

**Town of Kittery Maine
 Town Planning Board Meeting
 January 14, 2021**

71 Old Dennett Road—Shoreland Development Plan Review

Action: Accept or deny plan as complete; continue application to a subsequent meeting, schedule site walk and/or public hearing; approve or deny plan: Pursuant to §16.7.3.3.B *Nonconforming structure repair and/or expansion* and §16.10.3.4 *Shoreland Development Review* of the Town of Kittery Land Use Development Code, the Planning Board shall consider an application from owner/applicant Patricia A. & Stephen E. Bradly requesting approval to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
No	Sketch Plan	Not pursued	Not applicable
No	Site Visit	At the Board's discretion	To be determined—PB discretion
Yes	Completeness/Acceptance	January 14, 2021	Ongoing
No	Public Hearing	At the Board's discretion	To be determined—PB discretion
Yes	Plan Approval		Pending

Applicant: 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, when applicable, 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 16.4.4.13 - 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.

Analysis and Staff Commentary

The three major elements that the Planning Board (“Board”) needs to review for this shoreland development plan application fall under §16.3.17.D(1)(d) and §16.7.3.3.B(3)(3)[5][a]^{1,2}. In essence, the proposed shoreland development plan application’s major objectives are twofold: (1) expand a legally nonconforming dwelling unit within the base zone setback of the Shoreland Overlay Zone (OZ-SL-250), and (2) revegetate certain areas of the lot.

Devegetation

The lot has a pre-existing devegetation rate of approximately 12.5%, which is 7.5% under the limit, pursuant to §16.3.17.D(1)(d). The proposed shoreland development plan intends on removing additional pavement

¹Land Use and Development Code, Town of Kittery, §16.3.2.17.D(1)(D): *The total footprint of devegetated area must not exceed 20% of the lot area located within the Shoreland Overlay Zone, except in the following zones: [1] Mixed-Use – Badgers Island (MU-BI) and Mixed-Use – Kittery Foreside (MU-KF) Zones, where the maximum devegetated area is 60%. The Board of Appeals may approve a miscellaneous appeal application to increase allowable devegetated area in the Mixed-Use – Badgers Island (MU-BI) Zone to 70% where it is clearly demonstrated that no practicable alternative exists to accommodate a water-dependent use. [2] Commercial (C1, C-2, C-3), Business – Local (B-L and B-L1) and Industrial (IND) Zones where the maximum devegetated area is 70%. [3] Residential – Urban (R-U) Zone where the lot is equal to or less than 10,000 square feet, the maximum devegetated area is 50%.*

² Land Use and Development Code, Town of Kittery §16.7.3.3.B(3)(e)[5][a]: *For structures located less than the base zone setback from the normal high-water line of a water body, tributary stream, or upland edge of a coastal or freshwater wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet, or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any portion of a structure that is located in the base zone setback may not be made greater than 20 feet, or the height of the existing structure, whichever is greater.*

and replacing the disturbed areas with something. The Board needs to confirm the material that will replace the area. Altogether, the new devegetation rate will reduce to 10.8%, yielding a 1.7% increase to vegetated

Expansion of a nonconforming structure.

71 Old Dennett Road has a dwelling unit that appears to preexist the January 1, 1989 vesting date of the Mandatory Shoreland Zoning³. Regardless, the existing dwelling unit is approximately 1,668-sf in area with the structure entirety located within the base zone setback of the Shoreland Overlay Zone (“SOLZ”). Also, the dwelling units nearest distance to the H.A.T. is about 60.3-ft. The proposed expansion totals around 360-sf. with approximately 120-sf. located entirely within the base zone setback of the SOLZ. Pursuant to §16.7.3.3.B(3)(3)[5][a] the applicant is permitted to expand 30% larger than the footprint of all structures that existed prior to January 1, 1989 within the base zone setback of the SLOZ. In this case, the expansion (120-sf. out of 360-sf.) that is located within the base zone setback is approximately 6.7%, well under the permissible expansion rate of 30%. As regards the wetland setback to the north of the proposed expansion, pursuant to Table 16.9, structures are permitted to be 50-ft. from a wetland less than an acre in size.

Altogether, the applicant is under the ordinance’s 30% expansion cap for a legally nonconforming structure, and the lot’s devegetation rate is decreasing by approximately 1.7%.

Planning Board Procedural Steps

After the Board has been presented with the application and deliberation has exhausted, the following procedural sequence must take place:

1. Plan acceptance: Before the board can move on the application, a vote must occur to accept the plan.
2. Thereafter, the Board needs to determine if a site visit, public hearing, or both need to occur. If a site walk is necessary, the Board should consider scheduling it sometime in the next two weeks. As regards the public hearing, if desirable, it should be scheduled for the next Planning Board meeting, February 11, 2021.
3. If a public hearing is not elected to take place, the Board should consider the following:
 - a. to move to continue the application to a subsequent meeting if more time for consideration is required by the Board,
 - b. approve with or without conditions; or
 - c. deny the application—motion should be made in the affirmative (see below).

Recommended Motions

Below are recommended motions for the Board’s use and consideration:

Motion to continue application

Move to continue the shoreland development plan application to the February 11, 2021 Planning Board meeting from owner/applicant Patricia A. & Stephen E. Bradley requesting approval to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

³ Title 38, M.R.S.A., Chapter 3, §435-§448

Motion to accept application as complete

Move to accept the shoreland development plan application as complete from owner/applicant Patricia A. & Stephen E. Bradly requesting approval to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

Motion to schedule a site walk

Move to schedule a site walk on ____, 2021, for a shoreland development plan application from owner/applicant Patricia A. & Stephen E. Bradly requesting approval to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

Motion to schedule public hearing

Move to schedule a public hearing on the February 11, 2021, Planning Board meeting for a shoreland development plan application from owner/applicant Patricia A. & Stephen E. Bradly requesting approval to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

Motion to approve with conditions

Move to approve the shoreland development plan application from owner/applicant Patricia A. & Stephen E. Bradly proposing to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones with the following condition:

1. Prior to endorsement of the final plan, the applicant shall submit a revised shoreland development plan to the Town Planner for review and approval illustrating the type of vegetation to be planted in the areas to be revegetated, as stated in the December 10, 2020 Planner Review Notes document.

Motion to deny

Move to deny the shoreland development plan application from owner/applicant Patricia A. & Stephen E. Bradly proposing to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

**Kittery Planning Board
 Findings of Fact
 For 71 Old Dennett Road
 Shoreland Development Plan Review**

**UNAPPROVED
 M6 L5**

WHEREAS: Owner/applicant Patricia A. & Stephen E. Bradley proposing to expand a legally nonconforming dwelling unit on a legally nonconforming lot by 360-sf within the base zone setback of the Shoreland Overlay Zone on real property with an address of 71 Old Dennett Road (Tax Map 6, Lot 5) located in the Residential-Suburban (R-S) Zone and the Shoreland (OZ-SL-250) and Resource Protection (OZ-RP) Overlay Zones.

REQ'D	ACTION	COMMENTS	STATUS
No	Sketch Plan	Not pursued	Not applicable
No	Site Visit	At the Board's discretion	To be determined—PB discretion
Yes	Completeness/Acceptance	Scheduled for the December 10, 2020 meeting	Ongoing
No	Public Hearing	At the Board's discretion	To be determined—PB discretion
Yes	Plan Approval	May take place at the December 10, 2020 meeting	Pending

And pursuant to the application and plan and other documents considered to be a part of a plan review decision by the Planning Board in this Finding of Fact consisting of the following (hereinafter the "Plan"):

1. Shoreland Development Plan Application, dated December 18, 2020
2. Shoreland Development Site Plan, Altus Engineering, Inc., dated October 20, 2020 and last revised on December 18, 2020.

NOW THEREFORE, based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings and conclusions:

FINDINGS OF FACT

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.3.D(e)
Standard: <i>Maximum building coverage: 20%</i>
Findings: The proposed shoreland development plan illustrates a building coverage rate of 3.5%
Conclusion: The standard appears to be met.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstaining
16.3.2.17.D(1)(d)
Standard: <i>The total footprint of devegetated area must not exceed 20% of the lot area located within the Shoreland Overlay Zone, except in the following zones:</i>
<i>[1] Mixed-Use – Badgers Island (MU-BI) and Mixed-Use – Kittery Foreside (MU-KF) Zones, where the maximum devegetated area is 60%. The Board of Appeals may approve a miscellaneous appeal application to increase allowable devegetated area in the Mixed-Use – Badgers Island (MU-BI) Zone to 70% where it is clearly demonstrated that no practicable alternative exists to accommodate a water-dependent use.</i>

<p>[2] Commercial (C1, C-2, C-3), Business – Local (B-L and B-L1) and Industrial (IND) Zones where the maximum devegetated area is 70%.</p> <p>[3] Residential – Urban (R-U) Zone where the lot is equal to or less than 10,000 square feet, the maximum devegetated area is 50%.</p> <p>Findings: The proposed shoreland development plan depicts a devegetation rate of 10.8%</p> <p>Conclusion: The standard appears to be met.</p>
<p>Vote: __ in favor __ against __ abstaining</p>

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
Article III Nonconformance

<p>16.7.3.1 Prohibitions and Allowances</p> <p>Standard: A. Except as otherwise provided in this Article, a nonconforming condition must not be permitted to become more nonconforming</p> <p>Finding: The applicant is proposing an expansion to a legally nonconforming structure that complies with the standards within the Article.</p> <p>Conclusion The requirement appears to be met.</p>
<p>Vote: ___ in favor ___ against __ abstaining</p>
<p>16.7.3.3.B(3)(e)[5][a]</p> <p>Standard: For structures located less than the base zone setback from the normal high-water line of a water body, tributary stream, or upland edge of a coastal or freshwater wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet, or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any portion of a structure that is located in the base zone setback may not be made greater than 20 feet, or the height of the existing structure, whichever is greater.</p> <p>Finding: The applicant is proposing an expansion of the legally nonconforming dwelling unit by 360-sf with only 120-sf. located within the base zone setback of the Shoreland Overlay Zone of the Residential-Suburban zoning district, which is a 6.7% increase in area from the original footprint that existed on January 1, 1989 of all structures (1,-sf).</p> <p>Conclusion The requirement appears to be met.</p>
<p>Vote: ___ in favor ___ against __ abstaining</p>

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW
Article X Shoreland Development Review

<p>16.10.10.2 Procedure for Administering Permits</p> <p>D. An application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:</p>
<p>Standard: 1. Maintain safe and healthful conditions;</p> <p>Finding: The proposed development as represented in the plans and application does not appear to have an adverse impact.</p> <p>Conclusion: This requirement appears to be met.</p>

ITEM 3

Vote: __ in favor __ against __ abstaining
<p>Standard: 2. <i>Not result in water pollution, erosion or sedimentation to surface waters;</i></p> <p>Finding: The proposed development appears to be designed in a manner that does not result in an increase of water pollution, erosion, or sedimentation to surface waters</p> <p>Conclusion: This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>Standard: 3. <i>Adequately provide for the disposal of all wastewater;</i></p> <p>Finding: The proposed development appears not to include an increase in the number of bedroom units, thereby not requiring an upgrade to the subsurface wastewater disposal system at this time. If circumstances were to change, the applicant would have to confirm with the Local Plumbing Inspector if a new system would be required.</p> <p>Conclusion: This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>Standard: 4. <i>Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;</i></p> <p>Finding: The proposed development does not appear to have an adverse impact.</p> <p>Conclusion: This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>Standard: 5. <i>Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;</i></p> <p>Finding: The application is not proposing any expansion of existing foot paths on the site.</p> <p>Conclusion: This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>Standard: 6. <i>Protect archaeological and historic resources;</i></p> <p>Finding: There appears to be no archaeological and historical resources located on the lot.</p> <p>Conclusion: This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>Standard: 7. <i>Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;</i></p> <p>Finding: The application is proposing a building expansion that is oriented away from Spinney's Creek. The development appears not to affect any commercial fishing or maritime activities, nor the district that they are active.</p> <p>Conclusion: This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>Standard: 8. <i>Avoid problems associated with floodplain development and use;</i></p> <p>Finding: Portions of the property are located in the FEMA Flood Zone (AE-100 year). The proposed development appears to be outside this zone. Accordingly, the proposed expansion does not appear to have an impact on the current floodplain or flood-prone area.</p>

Conclusion: This requirement appears to be met.
Vote: __ in favor __ against __ abstaining
Standard: 9. <i>Is in conformance with the provisions of this code;</i>
Finding: The proposed development complies with the applicable standards of Title 16.
Conclusion: This requirement appears to be met.
Vote: __ in favor __ against __ abstaining
Standard: 10. <i>Be recorded with the York county Registry of Deeds.</i>
Finding: The proposed shoreland development plan shall be recorded at the York County Registry of Deeds.
Conclusion: This standard appears to be met.
Vote: __ in favor __ against __ abstaining

NOW THEREFORE the Kittery Planning Board adopts each of the foregoing Findings of Fact and based on these Findings determines the proposed Development will have no significant detrimental impact, and the Kittery Planning Board hereby grants final approval for the Development at the above referenced property, including any waivers granted or conditions as noted.

Waivers:

1. None.

Conditions of Approval (to be depicted on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan unless conforming with the provision under §16.10.9.2 and §16.10.9.3.
2. Applicant/contractor will follow Maine DEP Best Management Practices for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
3. With the exception of the vegetation identified on the plan for removal, no vegetation will be removed without prior approval by the Code Enforcement Officer or the Shoreland Resource Officer. Efforts to protect existing vegetation must be in place prior to grading or construction. The rock fill shall not replace existing vegetation.
4. Prior to the commencement of onsite construction, areas to remain undisturbed must be clearly marked with stakes and caution tape. All stakes, caution tape, silt fences, and other materials used during construction must remain until all onsite work is completed. Prior to removal, written permission to remove such materials must be given by the Code Enforcement Officer.
5. All Notices to Applicant contained herein (Findings of Fact dated 1/14/2021).

Conditions of Approval (not to be depicted on final plan):

2. Prior to endorsement of the final plan, the applicant shall submit a revised shoreland development plan to the Town Planner for review and approval illustrating the type of vegetation to be planted in the areas to be revegetated, as stated in the January 14, 2020 Planner Review Notes document.

Plan Review Notes
71 Old Dennett Road
Tax Map 45, Lot 6
Shoreland Development Review

ITEM 3

The Planning Board authorizes the Planning Board Chair, or Vice Chair, to sign the Final Plan and the Findings of Fact upon confirmation of required plan changes.

Vote: __ in favor __ against __ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON _____

Dutch Dunkelberger, Planning Board Chair

Notices to Applicant:

1. Incorporate any plan revisions on the final plan as required by Planning Board and submit for Staff review prior to presentation of final mylar.
2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
3. Three paper copies of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a paper copy of the signed original must be submitted to the Town Planning Department.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Appeal of Decision:

1. Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.



Kittery, ME

01/07/2021

SDP-20-8

Shoreland Development Plan Application

Status: Active**Date Created:** Dec 18, 2020

Applicant

Richard Hackeman
rhackeman@altus-eng.com
133 Court Street
Portsmouth, NH 03801

Location

71 OLD DENNETT ROAD
KITTERY, ME

Owner: PATRICIA A HOPKINS
71 OLD DENNETT ROAD , null, KITTERY, ME 03904

Project Information

Size of Waterbody

> 1 Acre

Will this project create one acre or more of disturbed area? If yes, you will be required to file a MDEP Notice of Intent to Comply with the Maine Construction Permit. Excavation will require a Maine Dep certified contractor in erosion control measures.

No

Full description of the project

Proposed 360 sf addition to house, remove areas of pavement in Shoreland Zone

Lot Size (SF)

84412

Base Zone

Residential-Suburban (R-S)

Overlay Zone(s)

OZ-SL-250 Shoreland Overlay Zone\ \tWater Body/Wetland Protection Area 250'

OZ-SL-75 Shoreland Overlay Zone Stream Protection Area 75'

OZ-CFMU Commercial Fisheries/Maritime Uses Overlay Zone

OZ-RP Resource Protection Overlay Zone

Project within buffer of overlay zone?

WITHIN 100FT or 75FT (0-100FT from Highest Annual Tide)
see sect. A, B, C, D, F Planning Board Review

A. Devegetated Area - Parcel Devegetation

% Allowed (Enter 20% , 50%, 60% or 70% per narrative above)

20

Existing (sf) Devegated Area within 250' Shoreland Overlay Zone

7465

Proposed (sf) Devegated Area within 250' Shoreland Overlay Zone

6002

% Existing Devegated Area within 250' Shoreland Overlay Zone

8.8

% Proposed Devegated Area within 250' Shoreland Overlay Zone

7.1

B. Building Footprint - Principle and Accessory Structures**Structure distance from Highest Annual Tide or upland edge of wetland (FT)**

60

Building Coverage Existing (sf)

2582

(%) Building Coverage Allowed

20

Building Coverage Proposed (sf)

2942

(%) Building Coverage Existing

3.1

(%) Building Coverage Proposed

3.5

(%) Increase of Coverage

14

Type of Construction

New

Value (\$) of Construction

25000

C. Building Height**Bldg. Height Existing (FT)**

16

Bldg. Height Proposed (FT)

16

D. Certifications

I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Code Enforcement Departments of any changes.



I understand an approved Shoreland Development Plan must be recorded in the York Country Registry of Deeds and I am responsible for incurred costs.



I understand calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor

**Applicant is**

Owner's Agent

Attachments

 5110-SITE - HOUSE-SHORELAND-APPL-PLAN-2020-12-18.pdf
Uploaded by Richard Hackeman on Dec 18, 2020 5:12 PM

History

Date	Activity
Dec 18 2020 5:50 pm	Richard Hackeman started a draft of Record SDP-20-8
Dec 18 2020 10:13 pm	Richard Hackeman submitted Record SDP-20-8
Dec 18 2020 10:13 pm	approval step Application Completeness Review was assigned to Bart McDonough on Record SDP-20-8
Dec 21 2020 3:58 pm	Bart McDonough approved approval step Application Completeness Review on Record SDP-20-8
Dec 23 2020 8:43 pm	completed payment step Shoreland Application Payment on Record SDP-20-8
Dec 23 2020 8:43 pm	approval step Code Dept Approval - Final Plan was assigned to Craig Alfis on Record SDP-20-8



71 Old Dennet Road

Shoreland Development Plan



1 inch = 60 Feet

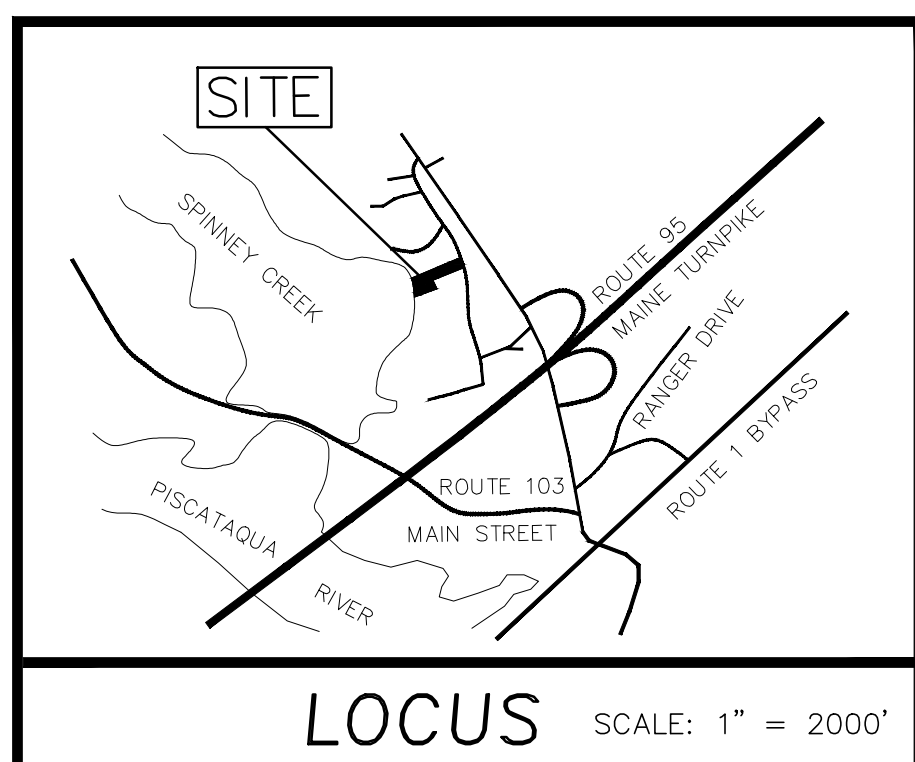


January 7, 2021



	PWater		Water-poly
	Property Line		
	Right of Way		
	Map - Lot Labels		

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.



LOCUS SCALE: 1" = 2000'

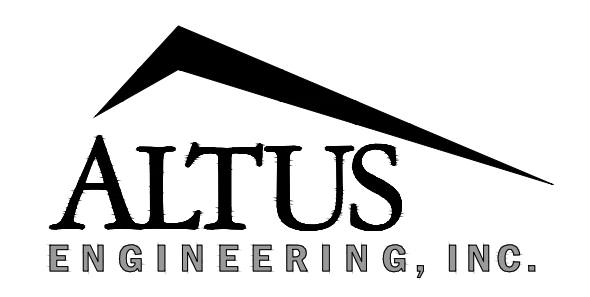
TOWN OF KITTELY, PLANNING BOARD

CHAIR	DATE
OWNER/APPLICANT	DATE

SITE NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE PROPOSED BUILDING ADDITION. BASE PLAN BASED ON "TOPO/BOUNDARY WORKSHEET, 71 OLD DENNETT ROAD, KITTELY, MAINE", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED OCTOBER 1, 2020, FILE: 2230PNTS. THIS PLAN IS NOT A BOUNDARY SURVEY.
- APPROXIMATE LOT AREA: 1.7 AC.±
- ZONE: RESIDENTIAL SUBURBAN (R-S)
- DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	40,000 S.F.
MIN. STREET FRONTAGE:	150'
FRONT SETBACK:	40'
SIDE SETBACK:	15'
REAR SETBACK:	15'
MAX. BUILDING HEIGHT:	20'
MAX. BLDG. COVERAGE:	20%
MAX. DEVEGETATED AREA:	20%
WETLAND SETBACK (501 SF - 1 AC):	30' (PATIO/DECK), 50' (BUILDING)
WETLAND SETBACK (1 AC+):	50' (PATIO/DECK), 100'(BUILDING)
SHORELAND SETBACK:	100'
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
- WETLANDS WERE DELINEATED BY MICHAEL CUOMO ON SEPTEMBER 14, 2020 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL - WATERWAYS EXPERIMENTAL STATION TECHNICAL REPORT Y-87-1, JANUARY 1987.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF KITTELY.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- PROPOSED HEIGHT OF EXPANSION: 16' (MATCH EXISTING)
- ALL EROSION CONTROL MEASURES SHALL BE COMPLIED WITH STATE [DEP] AND LOCAL ORDINANCES.



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

NOT FOR CONSTRUCTION

ISSUED FOR:
PLANNING BOARD REVIEW

ISSUE DATE:
NOVEMBER 24, 2020

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EBS	10/30/20
1	ADD/REVISE AREAS PER TOWN REVIEW	EBS	11/03/20
2	PER TOWN REVIEW	EBS	11/24/20

DRAWN BY: _____ RLH
APPROVED BY: _____ EBS
DRAWING FILE: _____ 5110.DWG

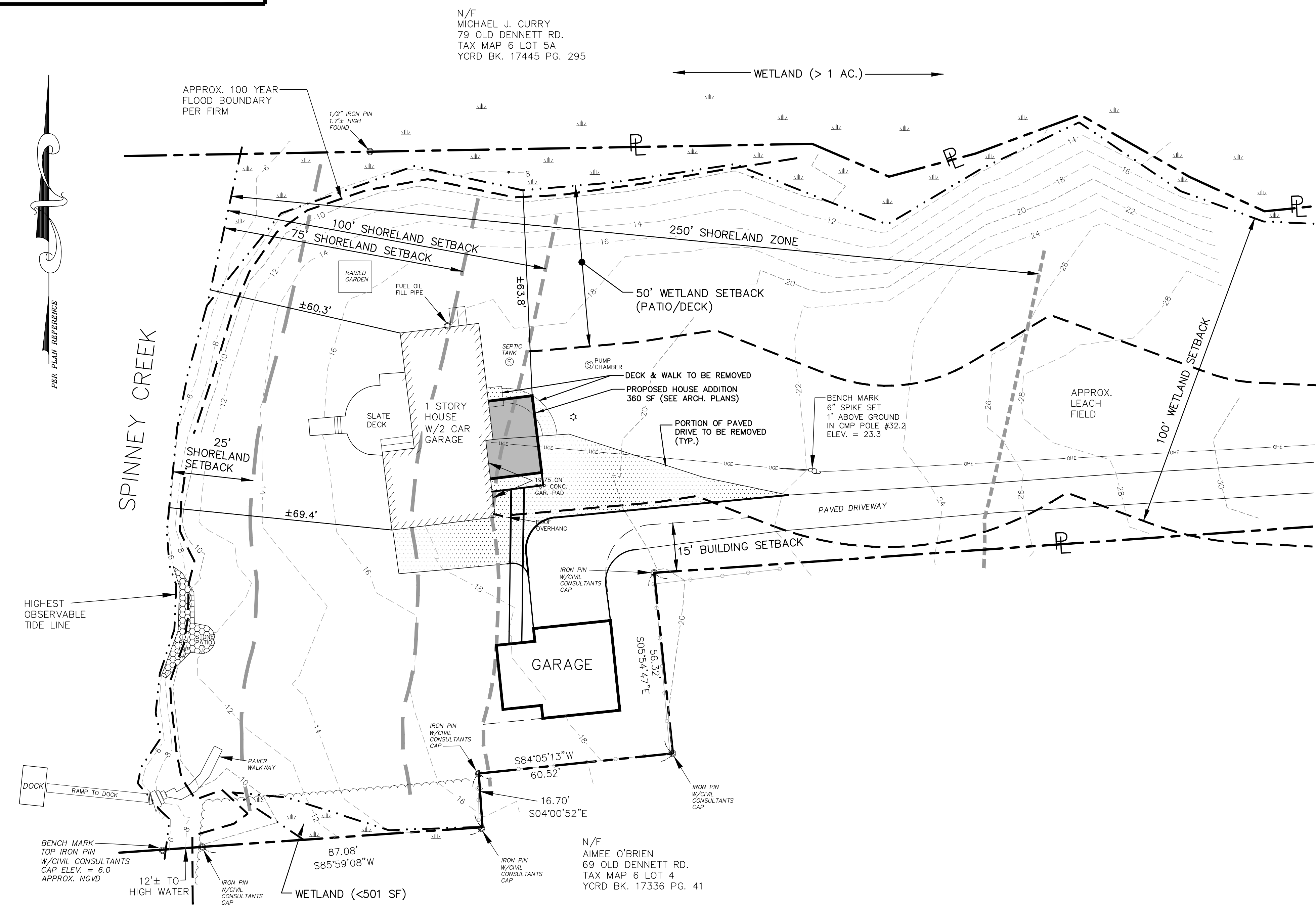
SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER/APPLICANT:
PATRICIA A. & STEPHEN E. BRADLEY
71 OLD DENNETT ROAD
KITTELY, ME 03904

PROJECT:
PROPOSED HOUSE ADDITION
TAX MAP 6, LOT 5
71 OLD DENNETT ROAD
KITTELY, MAINE

TITLE:
PROPOSED SHORELAND DEVELOPMENT PLAN

SHEET NUMBER:
C-1



BUILDING COVERAGE/DEVEGETATION CALCULATION

	100' SHORELAND SETBACK	100' - 250' SHORELAND ZONE	ENTIRE LOT
EXISTING BUILDING COVERAGE:	±1,668 SF	±914 SF	±2,582 SF ±3.1%
PROPOSED BUILDING COVERAGE:	±1,788 SF	±1,154 SF	±2,942 SF ±3.5%
EXISTING DEVEGETATION CALC:	±2,669 SF	±4,796 SF	±10,565 SF ±12.5%
PROPOSED DEVEGETATION CALC:	±2,253 SF	±3,749 SF	±9,102 SF ±10.8%

* AREAS AND HEIGHT LIMITATIONS ARE PER KITTELY LAND USE AND DEVELOPMENT CODE (TITLE 16) SECTION 16.7.3.3.B(3)(e)[5][g] / SECTION 16.3.2.17.D(1)(d)

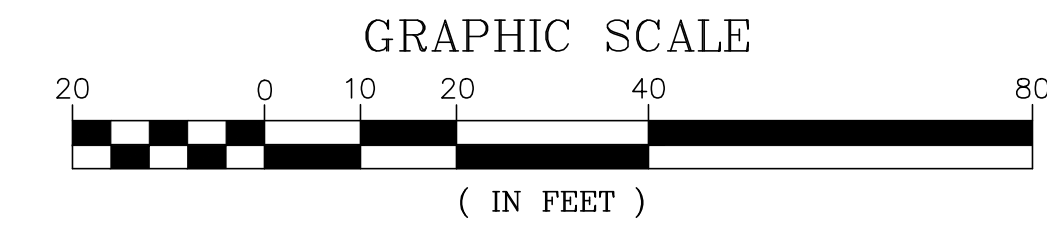
EXISTING BUILDING COVERAGE = HOUSE (1,670 SF) + GARAGE (912 SF) = 2,582 SF

PROP. BLDG. COVERAGE = EX. BUILDINGS (2,582 SF) + ADDITION (360 SF) = 2,942 SF

EXISTING DEVEGETATION CALC. = BUILDINGS (2,582 SF) + SLATE DECK (430 SF) + BULKHEAD (30 SF) + DECK (28 SF) + WALK (96 SF) + WALK FROM DRIVE TO GARAGE (100 SF) + PAVED DRIVE (7,299 SF) = 10,565 SF±

PROPOSED DEVEGETATION CALC. = EX. BUILDINGS & ADDITION (2,942 SF) + SLATE DECK (430 SF) + BULKHEAD (30 SF) + WALK FROM ADDITION TO GARAGE (255 SF) + PAVED DRIVE (5,445 SF) = 9,102 SF±

SUMMARY NOTE: THE HOMEOWNER HAS INTENTIONALLY REDUCED LARGE AREAS OF PAVEMENT IN ORDER TO MITIGATE THE MODEST PROPOSED ADDITION TO THE HOUSE AND THE REPLACEMENT AND MODEST ADDITION TO THE GARAGE IN A PRIOR PHASE.



YORK COUNTY REGISTRY OF DEEDS
RECEIVED 20____
AT _____ H _____ M _____ AND
RECORDED IN BOOK _____ PAGE _____
ATTEST:

REGISTRAR

P5110