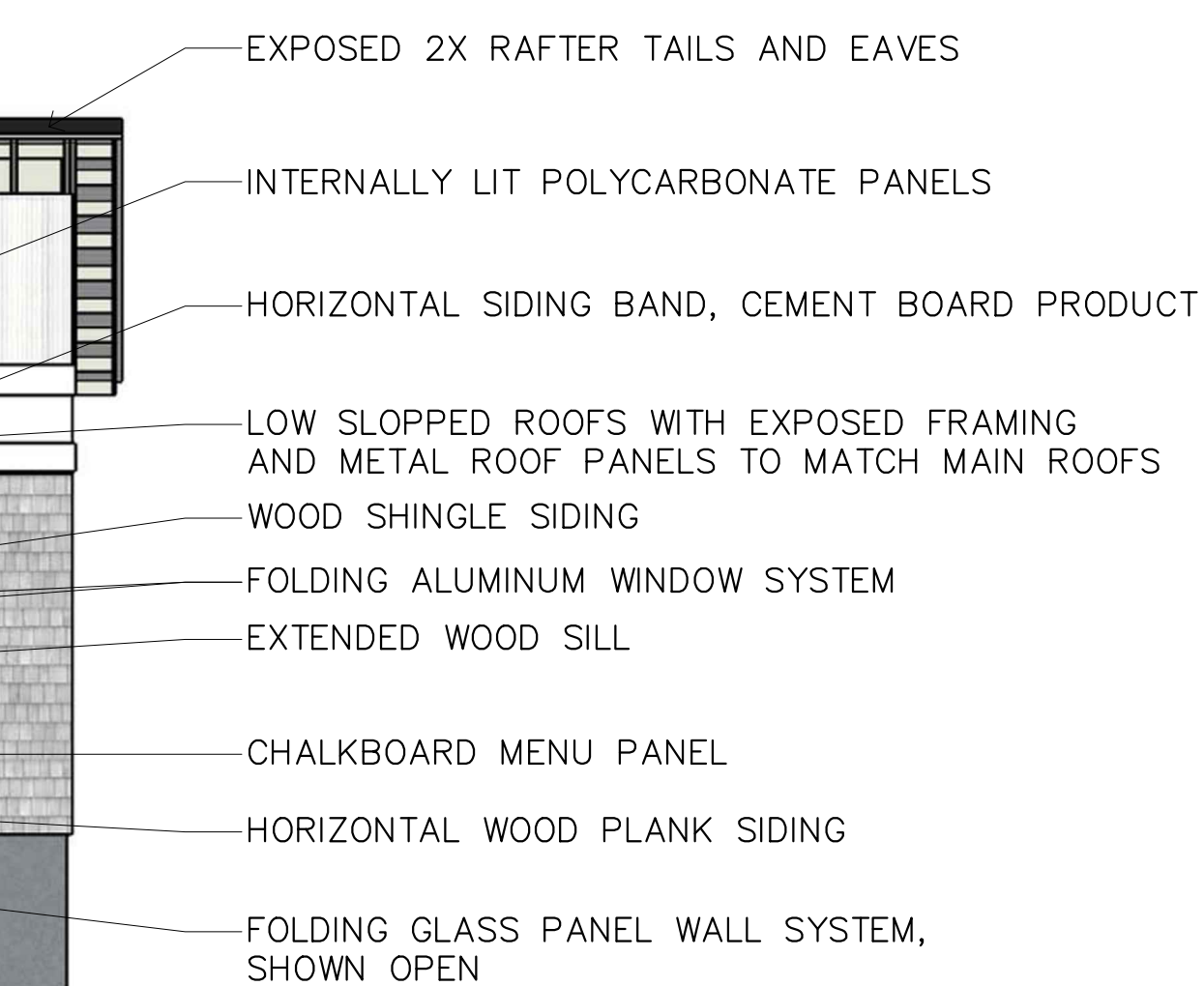


FRONT ELEVATION SHOWING DECK

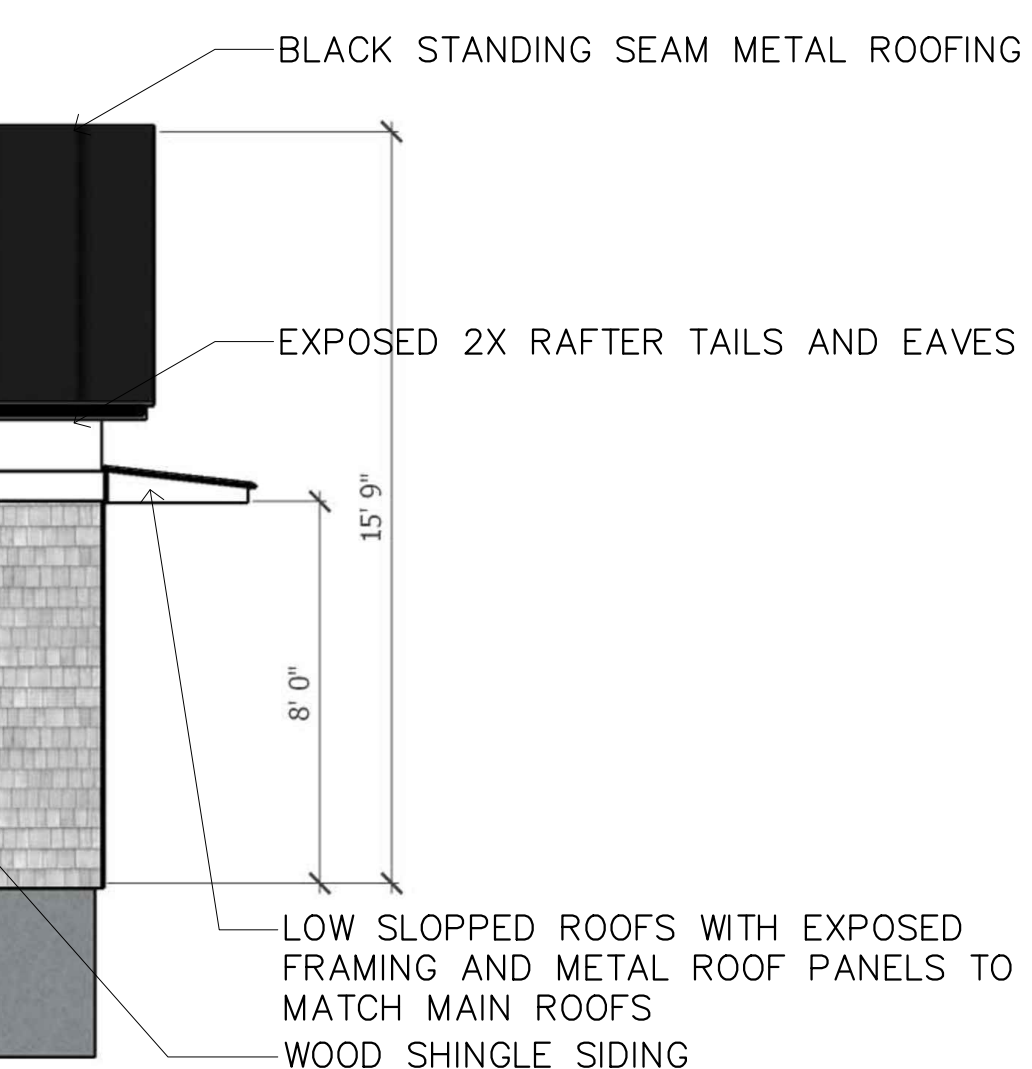
SCALE: 1/4"=1'-0"

PB.2

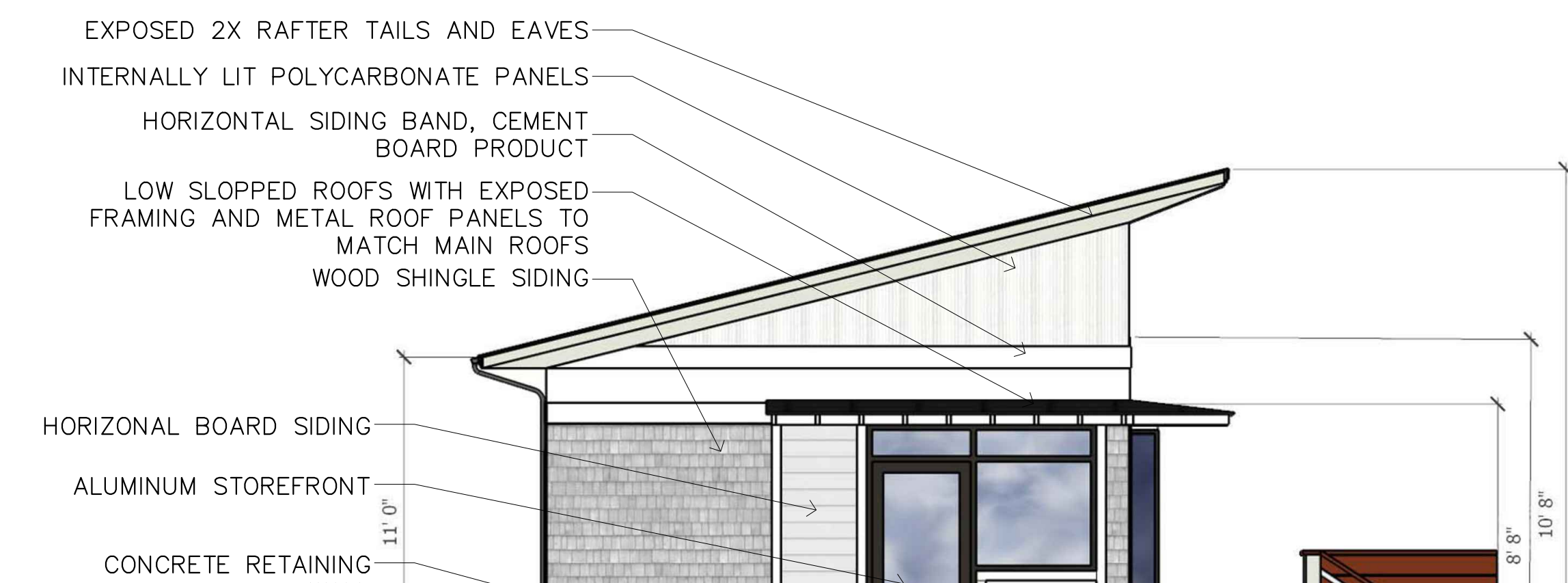
1



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0" PB.2 2



**BACK ELEVATION**  
SCALE: 1/4"=1'-0" PB.2 3



**WEST ELEVATION**  
SCALE: 1/4"=1'-0" PB.2



**EAST ELEVATION**  
SCALE: 1/4"=1'-0" PB.2 5

[illegible]



January 1, 2022

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

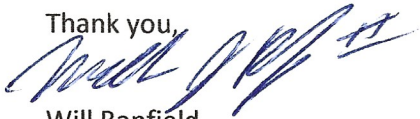
**RE: One Badgers Island West Right-of-Way Easement**

Dear Bart,

On behalf of the Badgers Island West Condo Association located at 5 Badgers Island West, please accept this letter which allows Right-of-Way access for One Badgers Island West and their associated business.

All Condo Association members have agreed to allow use of the driveway, which is in a Right-of-Way Easement per current Condominium Documents, which includes each owner of the four residential units as well as the owner of the commercial property (accountant's building). If you have any questions or concerns, please do not hesitate to reach out.

Thank you,

A handwritten signature in blue ink, appearing to read "Will Banfield", is written over the printed name.

Will Banfield  
President  
Badgers Island West Condo Association

CC: Town of Kittery Planning Board



January 1, 2022

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

**RE: Employee Parking for the Buoy Shack Restaurant**

Dear Bart,

Please accept this letter stating that we will provide parking accessibility for employees of the Buoy Shack, in our own driveway located at 1 Badgers Island West.

This proposed parking area is located on the same lot as the restaurant but is serviced by a separate entry within close proximity to the proposed building. We will be granting this access to remove the burden of employee parking at the Buoy Shack, allowing more spaces for consumers that wish to drive and park at the restaurant as allowed by Section 16.3.2.14, Section 4 "Employee Parking" of MU-BI district, Section 4.

Furthermore, this location meets all the requirements set forth by this Exception such as:

- It is located within reasonable distance, that is not greater than 1,000ft from the business
- The parking is on the same lot as the proposed building which we own
- There is safe walking access to the proposed business
- The proposed parking is not in a residential zone

Please do not hesitate to reach out if you have any questions or concerns.

Sincerely,

The block contains two handwritten signatures in blue ink. The first signature is more stylized and appears to be 'Will Banfield'. The second signature is more legible and appears to be 'Liza Casella'.

Will Banfield & Liza Casella  
Owners  
One Badgers Island West LLC

CC: Town of Kittery Planning Board



January 1, 2022

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

**RE: Maritime Use & the Preservation of Maine's Working Waterfront**

Dear Bart,

Thank you and the Planning Board for considering our application. As part of our meetings, the protection of Maritime Use has been integral to the discussions – both for the Town and ourselves. Please accept this letter to have on record that we will ensure that the working waterfront located at 1 Badgers Island W will not be negatively impacted in any way by the proposed restaurant. In fact, we are hopeful that, to the extent possible, the waterfront and restaurant can be synergistic.

The wharf and all commercial fishing activity that takes place on the property is integral to the purpose of our purchasing the property. The previous owner – who was a lobsterman himself – sold us this property due to our commitment to maintain its Maritime Use, maintain the property the way he would have, and uphold the “the way of life” of Maine fishermen as that is the way it should be.

As mentioned during the Planning Board meeting on December 9<sup>th</sup>, the restaurant we will be purchasing live lobsters directly from the boats, to the fullest extent possible. We have also developed the site plan, in front of you and the Board, to minimize the impact to the pier and fishermen including the use of three designated parking spots specifically for these fishermen.

We hope that our new business proposed at the site will further enhance the commercial fishing happening from our pier, provide visitors and towns people a chance to observe and appreciate the working waterfront while enjoying a bite to eat from the very lobster the boats fished, and providing a new income stream for fishermen. Our goal is to strengthen the use and vitality of this pier and maintain the uniqueness of Badgers Island.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Will Banfield & Liza Casella', is written over the word 'Sincerely,'.

Will Banfield & Liza Casella  
Owners  
One Badgers Island West LLC

CC: Town of Kittery Planning Board