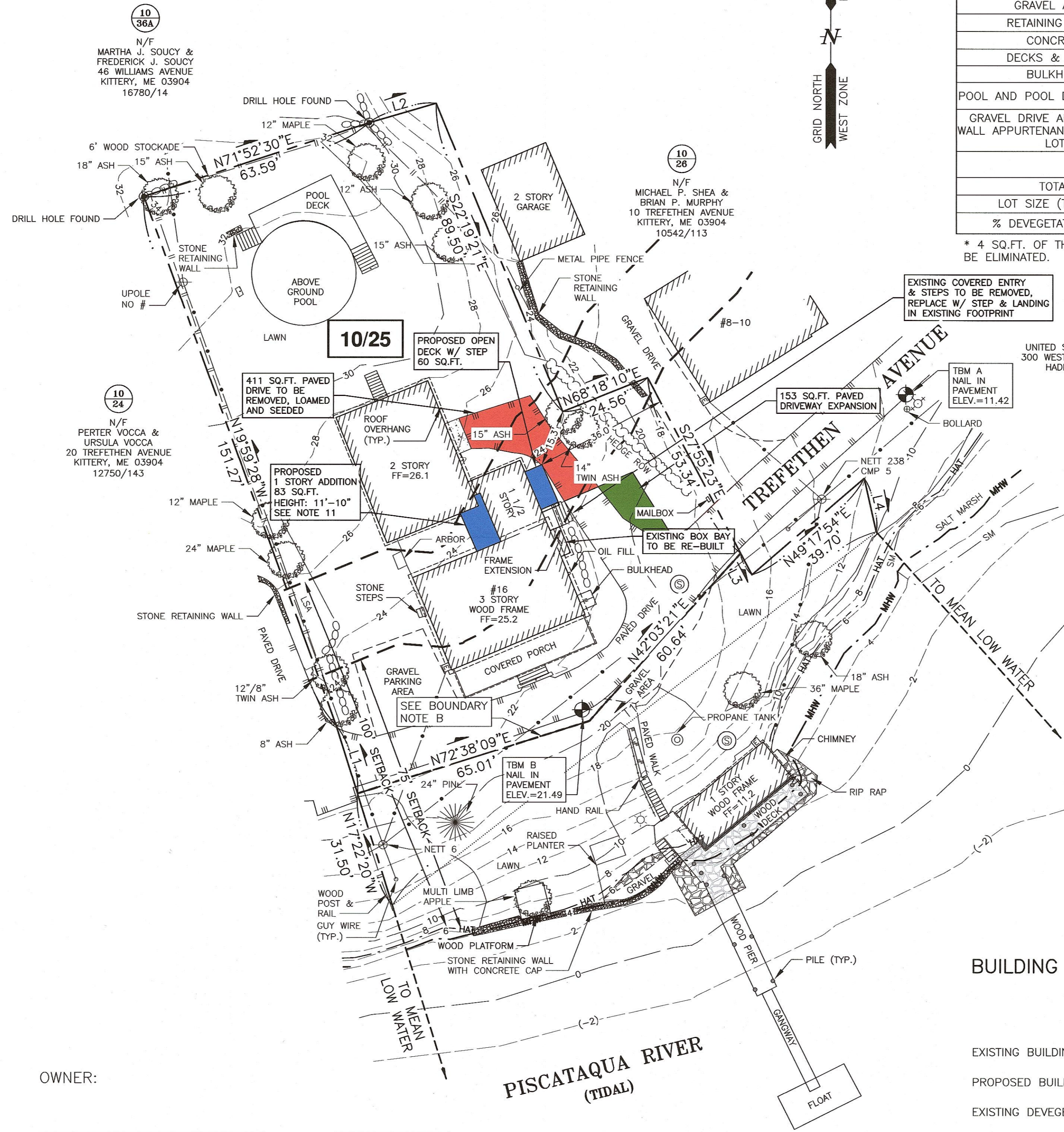
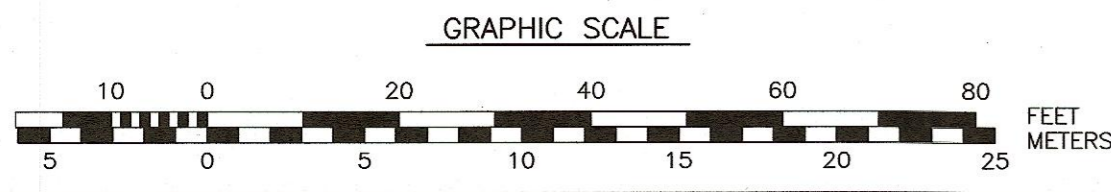


LOCATION MAP SCALE 1"=2,000'

- LEGEND:**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - YCRD YORK COUNTY REGISTRY OF DEEDS
  - 11/27 MAP 11 / LOT 21
  - RAILROAD SPIKE FOUND
  - IRON ROD/IRON PIPE FOUND
  - IRON PIPE FOUND
  - STONE/CONCRETE BOUND FOUND
  - RAILROAD SPIKE SET
  - IRON ROD SET
  - DRILL HOLE SET
  - GRANITE BOUND SET
  - BOUNDARY
  - BUILDING SETBACK
  - MEAN HIGH WATER LINE
  - MEAN LOW WATER LINE
  - MAINE DEP HIGHEST ANNUAL TIDE LINE
  - FRESHWATER WETLAND LINE
  - WETLAND BUFFER LINE
  - SEWER LINE
  - GAS LINE
  - STORM DRAIN
  - WATER LINE
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC/WIRES
  - CONTOUR
  - SPOT ELEVATION
  - EDGE OF PAVEMENT (EP)
  - WOODS / TREE LINE
  - UTILITY POLE (w/ GUY)
  - GAS SHUT OFF
  - WATER SHUT OFF/CURB STOP
  - GATE VALVE
  - HYDRANT
  - METER (GAS, WATER, ELECTRIC)
  - CATCH BASIN
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - WELL
  - PHOTO LOCATION/DIRECTION
  - AIR CONDITIONER UNIT
  - TEST PIT
  - SIGNS
  - EDGE OF WETLAND FLAGGING
  - SWAMP / MARSH
  - ASBESTOS CEMENT PIPE
  - CAST IRON PIPE
  - CMP CORRUGATED METAL PIPE
  - CMU CONCRETE MASONRY UNIT
  - COP COPPER PIPE
  - DI DUCTILE IRON PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - RCP REINFORCED CONCRETE PIPE
  - VC VITRIFIED CLAY PIPE
  - EL ELEVATION
  - EP EDGE OF PAVEMENT
  - FF FINISHED FLOOR
  - INV INVERT
  - TBM TEMPORARY BENCHMARK
  - TYP TYPICAL
  - VGC/SGC VERTICAL/SLOPED GRANITE CURB
  - CCB CAPE COD BERM
  - LSA LANDSCAPED AREA



**DEVEGETATED AREAS**  
(WITHIN 250' FROM HAT LINE EXCLUDING AREA BELOW BOUNDARY LINE B)

STRUCTURE	EXISTING PRE-CONSTRUCTION (S.F.)	PROPOSED POST-CONSTRUCTION (S.F.)
MAIN STRUCTURE	2,263	2,346
PAVED AREAS	2,268	2,010
GRAVEL AREAS	540	540
RETAINING WALLS	6	6
CONCRETE	58	53
DECK & STAIRS	388	448 *
BULKHEAD	16	16
POOL AND POOL DECK & STAIRS	938	938
GRAVEL DRIVE AND RETAINING WALL APPURTENANT TO ADJACENT LOT	51	51
<b>TOTAL</b>	<b>6,528</b>	<b>6,408</b>
LOT SIZE (TO MHW)	16,102	16,102
% DEVEGETATED AREA	40.5%	39.8%

\* 4 SQ.FT. OF THE AREA WHERE THE NEW DECK IS PROPOSED IS EXISTING STAIRS TO BE ELIMINATED.

**PLAN REFERENCE:**  
1) PLAN OF PROPOSED CONVEYANCE OF A PORTION OF LAND OF PATRICIA A. McEACHERN TREFETHEN AVE. KITTERY, MAINE. PREPARED BY CIVIL CONSULTANTS. DATED AUGUST 21, 1987. NOT RECORDED.

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	N17°22'20"W	19.00'
L2	N73°44'39"E	18.57'
L3	S27°55'23"E	6.50'
L4	S12°42'56"E	14.70'

**TIE LINE LENGTH TABLE**

LINE	BEARING	DISTANCE
T1*	S52°16'20"W	163.91'

\*TIE LINE-NOT A BOUNDARY LINE

**BOUNDARY NOTES:**  
A) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 1. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.  
B) PER AFFIDAVIT RECORDED IN Y.C.R.D. 9437/187, ON MARCH 30, 1999 TO TOWN OF KITTERY BOARD OF ZONING APPEALS VOTED TO APPROVE THE DIVISION OF THE PROPERTY SHOWN HEREON AS ASSESSOR'S MAP 10 LOT 25 INTO TWO LOTS SO THAT THE TWO STRUCTURES COULD BE SEPARATELY CONVEYED.

**BUILDING COVERAGE / DEVEGETATION CALCULATIONS:**  
SHORELAND SETBACKS (IN S.F.)

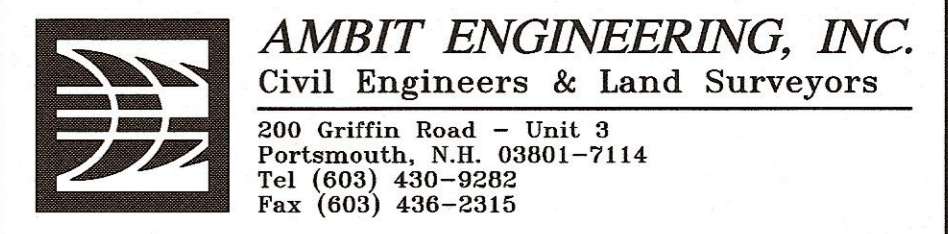
	0-100'	100' - 250'	ENTIRE LOT
EXISTING BUILDING COVERAGE:	1,679	956	2,635 (16.3%)
PROPOSED BUILDING COVERAGE:	1,762	0	2,718 (16.9%)
EXISTING DEVEGETATED COVERAGE:	4,417	2,114	6,531 (40.5%)
PROPOSED DEVEGETATED COVERAGE:	4,436	1,971	6,407 (39.8%)

OWNER: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY THE TOWN OF KITTERY PLANNING BOARD  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

YORK COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ H \_\_\_\_\_ M., AND  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
REGISTRAR

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.  
*JRC*  
JOHN R. CHAGNON, PLS #2276  
DATE 1-17-22

OWNER & APPLICANT:  
JOSEPH D. McEACHERN &  
DIERDRE M. McEACHERN  
16 TREFETHEN AVENUE  
KITTERY, MAINE 03904  
PREPARED BY:  
AMBIT ENGINEERING  
200 GRIFFIN ROAD UNIT 3  
PORTSMOUTH, N.H. 03801



- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 10 AS LOT 25.
  - OWNERS OF RECORD:  
JOSEPH D. McEACHERN &  
DIERDRE M. McEACHERN  
16 TREFETHEN AVENUE  
KITTERY, MAINE 03904  
14400/100
  - A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA A2(EL.9) AS SHOWN ON FIRM PANEL 2301710008D. EFFECTIVE DATE JULY 3, 1986.
  - EXISTING LOT AREA (TO MEAN HIGH WATER):  
23,444± S.F.  
0.5382± ACRES
  - PARCEL IS LOCATED IN RESIDENTIAL-URBAN (R-U) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND-WATER BODY/WETLAND PROTECTION AREA (OZ-SL-250') OVERLAY DISTRICT.
  - DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 20,000 S.F.  
FRONTAGE: 100 FEET  
MIN. SHORE FRONTAGE: 50 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 15 FEET  
REAR 15 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM STRUCTURE COVERAGE: 20%  
MAXIMUM DEVEGETATED AREA: 20%
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON ASSESSOR'S MAP 10 LOT 25 IN THE TOWN OF KITTERY.
  - VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
  - HIGHEST ANNUAL TIDE LINE IS SHOWN AT ELEVATION 6.6 NGVD 1929, WHICH IS EQUIVALENT TO 5.8 NAVD 1988, WHICH IS THE VALUE SPECIFIED FOR LOCATION SEAVEY ISLAND IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.
  - MEAN HIGH WATER LINE (MHW) IS SHOWN AT ELEVATION 4.59 PER NOAA STATION 8419870-SEAVEY ISLAND, PORTSMOUTH HARBOR ME.
  - PERMIT PLAN BASED ON ARCHITECTURAL SCHEMATIC DESIGN PREPARED BY ARILDA DESIGN, DATED JULY 12, 2021. ADDITION HEIGHT OF 11'-10" PER HEIGHT SCHEMATIC PREPARED BY ARILDA DESIGN, DATED DECEMBER 10, 2021.

**SITE IMPROVEMENTS**  
**McEACHERN RESIDENCE**  
**16 TREFETHEN AVENUE**  
**KITTERY, MAINE**

NO.	DESCRIPTION	DATE
3	RE-CONFIGURE PAVED DRIVEWAY	1/17/22
2	ADD FRONT/SIDE SETBACK DIMENSIONS	1/10/22
1	REVISE PER PLANNER COMMENTS	12/27/21
0	ISSUED FOR COMMENT	10/8/21



SCALE 1"=20' OCTOBER 2021

SHORELAND DEVELOPMENT APPLICATION PLAN **C1**



AFFIDAVIT REGARDING KITTERY BOARD OF ZONING APPEALS  
DECISION ON 16 TREFETHEN AVENUE

020969

NOW COMES Duncan A. McEachern, Esq. of Kittery, York County, Maine, and under oath, deposes and states as follows:

1. Patricia A. McEachern of 124 Whipple Road in Kittery, York County, Maine, is the owner of a certain parcel of real estate located at 16 Trefethen Avenue, Kittery, Maine which parcel is more fully shown on the Town of Kittery Tax Map 10 as Lot 25, and is described in the deed dated July 31, 1985, that is duly recorded in the York County Registry of Deeds at Book 3593, Page 61.
2. As attorney for Patricia A. McEachern, I appeared before the Kittery Board of Zoning Appeals on March 30<sup>th</sup> 1999, wherein the Kittery Board of Zoning Appeals held a hearing on the application of Patricia A. McEachern to separate the two residential structures on said parcel and create two separate lots from the one parcel at 16 Trefethen Avenue as described and referenced in paragraph 1.
3. At the conclusion of the Board hearing, the Kittery Board of Zoning Appeals unanimously voted to approve the division of the property known as 16 Trefethen Avenue into two separate lots with a residential structure on each separate lot so that the separate lots can be conveyed separately. The common boundary between the two separate lots is the centerline of Trefethen Avenue, so-called.
4. A conformed copy of the Plan showing the division of 16 Trefethen Avenue into two lots is attached hereto and marked as Exhibit A. The original of Exhibit A as signed by me and Patrick Bedard as Chairman of the Kittery Board of Zoning Appeals at the conclusion of the Board hearing on March 30<sup>th</sup>, 1999 is on file as part of the Board's records located at the Kittery Town offices on Rogers Road Extension, Kittery, Maine.



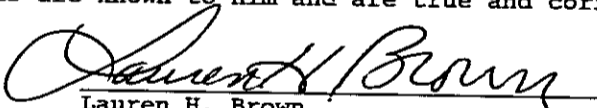
Duncan A. McEachern, Esq.  
Attorney for Patricia A. McEachern

STATE OF MAINE  
York, ss.

April 28, 1999

Personally appeared the above named Duncan A. McEachern, Esq., who under oath stated that the above facts are known to him and are true and correct,

Before me,



Lauren H. Brown  
Notary Public  
My Commission Expires: 10/10/2001

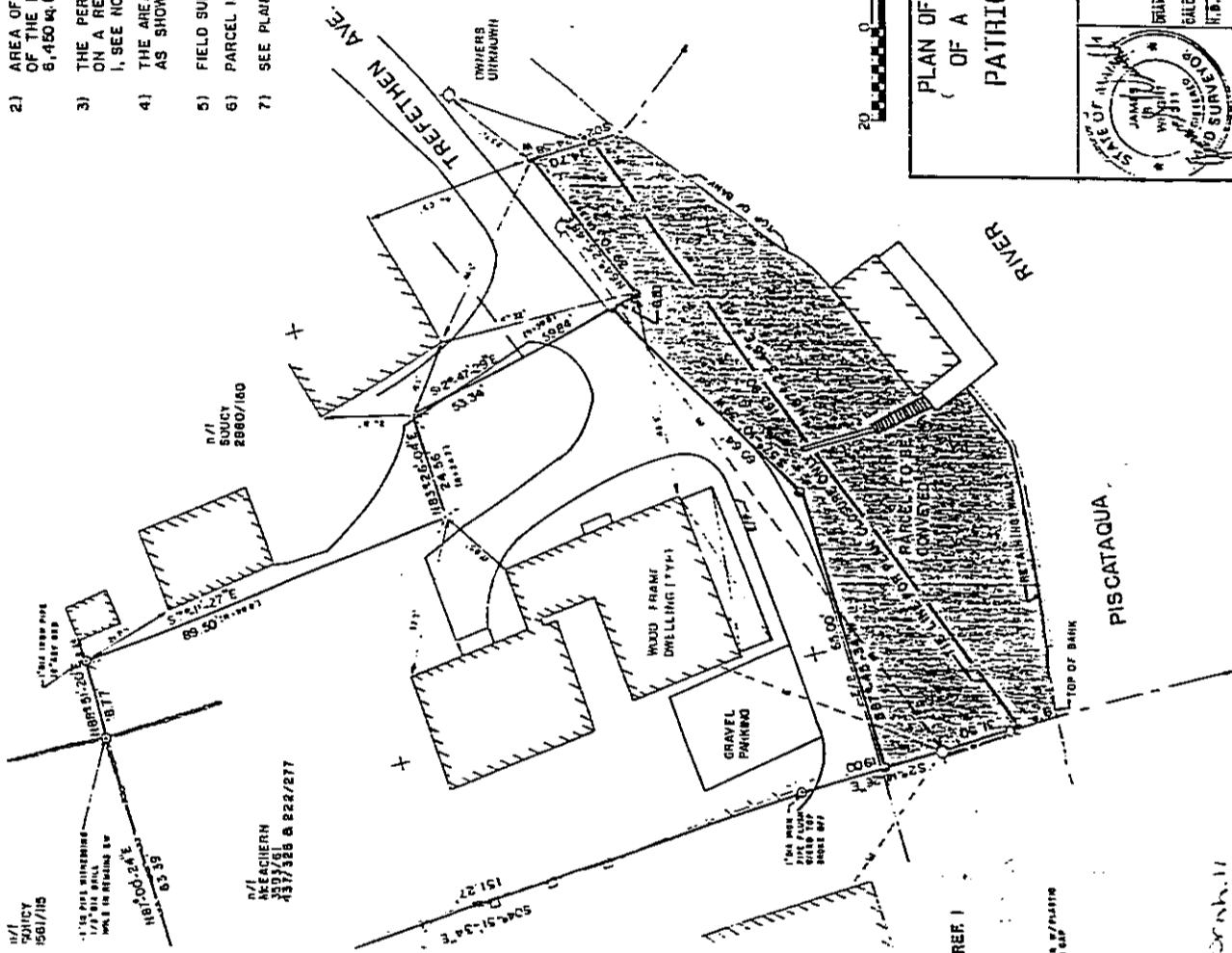
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Poor Copy At Time Of Recording

**GENERAL NOTES**

- 1) REFERENCE IS MADE TO A SURVEYORS REPORT TO PATRICIA A. MCEACHERN DATED JULY 23, 1987 BY CIVIL CONSULTANTS.
- 2) AREA OF THE PROPOSED CONVEYANCE TO THE TOP OF THE BANK OF THE PISCATAQUA RIVER AS SHOWN HEREON EQUALS 6,140 sq. ft.
- 3) THE PERIMETER BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A RETRAITEMENT OF THE LINES AS SHOWN ON PLAN REFERENCE 1, SEE NOTE 1 ABOVE.
- 4) THE AREA OF THE REMAINING LAND OF PATRICIA A MCEACHERN AS SHOWN HEREON EQUALS 16,100 sq. ft.
- 5) FIELD SURVEY PERFORMED JUNE 29, THRU JULY 1, 1987
- 6) PARCEL IS LOT 25 ON TAX MAP 10
- 7) SEE PLAN REFERENCE 1 FOR RECORD TIE LINES



PLAN OF PROPOSED CONVEYANCE OF A PORTION OF LAND OF PATRICIA A. MCEACHERN TREFETHEN AVE, KITTERY, MAINE	
STATE OF MAINE JAMES P. WHELAN REGISTERED SURVEYOR No. 1311	CIVIL CONSULTANTS ENGINEERING & PLANNING 293 MAIN ST SOUTH BERNICK, MAINE
	SCALE 1"=20' DATE 8/1/87 APPROVED BY: <i>James P. Whelan</i> BEET 87-140

OBSERVED MAG NORTH  
 JULY 1987  
*[Signature]*

EXHIBIT A

RECEIVED YORK S S.  
 1999 APR 28 P 2:02

ATTEST: *Sais M. Meese*  
 REGISTER OF DEEDS

- LEGEND**
- (R) DIST. AS SHOWN ON PLAN REF. 1
  - HYDRANT
  - UTILITY POLE
  - IRON PIN FOUND
  - IRON PIN TO BE SET FOR RECONSTRUCTION
  - WIRE MESH FENCE
  - - - OVERHEAD WIRES
  - / - STOCKADE FENCE
  - STONE WALL
  - POST & RAIL FENCE
  - E/P EDGE OF PAVEMENT

→ McEachern & Thornhill

OPY

**From:** [Deirdre McEachern](#)  
**To:** [Steve Riker](#)  
**Cc:** [Bart McDonough](#); [Joe McEachern](#)  
**Subject:** Re: 16 Trefethen Avenue-Shoreland Development  
**Date:** Thursday, January 20, 2022 12:42:43 PM

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Hi Steve and Bart,

Thank you so much for your work on this. We spoke to Duncan (McEachern) again yesterday and got some further clarification on the status of the lot.

Currently the entire property is legally one lot with 2 residences on it. This explains the tax map showing one lot. What we were granted on 3/30/99 by the Board of Appeals is the right to create a separate lot for the lower portion (15 Trefethen Ave) in the future. This is recorded in the affidavit on the deed for 16 Trefethen Ave. To date, we have not done so but still retain the right. If we did separate the lots a second deed would be created and a new lot on the tax map.

I hope this helps clarify things. It did for us!

Thanks,  
Deirdre

On Wed, Jan 19, 2022 at 2:47 PM Steve Riker <[sdr@ambitengineering.com](mailto:sdr@ambitengineering.com)> wrote:

Bart,

Attached is a revised plan for the above referenced application.

Per Planning Board feedback, we looked into the specifics of the “property” and it is indeed two separate lots for all intents and purposes. The McEachern’s also had an attorney take a look and confirmed as well.

As a result we have revised plans to keep all improvements on the “northern” lot. The proposed addition and deck remain the same, and we are now proposing to remove some asphalt driveway and add some asphalt driveway. In the end, there is a 120 sq. ft. reduction in de-vegetated area on the northern lot. All of the charts, calculations and numbers on the plan have been revised to reflect the northern lot only.

I will have the necessary hard copies delivered to the Planning Department either today or tomorrow.

Thanks!

Steven D. Riker, CWS

NH Certified Wetland Scientist/Wildlife Biologist/Permitting Specialist

Ambit Engineering, Inc.

[200 Griffin Road, Unit 3](#)

[Portsmouth, NH 03801](#)

603-430-9282 (Office)

603-841-0393 (Cell)

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Intelligent Design\* Photography

\*the theory that life, or the universe, is too beautiful to have arisen by chance and was designed by some intelligent entity.

(207) 475-8456