

Shoreland Development Plan Application**SDP-21-3**

Submitted On: Mar 31, 2021

Applicant

 Dan Remick
 207-337-2004
 dremick@eldredgelumber.com

Location

80 WILSON ROAD
 KITTERY, ME 03904

Project Information**Size of Waterbody**

Unknown

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

Replace 1 mobile home and 2 out buildings with 1 Single Family Dwelling reducing the sf building coverage

Lot Size (SF)

15936

Base Zone

Residential-Rural (R-RL)

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

true

Project within buffer of overlay zone?

Unknown

A. Devegetated Area - Parcel Devegetation

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

0

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

0

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

0

% Existing Devegated Area within 250' Shoreland Overlay Zone

0

% Proposed Devegated Area within 250' Shoreland Overlay Zone

0

B. Building Footprint - Principle and Accessory Structures

Structure distance from Highest Annual Tide or upland edge of wetland (FT)

23

Building Coverage Existing (sf)

1202

(%) Building Coverage Allowed

15

Building Coverage Proposed (sf)

1064

(%) Building Coverage Existing

7.5

(%) Building Coverage Proposed

6.7

(%) Increase of Coverage

0

Type of Construction

Demo/Rebuild

Value (\$) of Construction

150000

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

15

Bldg. Height Proposed (FT)

24

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.

true

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

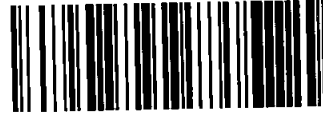
true

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

true

Applicant is

Owner



QUIT-CLAIM DEED
WITH COVENANT

Know All By These Present that **DANIEL M. REMICK** with a mailing address of 60 Brixham Road, York, Maine 03909, for consideration paid, *Grants* to **80 WILSON ROAD, LLC**, a Maine limited liability company with a mailing address of 60 Brixham Road, York, Maine 03909 with *Quit-Claim Covenant*, a certain parcel of land, together with the buildings thereon, situated in the Town of Kittery, County of York and State of Maine, described as follows:

Beginning at a hub set in the ground on the easterly sideline of Wilson Road at land now or formerly of Patten and Linson; thence running easterly by land now or formerly of Patten and Linson 150' to a point; thence turning and running southerly by other land now or formerly of Linson and parallel to said Wilson Road 50' to a point at land now or formerly of Linson; thence turning and running westerly by other land now or formerly of Linson and parallel to the southerly sideline of said land now or formerly of Patten and Linson 150' to a hub at Wilson Road; thence turning and running northerly by Wilson Road 50' to the place of beginning.

Also, one other certain parcel of land together with the buildings thereon, situated in the Town of Kittery, County of York and State of Maine and being further bounded and described as follows:

Beginning on Wilson Road at land now or formerly of Billy D. Denney and running southerly by Wilson Road 75' to a hub at land now or formerly of Linson; thence turning and running easterly by land of Linson 150' to a hub; thence turning and running northerly by land now or formerly of Flavius E. Wells 75' to a hub at land now or formerly of Denney; thence turning and running westerly by land now or formerly of Denney 150' to the place of beginning.

Also granting to the Grantee, its successors and assigns, the right to take water from the well on the land now of formerly of Theriault as appears in deed dated April 29, 1966 and recorded in the York County Registry of Deeds in Book 1713, Page 344.

NO R.E. TRANSFER TAX PAID

Meaning and intending to convey the same premises conveyed to the Grantor by deed of Susan E. Jordan dated August 20, 2003 and recorded in York County Registry of Deeds in Book 13346, Page 277.

WITNESS my hand this 13 day of February, 2020



Witness




DANIEL M. REMICK

STATE OF MAINE
County of York

February 13, 2020

Then personally appeared the above-named, **DANIEL M. REMICK**, and acknowledged the foregoing instrument to be his free act and deed in said capacity,

Before me,



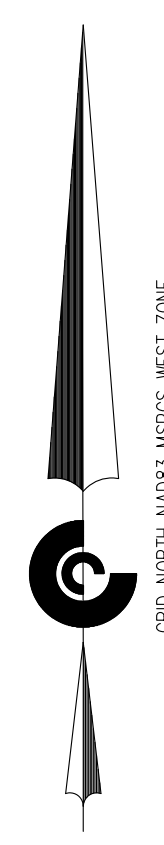
Notary Public
VICTORIA M. TIBBETTS
Notary Public
State of Maine
Print Name
My Commission Expires
August 19, 2023

Seal

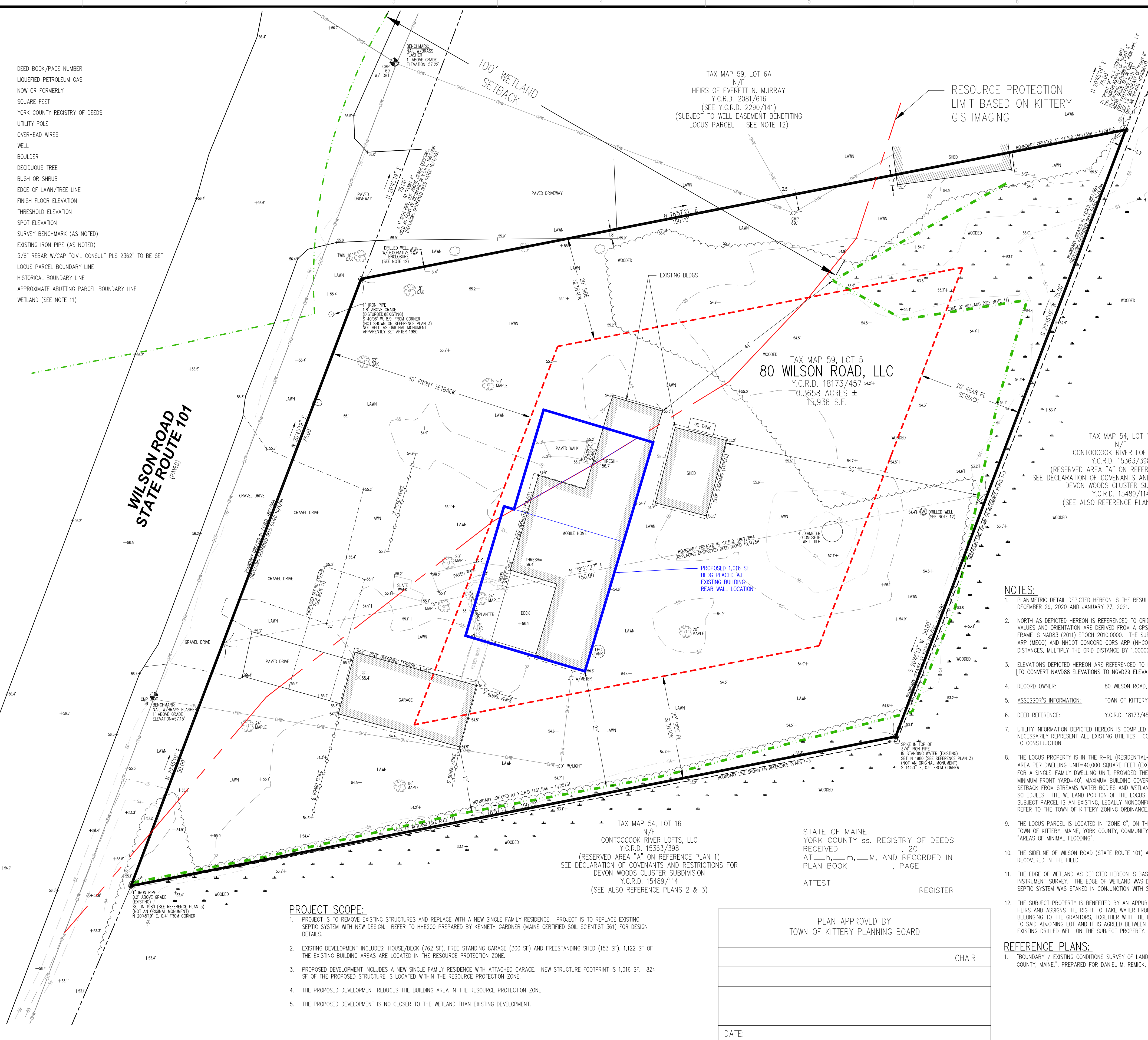
Return To:
Daniel Remick
60 Brixham Rd.
York, ME 03909
2 p ↑
E

LEGEND:

- | | |
|-----------|---|
| 17173/457 | DEED BOOK/PAGE NUMBER |
| LPG | LIQUEFIED PETROLEUM GAS |
| N/F | NOW OR FORMERLY |
| S.F. | SQUARE FEET |
| Y.C.R.D. | YORK COUNTY REGISTRY OF DEEDS |
| ○ | UTILITY POLE |
| — | OVERHEAD WIRES |
| ○ | WELL |
| □ | BOULDER |
| ○ | DECIDUOUS TREE |
| ○ | BUSH OR SHRUB |
| — | EDGE OF LAWN/TREE LINE |
| + | FINISH FLOOR ELEVATION |
| × | THRESHOLD ELEVATION |
| • | SPOT ELEVATION |
| ○ | SURVEY BENCHMARK (AS NOTED) |
| ○ | EXISTING IRON PIPE (AS NOTED) |
| ○ | 5/8" REBAR W/CAP "CIVIL CONSULT PLS 2362" TO BE SET |
| — | LOCUS PARCEL BOUNDARY LINE |
| --- | HISTORICAL BOUNDARY LINE |
| --- | APPROXIMATE ADJUTING PARCEL BOUNDARY LINE |
| --- | WETLAND (SEE NOTE 11) |



**WILSON ROAD
STATE ROUTE 101**
(PAVED)



TAX MAP 59, LOT 6A
N/F
HEIRS OF EVERETT N. MURRAY
Y.C.R.D. 2081/616
(SEE Y.C.R.D. 2290/141)
(SUBJECT TO WELL EASEMENT BENEFITING
LOCUS PARCEL - SEE NOTE 12)

RESOURCE PROTECTION
LIMIT BASED ON KITTERY
GIS IMAGING

TAX MAP 59, LOT 5
80 WILSON ROAD, LLC
Y.C.R.D. 18173/457
0.3658 ACRES ±
15,936 S.F.

TAX MAP 54, LOT 16
N/F
CONTOOCOOK RIVER LOFTS, LLC
Y.C.R.D. 15363/398
(RESERVED AREA "A" ON REFERENCE PLAN 1)
SEE DECLARATION OF COVENANTS AND RESTRICTIONS FOR
DEVON WOODS CLUSTER SUBDIVISION
Y.C.R.D. 15489/114
(SEE ALSO REFERENCE PLANS 2 & 3)

NOTES:

1. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS CONDUCTED BETWEEN DECEMBER 27, 2020 AND JANUARY 27, 2021.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS GUNSTOCKMNH2008 CORS ARP (P776), CORHAM CORS ARP (MEG0) AND NHDOT CONCORD CORS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000004190 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
4. RECORD OWNER: 80 WILSON ROAD, LLC
5. ASSESSOR'S INFORMATION: TOWN OF KITTERY ASSESSOR'S MAP 59, LOT 5
6. DEED REFERENCE: Y.C.R.D. 18173/457
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. THE LOCUS PROPERTY IS IN THE R-RU (RESIDENTIAL-RURAL) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LAND AREA PER DWELLING UNIT=40,000 SQUARE FEET (EXCEPT TO EXEMPT PROPERTIES WHICH ARE UNABLE TO MEET THE SQUARE FEET REQUIRED FOR A SINGLE-FAMILY DWELLING UNIT, PROVIDED THE LOT WAS CONFORMING PRIOR TO OCTOBER 25, 2012); MINIMUM STREET FRONTAGE=150'; MINIMUM FRONT YARD=40'; MAXIMUM BUILDING COVERAGE=15%; MINIMUM REAR AND SIDE YARDS=20'; MAXIMUM BUILDING HEIGHT=35'; MINIMUM SETBACK FROM STREAMS WATER BODIES AND WETLANDS: IN ACCORDANCE WITH TABLE 16.9 SECTION 16.3.2.17 AND APPENDIX A, FEE SCHEDULES. THE WETLAND PORTION OF THE LOCUS PARCEL IS LOCATED IN THE OZ-RP (RESOURCE PROTECTION) OVERLAY ZONE. THE SUBJECT PARCEL IS AN EXISTING, LEGALLY NONCONFORMING, LOT OF RECORD CREATED IN 1961-1962. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTERY ZONING ORDINANCE.
9. THE LOCUS PARCEL IS LOCATED IN "ZONE C", ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF KITTERY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230171 0004 C, EFFECTIVE DATE JULY 5, 1984. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING".
10. THE SLOPE OF WILSON ROAD (STATE ROUTE 101) AS DEPICTED HEREON IS BASED ON FIELD LOCATION OF EXISTING MONUMENTATION RECOVERED IN THE FIELD.
11. THE EDGE OF WETLAND AS DEPICTED HEREON IS BASED ON FIELD LOCATION OF WETLAND DELINEATION FLAGS ON JANUARY 4, 2021 BY INSTRUMENT SURVEY. THE EDGE OF WETLAND WAS DELINEATED BY KENNETH GARDNER (MAINE CERTIFIED SOILS SCIENTIST #61) THE PROPOSED SEPTIC SYSTEM WAS STAKED IN CONJUNCTION WITH SOIL EXAMINATION BY KENNETH GARDNER.
12. THE SUBJECT PROPERTY IS BENEFITED BY AN APPURTENANT EASEMENT SET FORTH IN Y.C.R.D. 1713/344, "RESERVING TO THE GRANTORS, THEIR HEIRS AND ASSIGNS THE RIGHT TO TAKE WATER FROM THE WELL ON THE WITHIN GRANTED PREMISES FOR USE ON THE ADJOINING LOT OF LAND BELONGING TO THE GRANTORS, TOGETHER WITH THE RIGHT TO LAY AND MAINTAIN SUCH PIPES AS MAY BE NECESSARY TO TRANSPORT WATER TO SAID ADJOINING LOT AND IT IS AGREED BETWEEN THE PARTIES HERETO THAT THE PUMP SHALL BE JOINTLY MAINTAINED. THERE IS AN EXISTING DRILLED WELL ON THE SUBJECT PROPERTY. THE CURRENT SOURCE OF WATER FOR THE SUBJECT PROPERTY IS UNKNOWN.

REFERENCE PLANS:

1. "BOUNDARY / EXISTING CONDITIONS SURVEY OF LAND OF 80 WILSON ROAD, LLC, 80 WILSON ROAD - TAX MAP 59, LOT 5, KITTERY, YORK COUNTY, MAINE", PREPARED FOR DANIEL M. REMICK, PREPARED BY CIVIL CONSULTANTS, DATED 1-29-2021. (CC2031100)

PROJECT SCOPE:

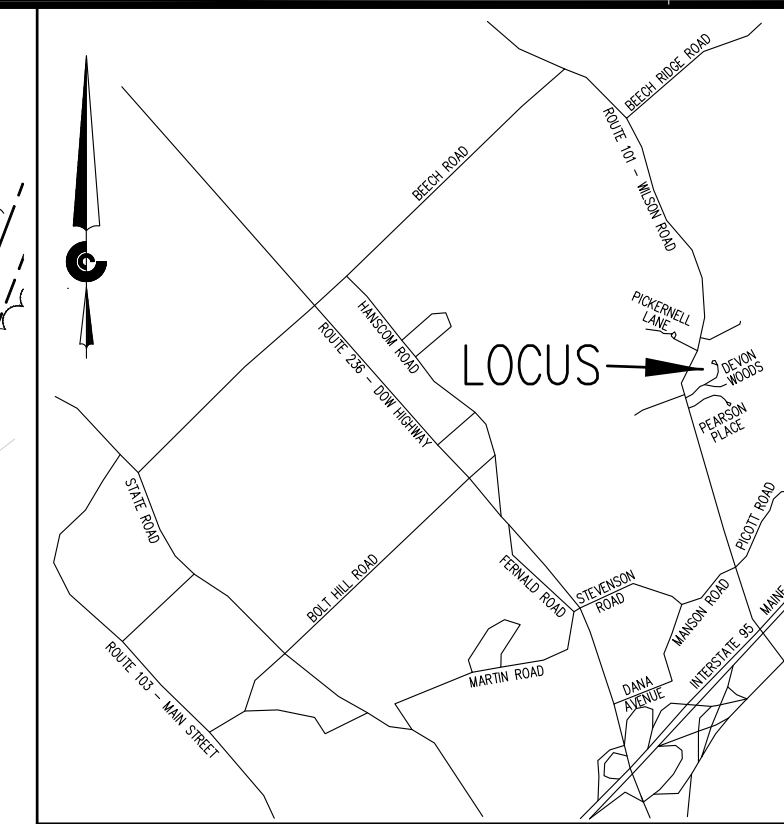
1. PROJECT IS TO REMOVE EXISTING STRUCTURES AND REPLACE WITH A NEW SINGLE FAMILY RESIDENCE. PROJECT IS TO REPLACE EXISTING SEPTIC SYSTEM WITH NEW DESIGN. REFER TO HHE200 PREPARED BY KENNETH GARDNER (MAINE CERTIFIED SOIL SCIENTIST 361) FOR DESIGN DETAILS.
2. EXISTING DEVELOPMENT INCLUDES: HOUSE/DECK (762 SF), FREE STANDING GARAGE (300 SF) AND FREESTANDING SHED (153 SF), 1,122 SF OF THE EXISTING BUILDING AREAS ARE LOCATED IN THE RESOURCE PROTECTION ZONE.
3. PROPOSED DEVELOPMENT INCLUDES A NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. NEW STRUCTURE FOOTPRINT IS 1,016 SF. 824 SF OF THE PROPOSED STRUCTURE IS LOCATED WITHIN THE RESOURCE PROTECTION ZONE.
4. THE PROPOSED DEVELOPMENT REDUCES THE BUILDING AREA IN THE RESOURCE PROTECTION ZONE.
5. THE PROPOSED DEVELOPMENT IS NO CLOSER TO THE WETLAND THAN EXISTING DEVELOPMENT.

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20
AT _____, m., AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

PLAN APPROVED BY
TOWN OF KITTERY PLANNING BOARD

CHAIR

DATE: _____



CIVIL CONSULTANTS
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Engineers
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Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISIONS	INT.	DATE

RECORD OWNER:
80 WILSON ROAD, LLC
ADDRESS:
60 BRITAM ROAD
YORK, ME 03909

**SITE PLAN SKETCH WORKSHEET
OF LAND OF 80 WILSON ROAD, LLC
80 WILSON ROAD - TAX MAP 59, LOT 5
KITTERY, YORK COUNTY, MAINE**

PREPARED FOR:
DANIEL M. REMICK
CLIENT ADDRESS:
60 BRITAM ROAD, YORK, ME 03909

DATE: 3-31-2021
DRAWN BY: MPP/GRA
CHECKED BY:
APPROVED BY:

SKETCH
WORKSHEET
PLAN

PROJECT NO: 2031100

WS1

SHEET: 1 OF 1