



Memo

Date: 12.02.21

To: Town of Kittery Planning Board

Regarding: 31 Water Street, Kittery, Maine

Narrative for Proposed Garage Location:

We are requesting the removal of an existing dilapidated 12' x 22' garage and relocating this footprint with a 48" expansion for a 16' x 22' garage 8'-0" away from the water resource. We came to this proposed location through the following exercise:

- We need to add exactly 4'-0" to the existing 12'-0" garage width to fit a staircase to the second floor while still meeting code. This width, therefore, crosses over the width of the proposed house. Relocating the garage 8'-0" closer to the road allows for a small deck to act as egress from the living space to grade as well as a 4'-0" wide walkway between the house and garage.
- We attempted to move the garage outside of the H.A.T., however, we do not have the width for a garage door and man door on the front of the garage. In addition, we do not have space for stairs to enter the house due to the change of finish floors between the garage and first floor. Ultimately, when sketching the design, it became very unappealing.
- We also attempted to move the garage further than 8'-0" away from the resource while still inside the H.A.T., but we kept running into the same constraints regarding width.

Advantages:

- Because of the proximity of the house and the garage, we will place permeable pavers at the minimum of the last section of the driveway to create an appealing permeable area.
- We have removed a significant area of impermeable surfaces.
- This allows for the rain garden located behind the garage to also move away from the resource.

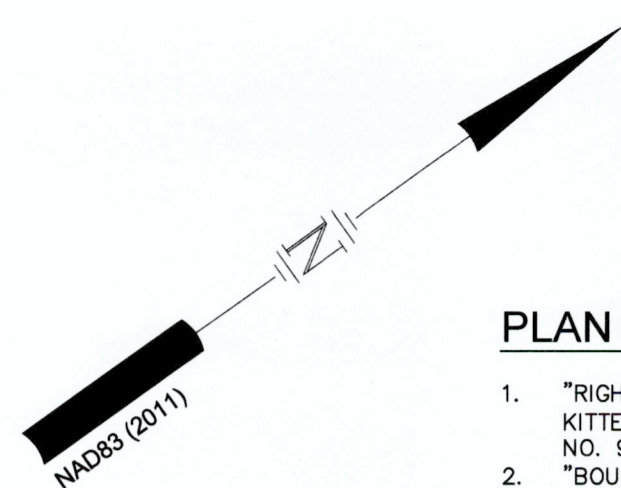
Note:

- The garage height will be under 20'-0" and the garage will house a small powder room, leaving a space of approx. 16'-0" x 18'-0" to be used as a studio

AMY DUTTON

for art and yoga. While this is not a large space, it does showcase beautiful views.

- We are still under our 30% expansion calculation on expansion.
- Landscaping is a key component of this property. The homeowners intend to plant natural gardens throughout the property, creating far more green space and less pavement than the existing landscape.



PLAN REFERENCES:

- "RIGHT OF WAY SURVEY OF WATER STREET FOR THE TOWN OF KITTEERY, KITTEERY MAINE 03904" BY EASTERLY SURVEYING, DATED 1/23/96. DRAWING NO. 94611-2. PLAN IS NOT RECORDED.
- "BOUNDARY SURVEY FOR ARLENE DEVOID 29 WATER ST. KITTEERY, MAINE" BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED DECEMBER 11, 2002. YCRD PLAN #272-22.

NOTES:

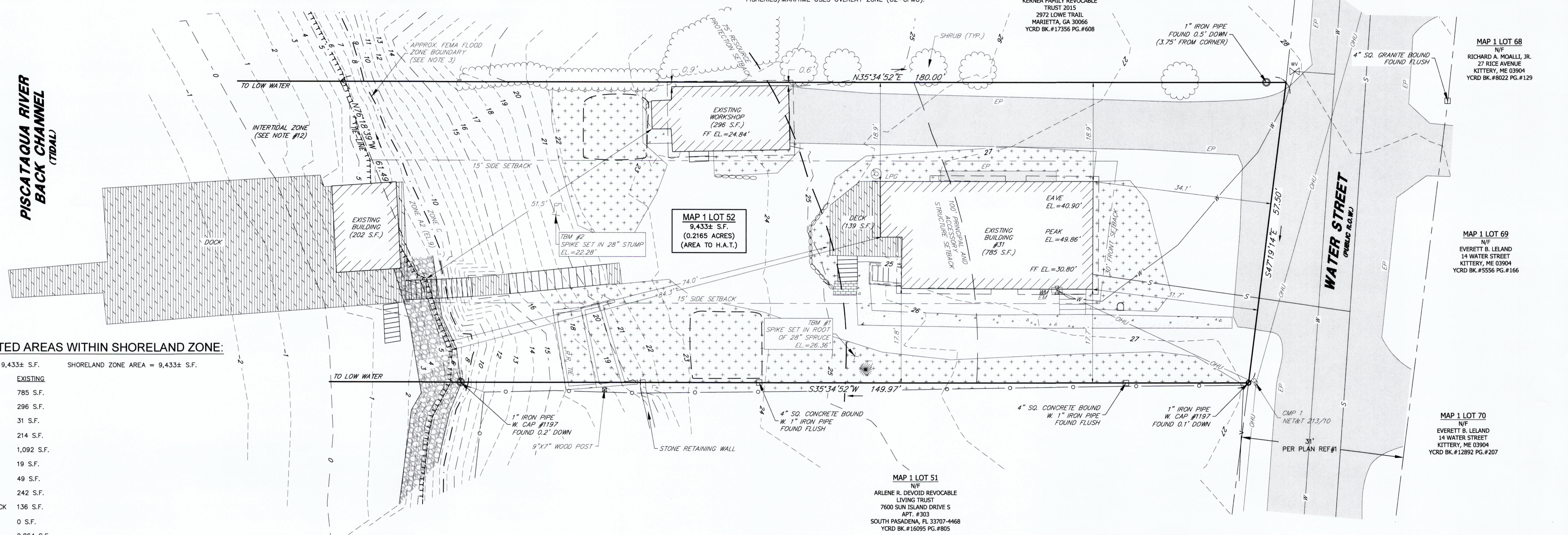
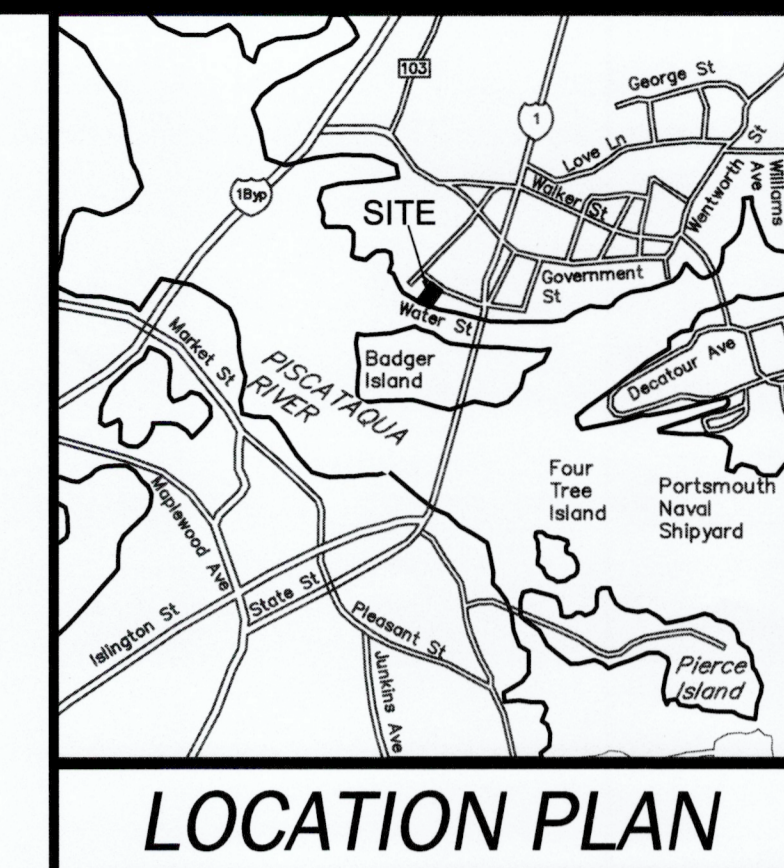
- THE PARCEL IS LOCATED IN THE RESIDENTIAL-URBAN (R-U) ZONE & THE SHORELAND OVERLAY ZONE (OZ-SL-250 FEET), PARTIALLY IN THE RESOURCE PROTECTION OVERLAY ZONE (OZ-RP) AND PARTIALLY IN THE COMMERCIAL FISHERIES/MARITIME USES OVERLAY ZONE (OZ-CFMU).
- THE PARCEL IS SHOWN ON THE TOWN OF KITTEERY ASSESSOR'S MAP 1 AS LOT 52.
- THE PARCEL IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE A2 (EL.9) AS SHOWN ON FLOOD INSURANCE RATE MAP, YORK COUNTY, MAINE, PANEL 8 OF 10, MAP NUMBER 230171 0008 D, MAP REVISED: JULY 3, 1986.
- OWNER OF RECORD:
MAP 1 LOT 52
JOHN A. BRADY & LISE B. SEQUIN
36 MARKET STREET
PORTSMOUTH, NH 03801
YCRD BK.#18706 PG.#41

NOTES (CONT.):

- ZONING REQUIREMENTS:
MINIMUM LOT AREA PER DWELLING UNIT: 20,000 S.F.
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM STREET FRONTAGE: 100 FT
MINIMUM YARD:
FRONT 30 FT
SIDE 15 FT
REAR 15 FT
MAXIMUM BUILDING COVERAGE: 20%
MAXIMUM BUILDING HEIGHT: 35 FT
OVERLAY ZONE: OZ-SL-250
MINIMUM LAND AREA PER DWELLING UNIT: 20,000 S.F.
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM STREET FRONTAGE: 50 FT
PRINCIPAL/ACCESSORY STRUCTURE SETBACK: 100 FT
MAXIMUM DEVEGETATED COVERAGE: 50%*
*SEE 16.3.2.17.D.1.d.3
PER TOWN OF KITTEERY, MAINE TITLE 16 LAND USE & DEVELOPMENT SECTIONS 16.3.2.4.D.2 & 16.3.2.17.D
MINIMUM SETBACK FROM WATER BODY AND WETLAND WATER-DEPENDENT USES: 0 FT

NOTES (CONT.):

- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS. DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- HORIZONTAL DATUM IS NAVD83 (2011) PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND MAJOR IMPROVEMENTS OF MAP 1 LOT 52.
- EXISTING USE OF THE PROPERTY IS RESIDENTIAL.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN AUGUST 2021 USING A LEICA TS-16, A TOPCON HIPER SR AND A CARLSON RT-4 DATA COLLECTOR.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE YORK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
- INTERTIDAL ZONES ARE SUBJECT TO THE RIGHTS OF THE PUBLIC PER COLONIAL ORDINANCE OF 1641-47.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. FMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.



DEVEGETATED AREAS WITHIN SHORELAND ZONE:

TOTAL LOT AREA = 9,433± S.F.	SHORELAND ZONE AREA = 9,433± S.F.
EXISTING	
DWELLING	785 S.F.
GARAGE	296 S.F.
SHED	31 S.F.
DECKS/STEPS	214 S.F.
PAVED DRIVEWAY	1,092 S.F.
CONCRETE PAD	19 S.F.
BRICK/PLANTERS	49 S.F.
WALKWAYS	242 S.F.
WOOD STEPS TO DOCK	136 S.F.
A/C UNITS	0 S.F.
TOTAL	2,864 S.F.
DEVEGETATED %*	30.4% (2,864 S.F./9,433± S.F.)
*SEE 16.3.2.17.D.1.d.3	

BUILDING HEIGHT CALCULATION:

INSIDE 100' SETBACK:	
AVERAGE GRADE:	26.4'
PEAK ELEVATION:	49.9'
BUILDING HEIGHT:	23.5'
EXISTING DWELLING	
AVERAGE GRADE:	27.0'
PEAK ELEVATION:	49.9'
EAVE ELEVATION:	40.9'
BUILDING HEIGHT:	18.4'
EXISTING GARAGE	
AVERAGE GRADE:	26.4'
PEAK ELEVATION:	49.9'
BUILDING HEIGHT:	23.5'
EXISTING DWELLING	
AVERAGE GRADE:	27.0'
PEAK ELEVATION:	49.9'
EAVE ELEVATION:	40.9'
BUILDING HEIGHT:	18.4'

BUILDING COVERAGE:

DWELLING:	785 S.F.
GARAGE:	296 S.F.
SHED:	31 S.F.
(AREA ABOVE H.A.T.)	
TOTAL:	1,112 S.F.
COVERAGE %	11.8% (1,112 S.F./9,433± S.F.)

LEGEND:

- MAP 137 LOT 11**
- BK. PG.
 - EL
 - EM
 - EP
 - LPG
 - N/F
 - YCRD
 - S.F.
 - TBM
 - WM
- ASSESSOR'S MAP AND LOT NUMBER
BOOK / PAGE
ELEVATION
ELECTRIC METER
EDGE OF PAVEMENT
FINISHED FLOOR
LIQUEFIED PETROLEUM GAS
NOW OR FORMERLY
YORK COUNTY REGISTRY OF DEEDS
SQUARE FEET
TEMPORARY BENCHMARK
WATER METER
IRON PIPE/ROD FOUND
BOUND FOUND
UTILITY POLE
MAILBOX
POST
STUMP
CONIFEROUS TREE
WATER GATE VALVE
- HIGHEST ANNUAL TIDE (H.A.T.)(EL.5.8')
 - OHU — OVERHEAD UTILITIES
 - CHAINLINK FENCE
 - BOUNDARY LINE
 - SETBACK LINE
 - SHRUB LINE
 - SEWER LINE
 - WATER LINE
 - EXISTING CONTOUR
 - STONEWALL
 - APPROXIMATE FLOOD ZONE BOUNDARY
 - 250' SHORELAND SETBACK
 - 75' RESOURCE PROTECTION SETBACK
 - CONCRETE
 - PAVEMENT
 - BRICK
 - WOODEN DECK
 - LANDSCAPING
 - STONES

MAP 1 LOT 51
N/F
ARLENE R. DEVOID REVOCABLE LIVING TRUST
7600 SUN ISLAND DRIVE S
APT. #303
SOUTH PASADENA, FL 33707-4468
YCRD BK.#16095 PG.#805

MAP 1 LOT 68
N/F
RICHARD A. MOALLI, JR.
27 RICE AVENUE
KITTEERY, ME 03904
YCRD BK.#8022 PG.#129

MAP 1 LOT 69
N/F
EVERETT B. LELAND
14 WATER STREET
KITTEERY, ME 03904
YCRD BK.#5556 PG.#166

MAP 1 LOT 70
N/F
EVERETT B. LELAND
14 WATER STREET
KITTEERY, ME 03904
YCRD BK.#12892 PG.#207



Brenda Kolbow
12-2-21

TAX MAP 1 LOT 52
SHORELAND DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN
31 WATER STREET
KITTEERY, MAINE
COUNTY OF YORK
OWNED BY
JOHN A. BRADY & LISE B. SEQUIN

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)

OCTOBER 27, 2021

Seacoast Division

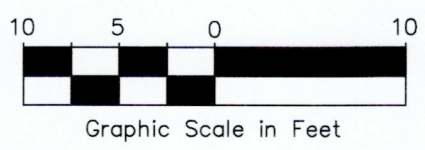
TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47457.00	DR	PJT	FB	564		
		CK	BMK	CADFILE	47457-00	Survey.dwg	S-1

REV.	DATE	DESCRIPTION	DR	CK
3	12/2/2021	NO REVISIONS THIS SHEET	BMK	JCC
2	11/18/2021	NO REVISIONS THIS SHEET	BMK	JCC
1	10/29/2021	REVISED PER TOWN COMMENTS	BMK	JCC

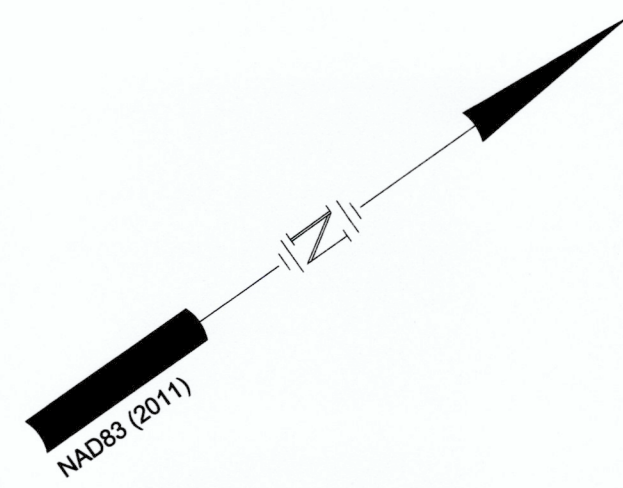


Dec 02, 2021 - 12:45pm
ITFM\BED\FORD\Projects\Civil\Survey\WCS Projects\47457 - Water Street - Kittery\47457-00 - Brady - 31 Water Street\Carlson Survey\DWG\47457-00 Survey.dwg

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



NOTES:

- THE PARCEL IS LOCATED IN THE RESIDENTIAL-URBAN (R-U) ZONING DISTRICT AND THE SHORELAND OVERLAY ZONE (OZ-SL-250 FEET), PARTIALLY IN THE RESOURCE PROTECTION OVERLAY ZONE (OZ-RP) AND PARTIALLY IN THE COMMERCIAL FISHERIES/MARITIME USES OVERLAY ZONE (OZ-CFUM).
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- OWNER OF RECORD:
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PORTSMOUTH, NH 03801
YCRD BK.#18706 PG.#941

NOTES (CONT.):

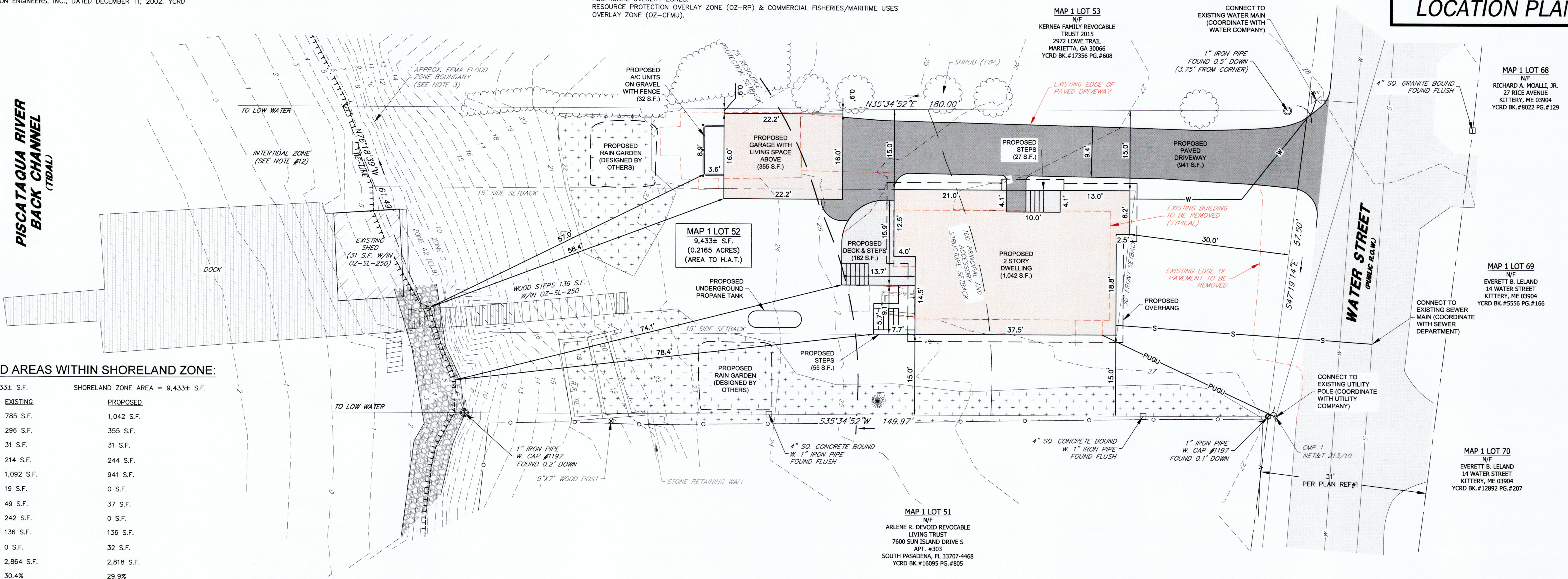
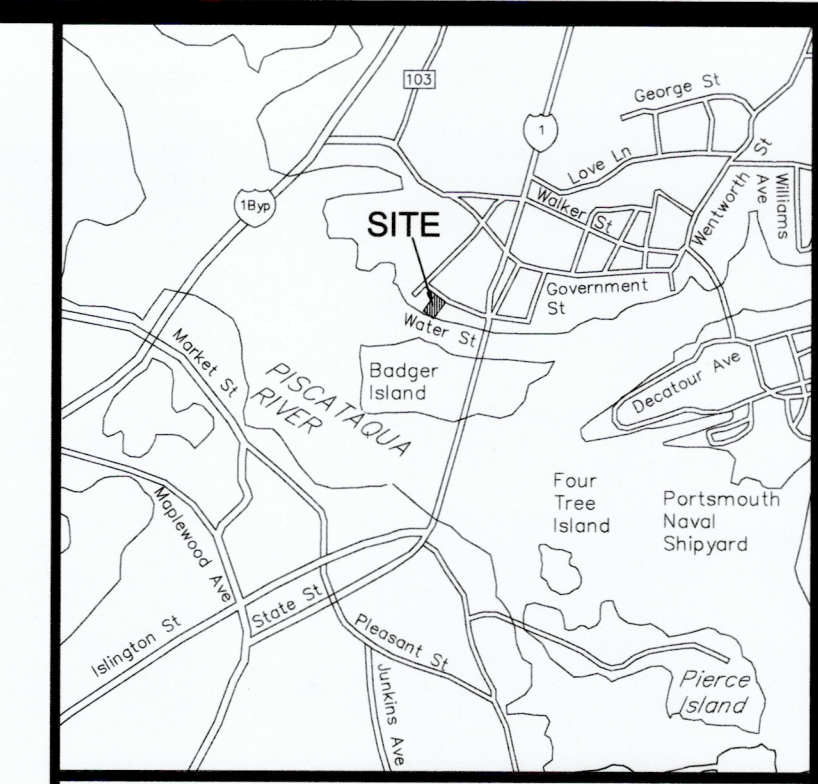
5. ZONING REQUIREMENTS:	ZONE R-U	EXISTING	PROPOSED
BASE ZONE:			
MINIMUM LOT AREA PER DWELLING UNIT:	20,000 S.F.	9,433± S.F.	9,433± S.F.
MINIMUM LOT SIZE:	20,000 S.F.	9,433± S.F.	9,433± S.F.
MINIMUM STREET FRONTAGE:	100 FT	57.5 FT	57.5 FT
MINIMUM YARD:			
FRONT SIDE:	30 FT	31.7 FT	30.0 FT
REAR:	15 FT	17.7 FT	15.0 FT
MAXIMUM BUILDING COVERAGE:	20%	11.8%	15.1%
MAXIMUM BUILDING HEIGHT:	35 FT	SEE TABLE	SEE TABLE
OVERLAY ZONE:			
MINIMUM LAND AREA PER DWELLING UNIT:	OZ-SL-250	9,433± S.F.	9,433± S.F.
MINIMUM LOT SIZE:	20,000 S.F.	9,433± S.F.	9,433± S.F.
MINIMUM SHORE FRONTAGE:	50 FT	61.5± FT	61.5± FT
PRINCIPAL/ACCESSORY STRUCTURE SETBACK:	100 FT	N/A	58.4 FT
MAXIMUM DEVEGETATED AREA:	50%*	30.4%	29.9%
*SEE 16.3.2.17.D.1.d.3			
PER TOWN OF KITTEERY, MAINE TITLE 16 LAND USE & DEVELOPMENT SECTIONS 16.3.2.4.D.2 & 16.3.2.17.D			
MINIMUM SETBACK FROM WATER BODY AND WETLAND WATER-DEPENDENT USES: 0 FT			
ADDITIONAL OVERLAY ZONES: RESOURCE PROTECTION OVERLAY ZONE (OZ-RP) & COMMERCIAL FISHERIES/MARITIME USES OVERLAY ZONE (OZ-CFUM).			

NOTES (CONT.):

- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
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PLAN REFERENCES:

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- "BOUNDARY SURVEY FOR ARLENE DEVOID 29 WATER ST. KITTEERY, MAINE" BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED DECEMBER 11, 2002. YCRD PLAN #272-22.



DEVEGETATED AREAS WITHIN SHORELAND ZONE:

TOTAL LOT AREA = 9,433± S.F.		SHORELAND ZONE AREA = 9,433± S.F.	
EXISTING	PROPOSED	EXISTING	PROPOSED
DWELLING	785 S.F.	1,042 S.F.	
GARAGE	296 S.F.	355 S.F.	
SHED	31 S.F.	31 S.F.	
DECK/STEPS	214 S.F.	244 S.F.	
PAVED DRIVEWAY	1,092 S.F.	941 S.F.	
CONCRETE PAD	19 S.F.	0 S.F.	
BRICK/PLANTERS	49 S.F.	37 S.F.	
WALKWAYS	242 S.F.	0 S.F.	
WOOD STEPS TO DOCK	136 S.F.	136 S.F.	
A/C UNITS	0 S.F.	32 S.F.	
TOTAL	2,864 S.F.	2,818 S.F.	
DEVEGETATED %*	30.4%	29.9%	
	(2,864 S.F./9,433± S.F.)	(2,818 S.F./9,433± S.F.)	

*SEE 16.3.2.17.D.1.d.3

BUILDING COVERAGE:

	EXISTING	PROPOSED
DWELLING:	785 S.F.	1,042 S.F.
GARAGE:	296 S.F.	355 S.F.
SHED:	31 S.F.	31 S.F.
(AREA ABOVE H.A.T.)		
TOTAL:	1,112 S.F.	1,428 S.F.
COVERAGE %	11.8%	15.1%
	(1,112 S.F./9,433± S.F.)	(1,428 S.F./9,433± S.F.)

BUILDING HEIGHT CALCULATION:

INSIDE 100' SETBACK:		OUTSIDE 100' SETBACK:	
EXISTING DWELLING	EXISTING GARAGE	EXISTING DWELLING	PROPOSED DWELLING
AVERAGE GRADE:	26.4'	22.9'	26.4'
PEAK ELEVATION:	49.9'	37.7'	48.0'
BUILDING HEIGHT:	23.5'	14.8'	21.6'
			21.9'
AVERAGE GRADE:	27.0'	27.0'	27.0'
PEAK ELEVATION:	49.9'	68.8'	53.6'
EAVE ELEVATION:	40.9'		
BUILDING HEIGHT:	18.4'		34.2'

BUILDING EXPANSION CALCULATION:

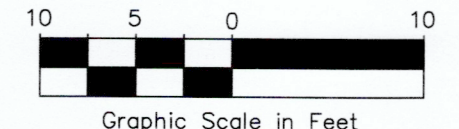
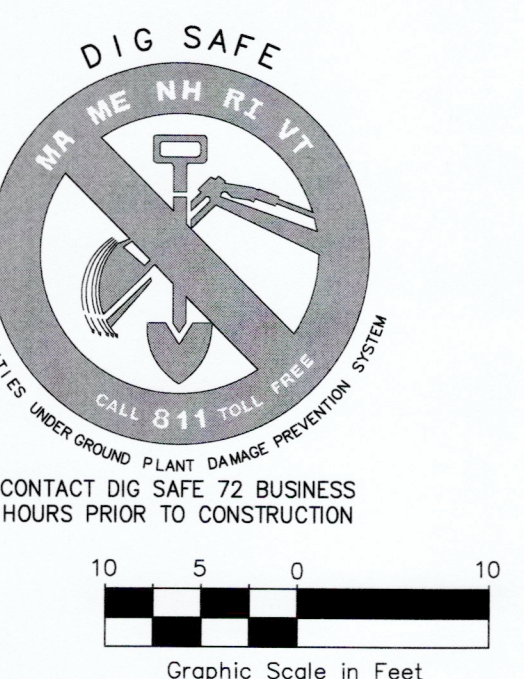
	DWELLING	GARAGE
EXISTING AREA:	285 S.F. (x30%) =86 S.F.	296 S.F. (x30%) =89 S.F.
ALLOWED EXPANSION:	(285+86) =371 S.F.	(296+89) =385 S.F.
PROPOSED AREA:	362 S.F.	355 S.F.

LEGEND:

- ASSESSORS MAP AND LOT NUMBER
- BOOK / PAGE
- ELEVATION
- ELECTRIC METER
- EDGE OF PAVEMENT
- SETBACK LINE
- FINISHED FLOOR
- LIQUEFIED PETROLEUM GAS NOW OR FORMERLY
- YORK COUNTY REGISTRY OF DEEDS
- SQUARE FEET
- TEMPORARY BENCHMARK
- WATER METER
- IRON PIPE/ROD FOUND
- BOUND FOUND
- UTILITY POLE
- MAILBOX
- POST
- STUMP
- CONIFEROUS TREE
- WATER GATE VALVE
- HIGHEST ANNUAL TIDE (H.A.T.)(EL.5.8')
- OHU - OVERHEAD UTILITIES
- CHAINLINK FENCE
- BOUNDARY LINE
- SETBACK LINE
- SHRUB LINE
- SEWER LINE
- WATER LINE
- EXISTING CONTOUR
- APPROXIMATE FLOOD ZONE BOUNDARY
- 250' SHORELAND SETBACK
- 75' RESOURCE PROTECTION SETBACK
- PROPOSED UNDERGROUND UTILITY LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FENCE
- EXISTING BUILDING/FEATURE TO BE REMOVED
- PAVEMENT
- WOODEN DECK
- LANDSCAPING
- STONES
- PROPOSED BUILDING
- PROPOSED DECK
- PROPOSED PAVEMENT



TOWN OF KITTEERY, MAINE APPROVAL
CODE ENFORCEMENT OFFICER _____ DATE _____



TAX MAP 1 LOT 52
SHORELAND DEVELOPMENT PLAN
PROPOSED CONDITIONS
31 WATER STREET
KITTEERY, MAINE
COUNTY OF YORK
OWNED BY
JOHN A. BRADY & LISE B. SEQUIN

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)

OCTOBER 27, 2021

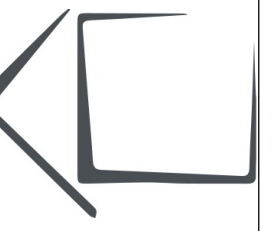
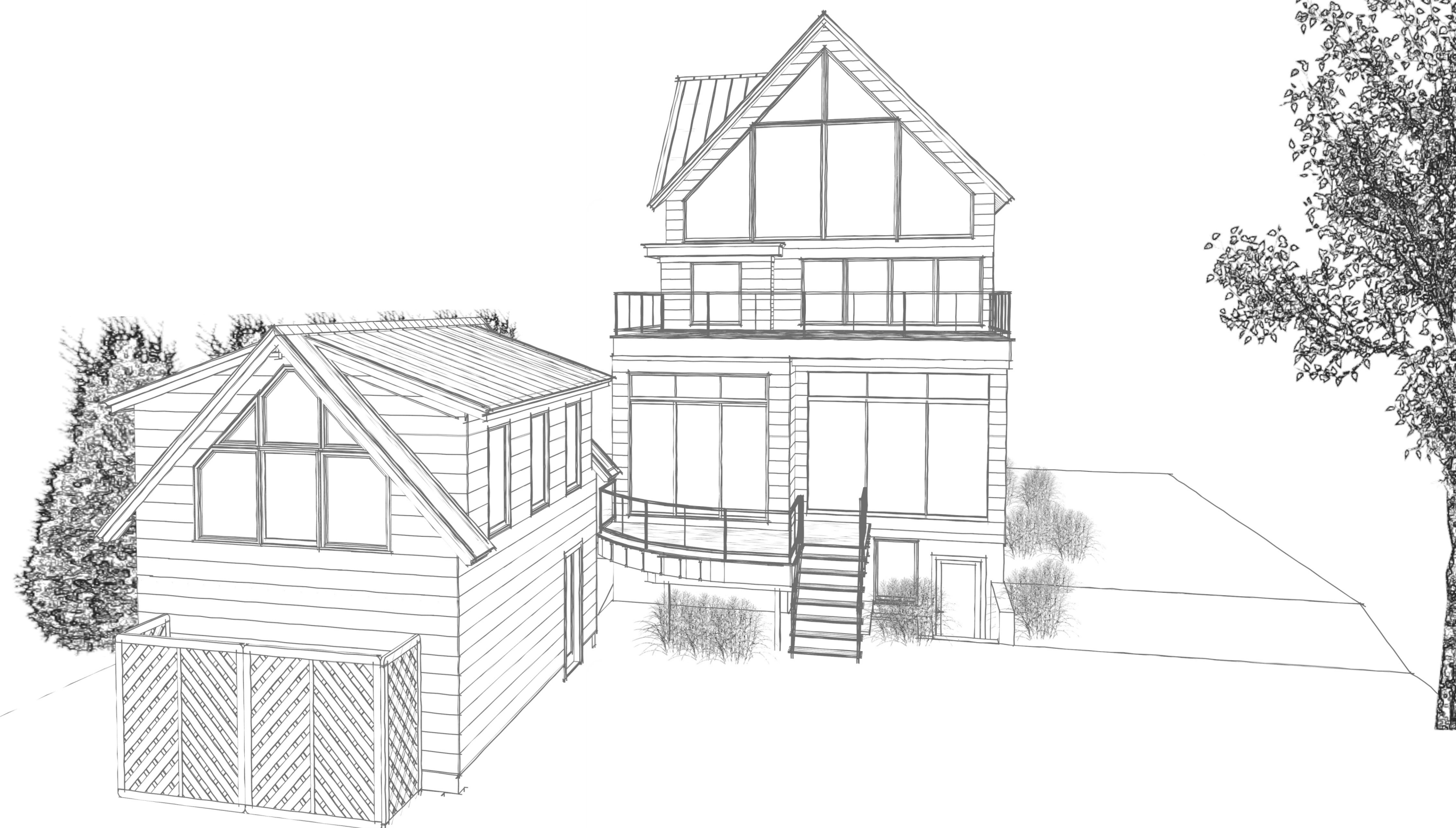
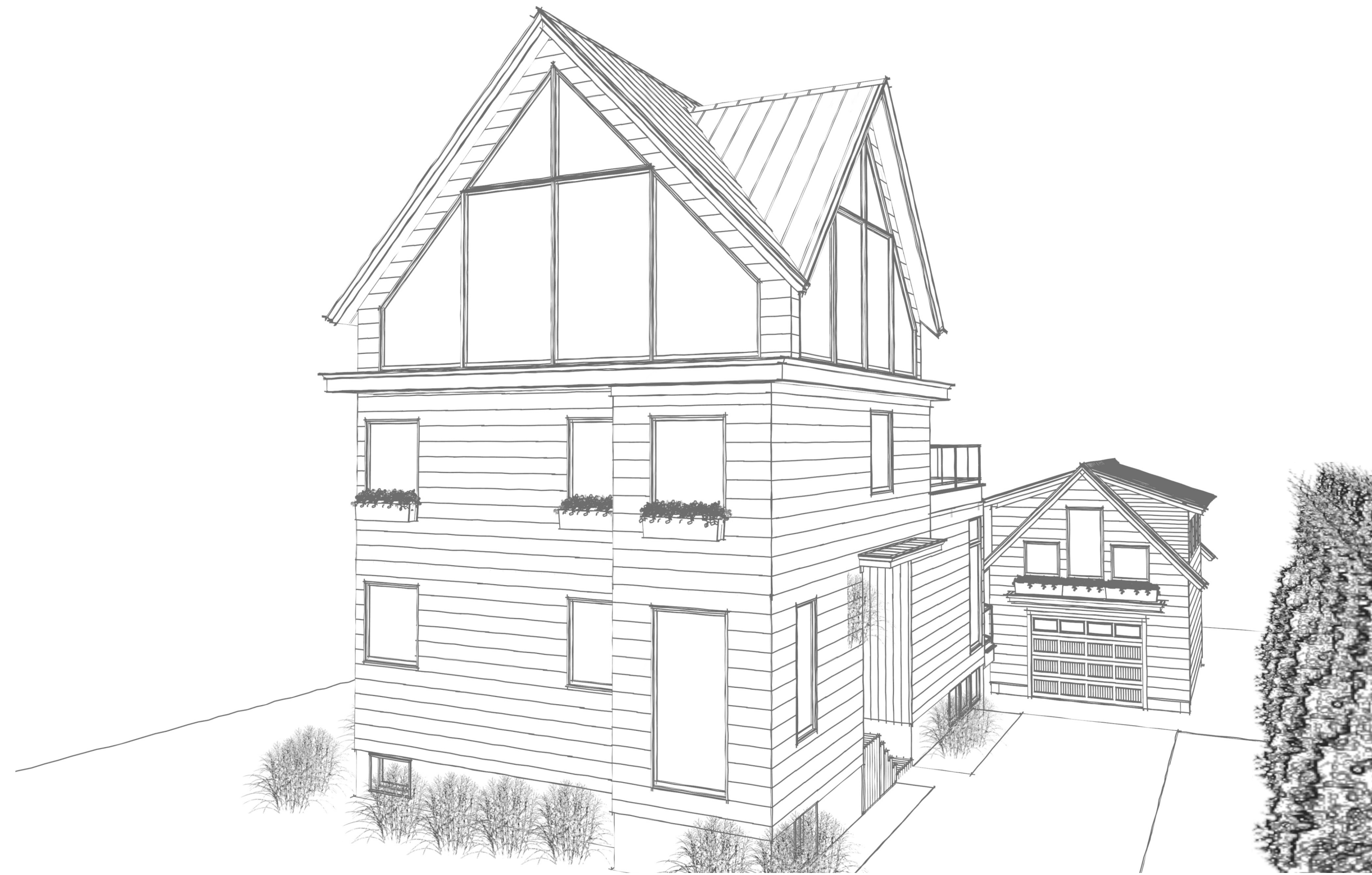
Seacoast Division

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE #	47457.00	DR	PJT	FB	564	
CK	BMK	CADFILE	47457-00	Survey.dwg		S-2

Dec 02, 2021 - 12:46pm
\\TFM\BED\FORD\Projects\Civil\Survey\MSC Projects\47457 - Water Street - Kittery\47457-00 - Brandy - 31 Water Street\Carlson Survey\Drawings\47457-00 Survey.dwg



OVERVIEW

- A3 - OVERVIEW
- A4 - FLOOR PLANS
- A5 - FLOOR PLANS
- A6 - FLOOR PLANS
- A13- ELEVATIONS
- A14- ELEVATIONS

CLIENT:
 BRADY RESIDENCE
 31 WATER STREET
 KITTERY, MAINE

CONTACT:
 AMY DUTTON HOME
 4 WALKER STREET | KITTERY, ME
 amy@amyduttonhome.com
 207.703.0696

DATE:

11/30/21

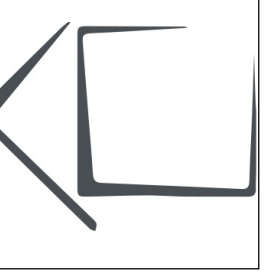
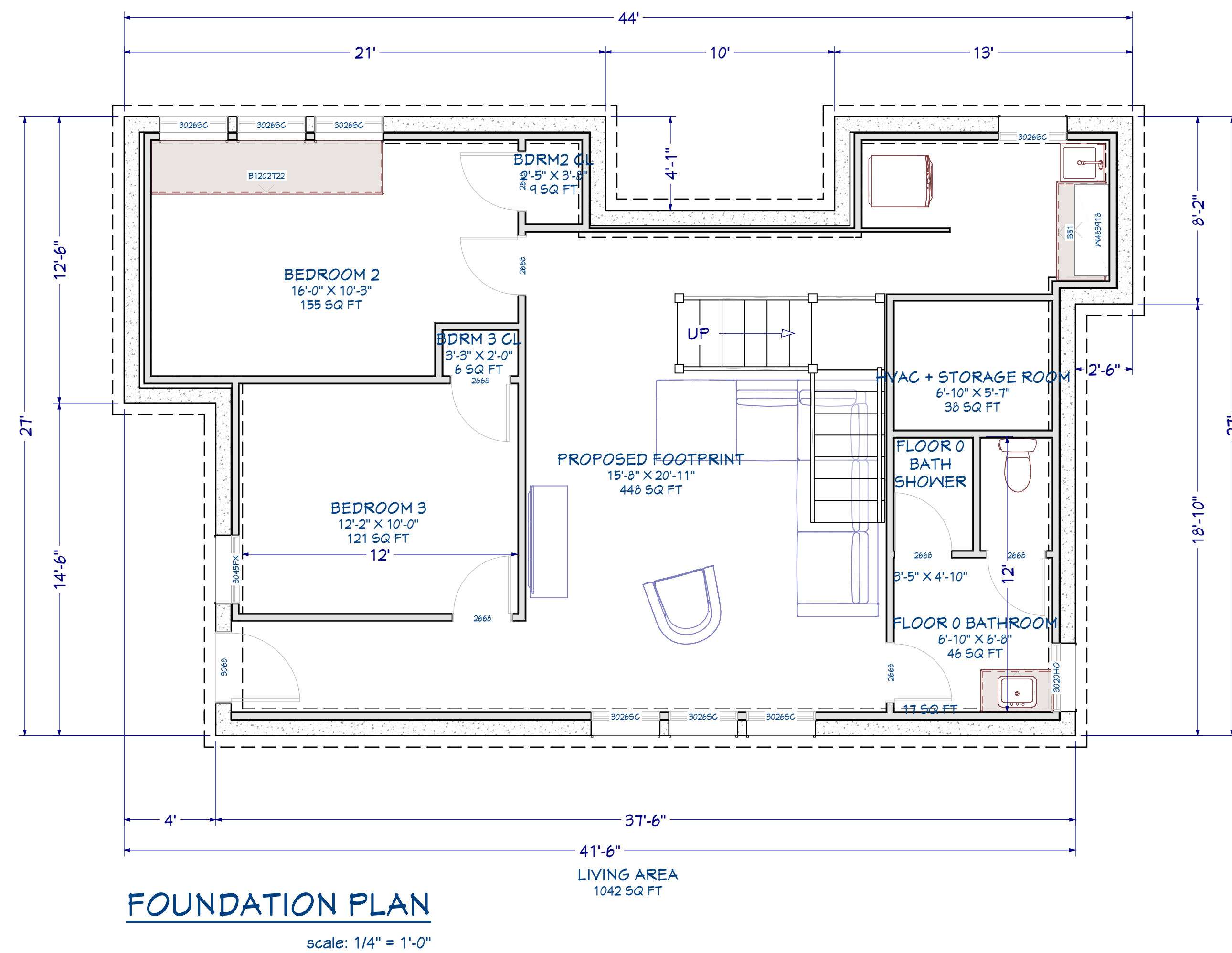
SCALE:

SCALED FOR:
 24" X 36"

SEE SCALE
 ON DRAWINGS

SHEET:

A3



- A3 - OVERVIEW
- A4 - FLOOR PLANS
- A5 - FLOOR PLANS
- A6 - FLOOR PLANS
- A13- ELEVATIONS
- A14- ELEVATIONS

CLIENT:
 BRADY RESIDENCE
 31 WATER STREET
 KITTERY, MAINE

CONTACT:
 AMY DUTTON HOME
 4 WALKER STREET | KITTERY, ME
 amy@amyduttonhome.com
 207.703.0696

DATE:

11/30/21

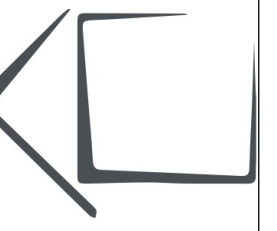
SCALE:

SCALED FOR:
24" X 36"

SEE SCALE
ON DRAWINGS

SHEET:

A4



FLOOR PLANS
END | 1ST

- A3 - OVERVIEW
- A4 - FLOOR PLANS
- A5 - FLOOR PLANS
- A6 - FLOOR PLANS
- A13- ELEVATIONS
- A14- ELEVATIONS

CLIENT:
BRADY RESIDENCE
31 WATER STREET
KITTERY, MAINE

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

DATE:

11/30/21

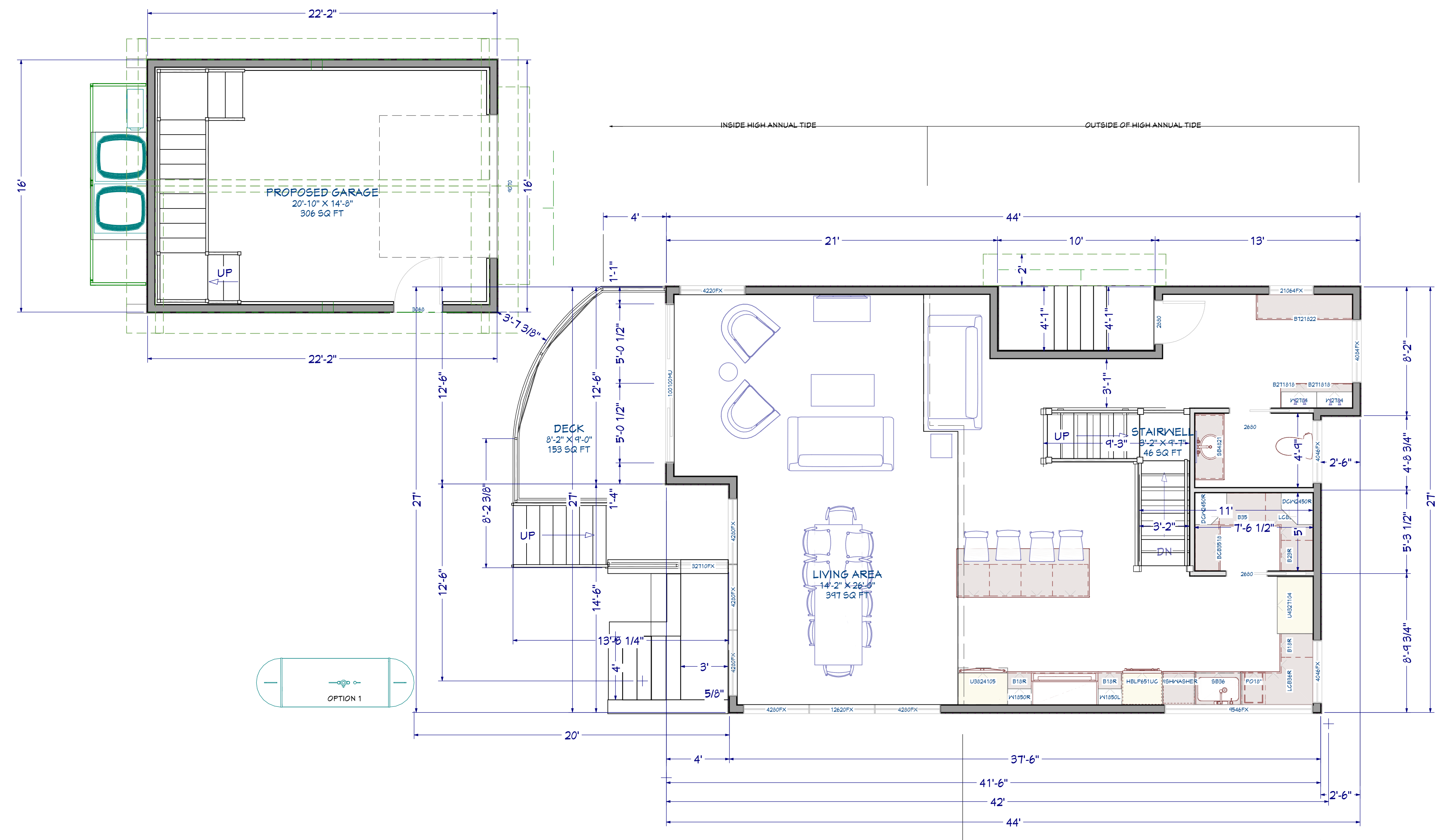
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SCALED FOR:
24" X 36"

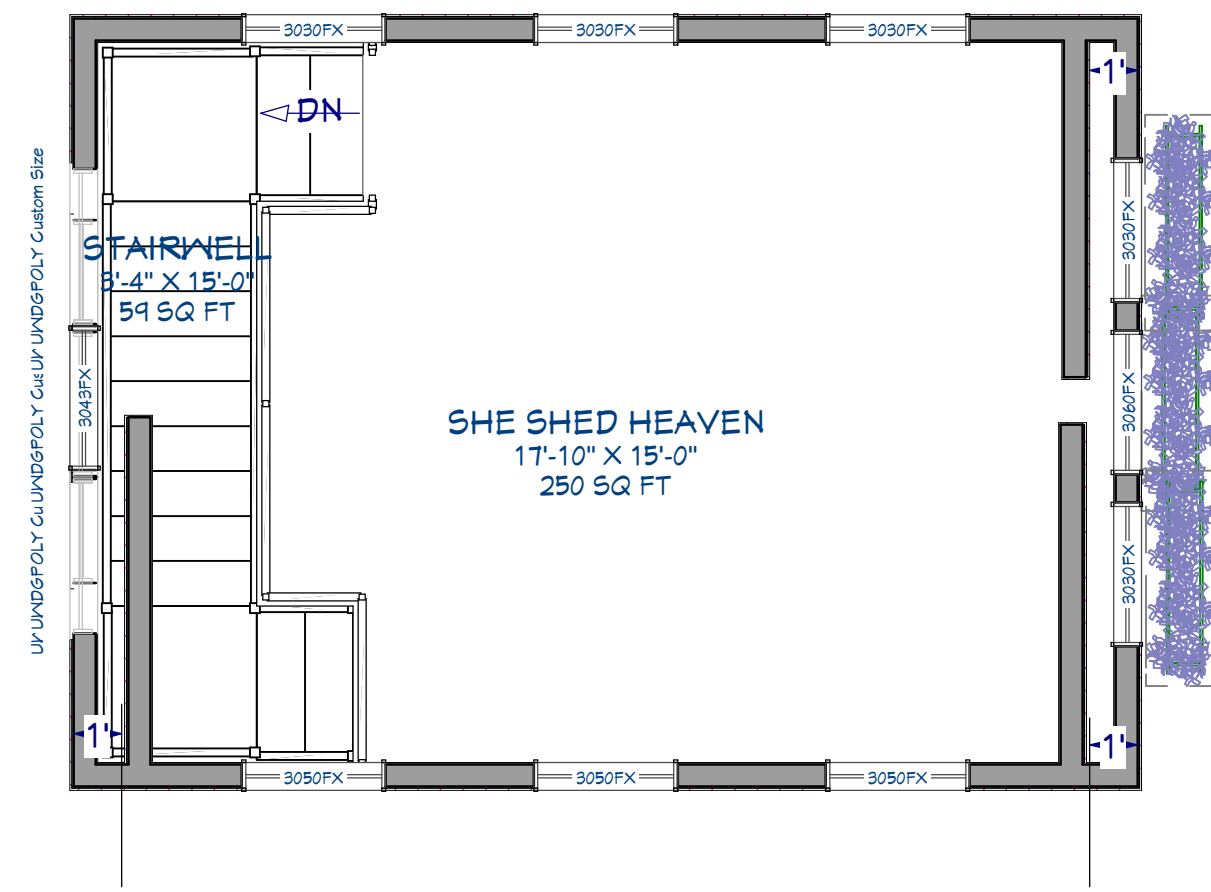
SEE SCALE
ON DRAWINGS

SHEET:

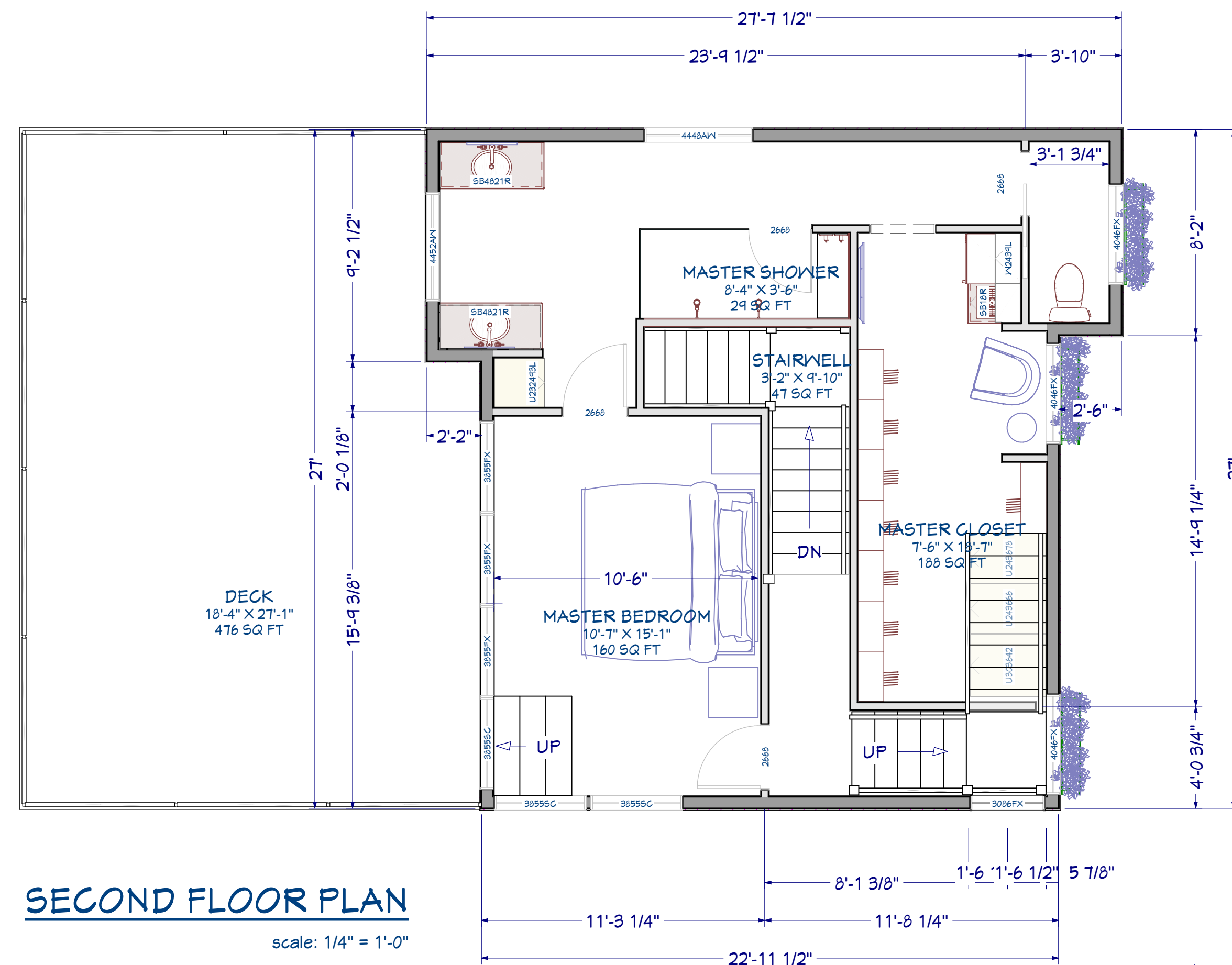
A5



FIRST FLOOR PLAN
scale: 1/4" = 1'-0"

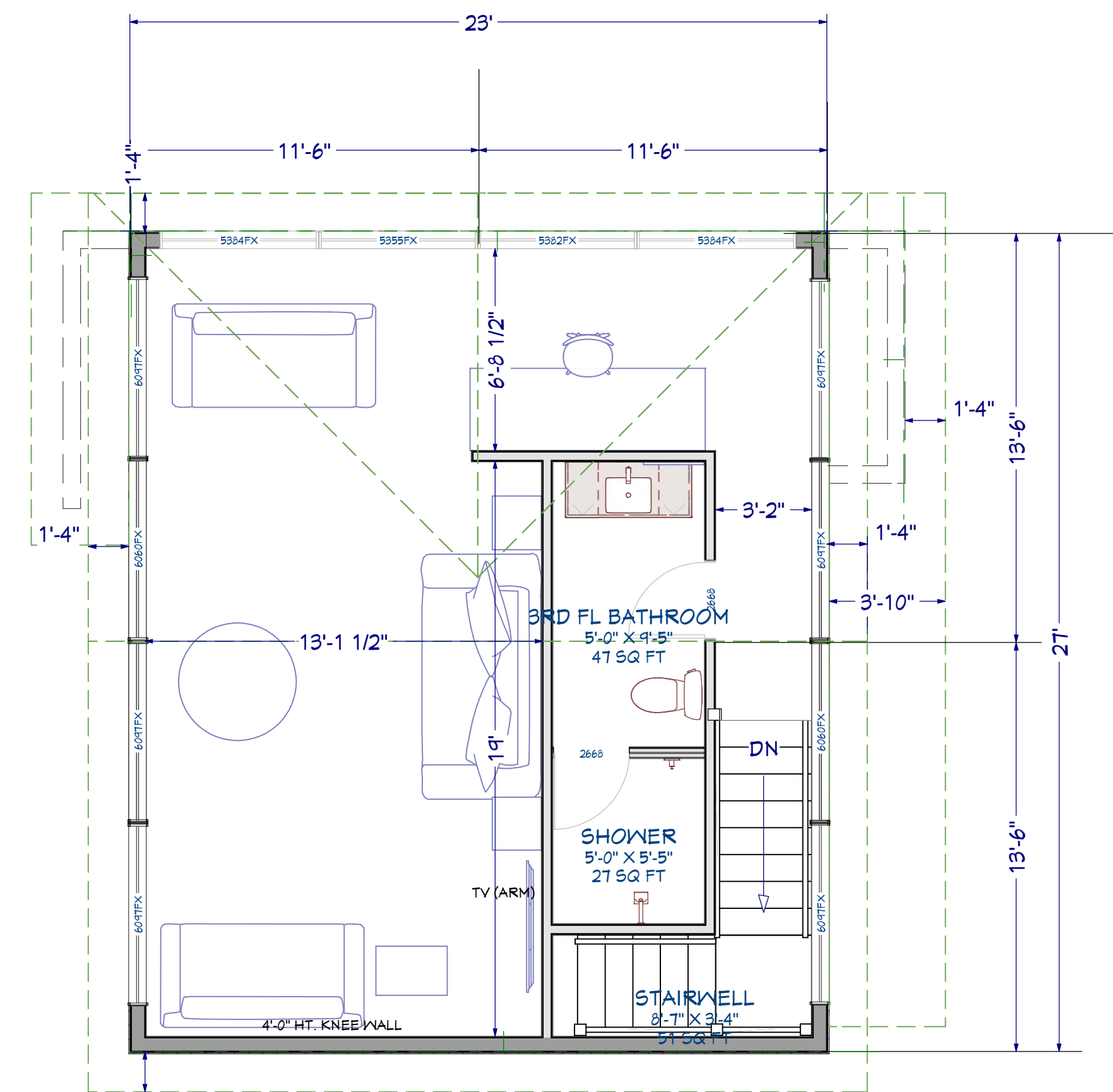


LIVING AREA
276 SQ FT



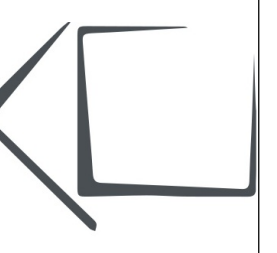
SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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



**FLOOR PLANS
2ND | 3RD**

- A3 - OVERVIEW
- A4 - FLOOR PLANS
- A5 - FLOOR PLANS
- A6 - FLOOR PLANS
- A13- ELEVATIONS
- A14- ELEVATIONS

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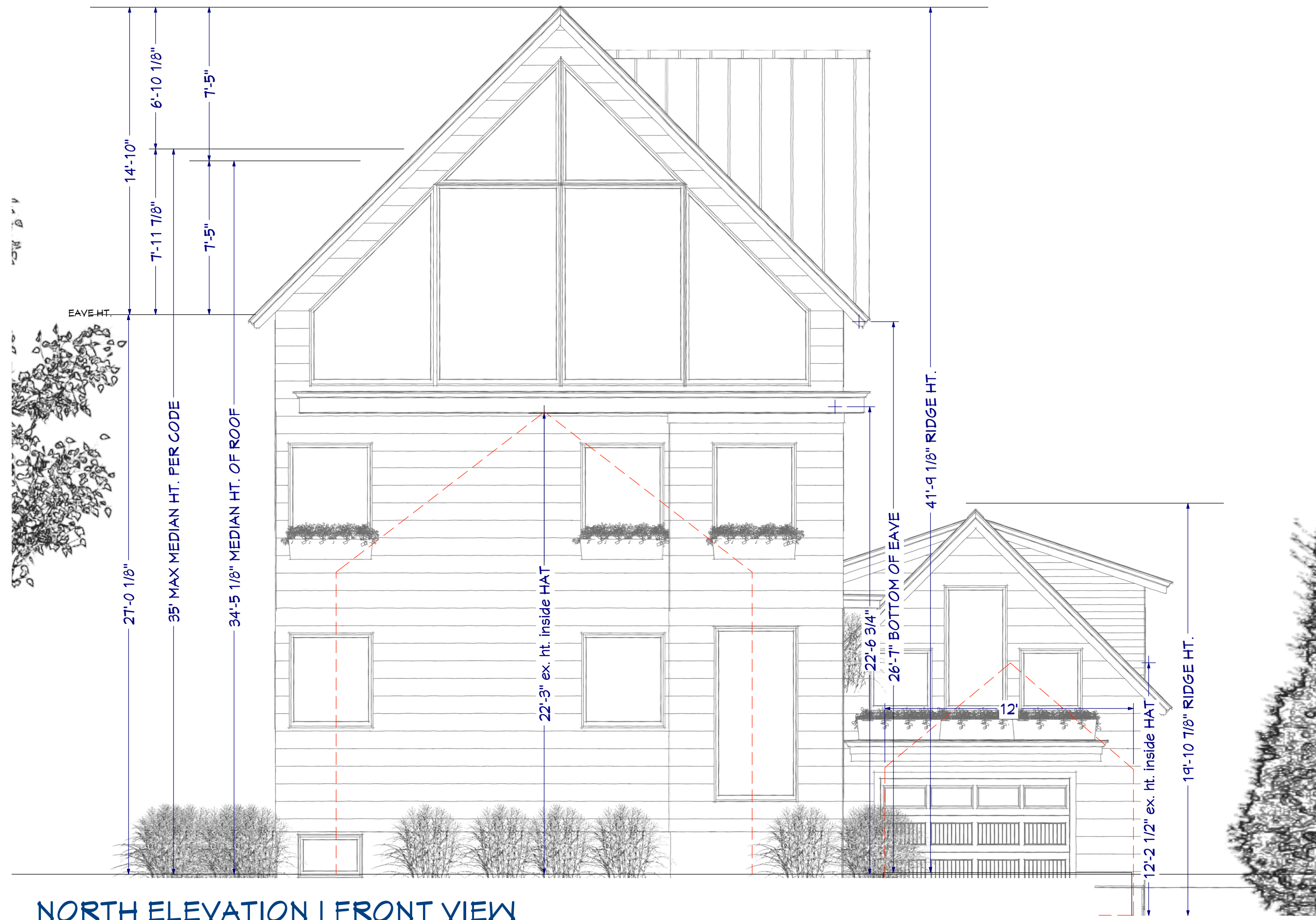
SCALE:

SCALED FOR:
24" X 36"

SEE SCALE
ON DRAWINGS

SHEET:

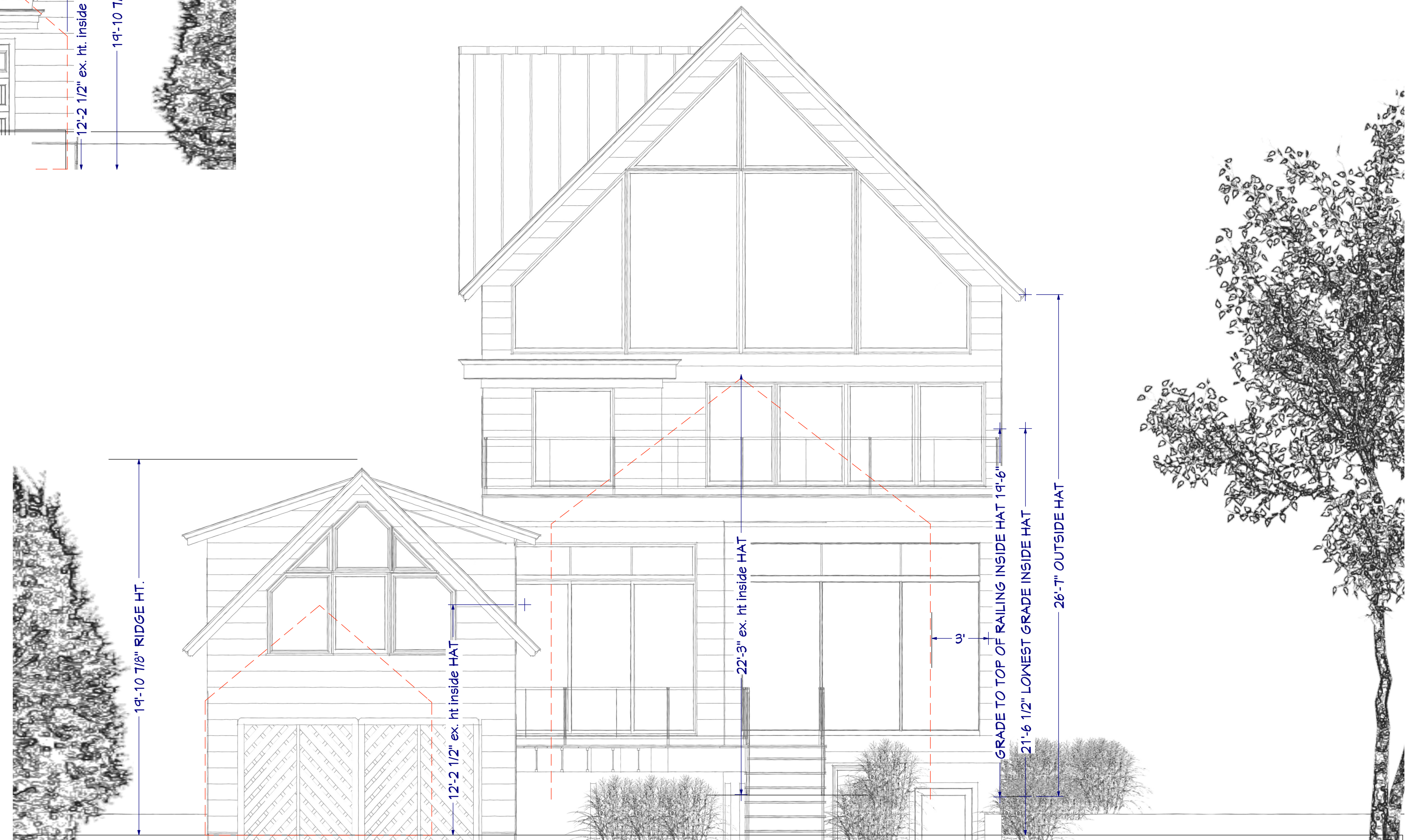
A6



NORTH ELEVATION | FRONT VIEW

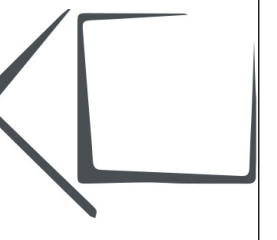
SCALE: 1/4" = 1'-0"

NOTE: DASHED LINE = EX. HOUSE OUTLINE FROM ROOF OVERHANGS



SOUTH ELEVATION | REAR VIEW

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



ELEVATIONS

- A3 - OVERVIEW
- A4 - FLOOR PLANS
- A5 - FLOOR PLANS
- A6 - FLOOR PLANS
- A13- ELEVATIONS
- A14- ELEVATIONS

CLIENT:
BRADY RESIDENCE
31 WALKER STREET
KITTERY, MAINE

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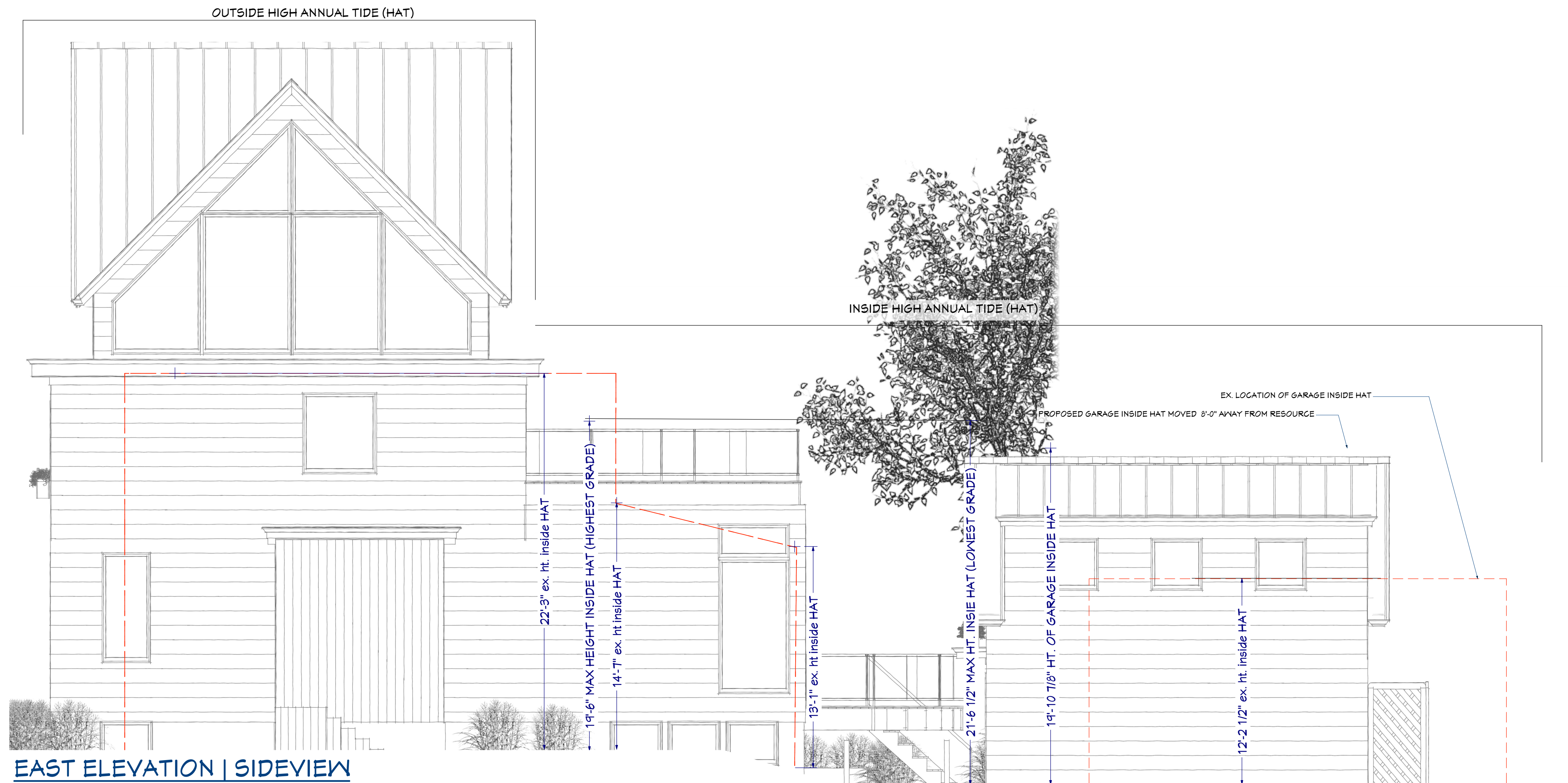
SCALE:

SCALED FOR:
24" X 36"

SEE SCALE
ON DRAWINGS

SHEET:

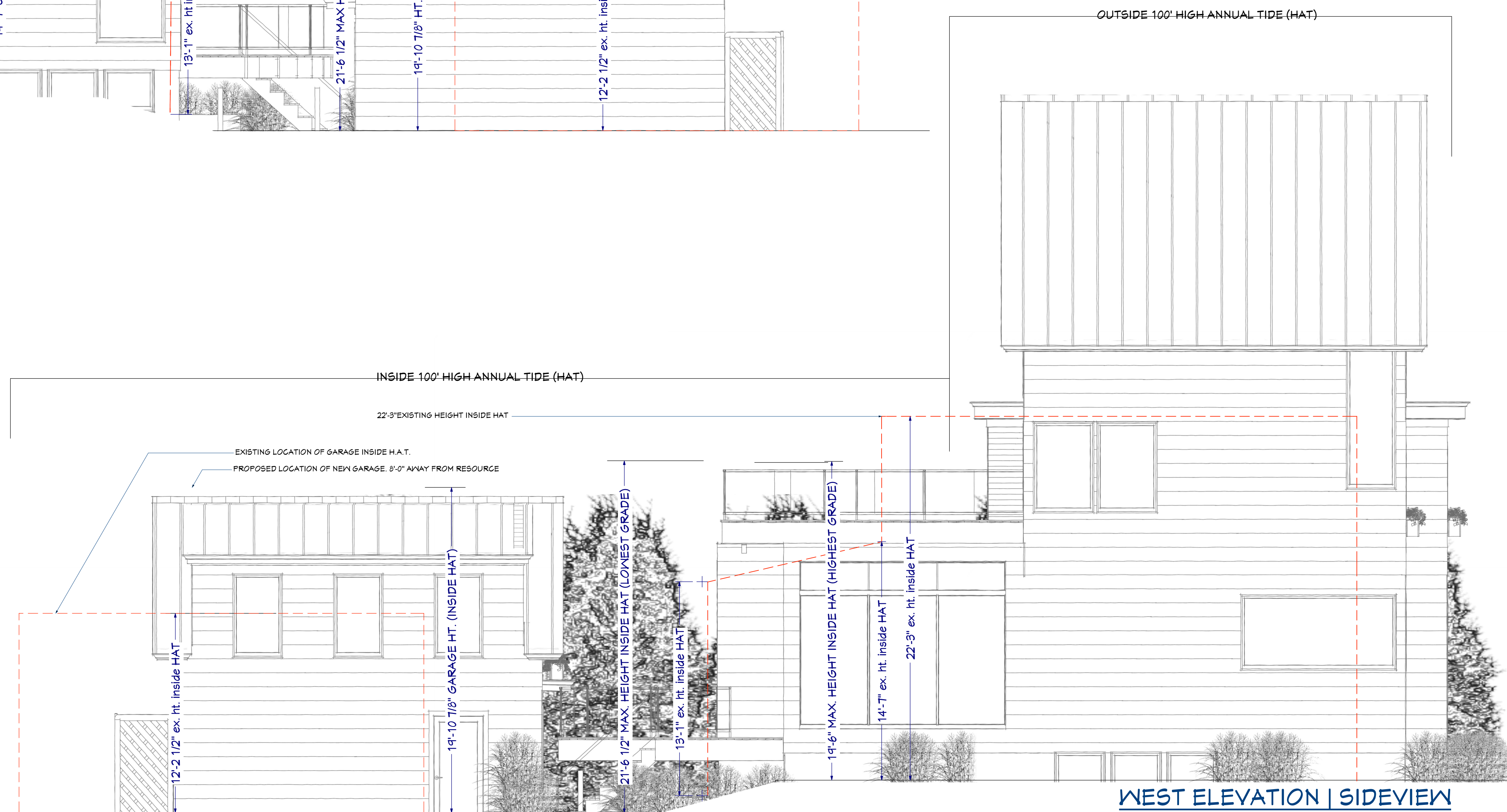
A13



EAST ELEVATION | SIDEVIEW

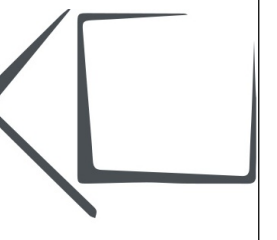
SCALE: 1/4" = 1'-0"

NOTE: DASHED LINE = EX. HOUSE OUTLINE FROM ROOF OVERHANGS



WEST ELEVATION | SIDEVIEW

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



ELEVATIONS

- A3 - OVERVIEW
- A4 - FLOOR PLANS
- A5 - FLOOR PLANS
- A6 - FLOOR PLANS
- A13- ELEVATIONS
- A14- ELEVATIONS

CLIENT:
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DATE:

11/30/21

SCALE:

SCALED FOR:
24" X 36"

SEE SCALE
ON DRAWINGS

SHEET:

A14
ELEVATIONS

**DEED OF SALE BY
PERSONAL REPRESENTATIVE (Testate)**


I, **Pamela J. Fuller**, of 366 Dow Highway, South Berwick, Maine 03908, duly appointed and acting Personal Representative of the **Estate of Ronald Bruce Marsh, a/k/a Ronald B. Marsh**, deceased, (testate), as shown by the probate records of York County, Maine, Docket No. 2021-0287, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid grant to **John A. Brady and Lise B. Sequin**, whose mailing address is 36 Market Street, Portsmouth, NH 03801, as tenants in common, the real property in Kittery, York County, Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situate on Water Street, Kittery, County of York and State of Maine, bounded and described as follows:

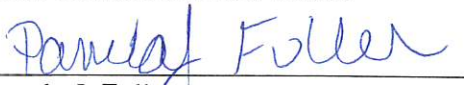
Beginning on said Water Street at land formerly of Ernest P. Parker, and fifty-seven and one-half (57 ½) feet northerly from the former line of land of heirs of Thomas Abrams; thence running northerly by said Water Street fifty-seven and one-half (57 ½) feet to a hub; thence turning and running westerly, parallel with and equidistant from the line of land formerly of said Parker to low water mark of the Piscataqua River; thence southerly by said River to said Parker's line; thence easterly by line of land formerly of said Parker to Water Street at point of beginning.

Meaning and intending to convey the same premises conveyed to Ronald B. Marsh and Elinore R. Marsh by deed of Joanne I. Robinson and Anthony Glen Fournier dated January 5, 2000 and recorded in the York County Registry of Deeds at Book 9856, Page 267. The said Elinore R. Marsh died on September 12, 2018 leaving the said Ronald B. Marsh as the sole surviving joint tenant.

Witness my hand this 18th day of June, 2021.



Witness

Estate of Ronald Bruce Marsh


Pamela J. Fuller
Personal Representative

STATE OF NEW HAMPSHIRE

June 18 , 2021

ROCKINGHAM , SS:

Then personally appeared the above-named, Pamela J. Fuller, in her capacity as Personal Representative of the Estate of Ronald Bruce Marsh and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public Name:

My commission expires:

