

1 **Town of Kittery**
2 **Planning Board Meeting**
3 **June 22, 2023**

4 **ITEM 4 –27 & 29 Wentworth Street – Hotel Site Plan– Sketch Plan Review**

5 Action: Accept or deny application. Approve or deny concept plan.

6 **Proposal:** Convert existing bed and breakfast into two independent inns with a total of 12 rental units
7 plus 1 innkeeper’s suite each.

8 **Location:** 27 & 29 Wentworth Street, Map 9 Lots 37 & 38

9 **Zoning District:** MU-KF, Kittery Foreside

10 **Owner(s):** Madbury Real Estate Ventures

11 **Agent(s):** Brandon Holben

12 **PROCESS SUMMARY**

| REQ'D | ACTION | COMMENTS | STATUS |
|-------|--|---|---------|
| YES | Sketch Plan Acceptance/Approval | Scheduled for June 22nd, 2023 Meeting | Pending |
| YES | Preliminary Plan Review Completeness/Acceptance | | |
| YES | Site Visit | | |
| YES | Public Hearing | Required for Preliminary Site Plan or Subdivision Approval | |
| YES | Preliminary Plan Approval | | |
| YES | Final Plan Review and Decision | | |

Applicant: 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.L - 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.**

13 **OTHER PERMITS REQUIRED**

- 14
- 15 • State Fire Marshal NFPA #13 fire protection system approval.
 - 16 • DEP construction permitting and site review.
- 17

18 **PROJECT INTRODUCTION**

19

20 This is a conceptual review for the redevelopment of the existing Enchanted Nights bed and breakfast into
21 two separate inns on adjacent lots. The properties are located on Wentworth Street leading into the Kittery
22 Foreside, directly abutting residential dwellings and a railroad running adjacent to 29 Wentworth to the
23 northeast. Per assessor data, Enchanted Nights is an 8-bedroom bed and breakfast on 29 Wentworth Street,
24 utilizing an additional 3-bedroom house on the adjacent property of 27 Wentworth. The applicant proposes
25 constructing a 12-unit inn (including a 13th innkeeper’s suite on each property) and 13 off-street parking
26 spaces per lot and has submitted two sketch plan options for each property. Each design is independent of
27 the option chosen for the adjacent lot (for example, the applicant could utilize Option B for 27 Wentworth
28 and Option A for 29 Wentworth and still meet requirements).

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For 27 Wentworth, Option A would replace the existing structure with a single 1500 sq ft., 4-story building. On-site parking for 27 Wentworth will be accessed from Wentworth Street via a through-building drive aisle. The ground level will have parking and an ADA accessible rental unit, with three upper floors housing 4 rental units each. Option B would build two separate 1000 sq ft. 3-story buildings on the lot. Both buildings would have ground-level parking and 2 upper floors housing 3 bedrooms each, with a single ground-floor ADA accessible room in the building titled “27A” on the sketch plan.

For 29 Wentworth, Option A would partially demolish the existing building and remodel it, while Option B plans to completely demolish and rebuild the existing building closer to the road. Both options propose a 3-story building of 4 units per floor (with the innkeeper’s unit in the basement), retain the 1,800 sq ft. footprint and other dimensions of the existing property, and provide an ADA accessible unit on the ground floor.

The applicant provided the required conceptual plan and narrative information, with development review notes listed below. Staff advise discussing prospective phasing during this meeting.

APPLICATION & PLAN REVIEW

Staff reviewed the submitted application and plan and have the following comments:

16.4.25 MU-KF ZONING DISTRICT REGULATIONS

1. The dimensions provided all appear to conform with district requirements. The applicant has not yet provided building height dimensions but has provided the proposed number of floors for each option.
 - a. Per **§16.4.25.D.(3)**, any building on 29 Wentworth can exceed the 1500 sq ft. maximum up to the pre-existing building’s 1800 sq ft, but the width of any new building (parallel to the front lot line) may not exceed the width of the pre-existing building.
2. If Option A is utilized for 27 Wentworth, fire department staff stress that the applicant must ensure all through-building driveways meet height requirements in a fire truck plan.
 - a. Fire lane markings may be required where driveways slim down at building edges.
3. To conform to the 40% open space requirement if the developer utilizes Option B, the shared lot line between 27 and 29 Wentworth would have to be altered to allow the coverage on each site to align with zoning requirements, as notated in the site plan. A full boundary and topographic survey are being completed. Additional research is required to finalize boundary and lot area.
4. Following the definition of an inn in **§16.3**, a 13th innkeeper’s suite does not count in the 12-room maximum for inns. One innkeeper is required for each property, even if 27 Wentworth utilized Option B, which proposes two buildings on the lot.
5. The site plan of the existing map notates a flood hazard zone dated from a 1986 FIRM map. Per assessor data, there are no current flood zones listed on the property.
6. Per the design standards of **§16.4.25.D.(4).(c)**, because this is considered one project, each individual building requires its own structure and elevation treatment that is different from its neighbor.
 - a. If all buildings are demolished, the architectural details of the re-development must reflect the historic style of the Foreside Zone as detailed in **§16.4.25.D.(4).(d)**.

- 72 b. Any fencing placed around exterior systems and service entrances must follow the standards
73 under §16.4.25.D.(4).(f).
74 c. While there are no landscape buffer requirements with adjacent lots, preservation of existing
75 vegetation is required when practical.
76

77 **16.5.10 ESSENTIAL SERVICES**

- 78 1. DPW staff noted that drainage is a concern for the project, as public facilities are limited in the
79 vicinity of the properties. A stormwater drainage plan is not necessary for sketch plan and will be
80 provided in a preliminary site plan application.
81 2. Parking areas containing 10 or more parking spaces must follow landscaping requirements outlined in
82 §16.7.11.F.(4).(g).
83

84 **16.5.25 SPRINKLER SYSTEMS**

- 85 1. Automatic sprinkler systems are required in all areas of new inn buildings, including covered parking.
86 Approval will be determined by the state fire marshal and require the NFPA 13 standard of design.
87 2. Separate sprinkler systems are required in each individual building. This includes option B of 27
88 Wentworth, which proposes two buildings on the same lot. Fire department staff suggest the applicant
89 reach out to Kittery Water District to ensure the hydrant on the corner of Wentworth and Center has
90 adequate water capacity for the required sprinkler systems in the proposed plan.
91

92 **16.5.27 STREETS**

- 93 1. MDOT is currently planning to redevelop Wentworth Street. DPW staff have asked to make sure the
94 applicant communicates with MDOT to ensure the proposed inn does not conflict with the project.
95 Grading work may be necessary to ensure adequate visibility of pedestrians in public ROW.
96 2. The proposed driveways on the sketch plan do not appear to align with the current sidewalks.
97

98 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**
99

100 After review, staff suggest moving to accept the sketch plan. The information currently provided is
101 sufficient to allow the project to move forward.
102

103 **RECOMMENDED MOTIONS**

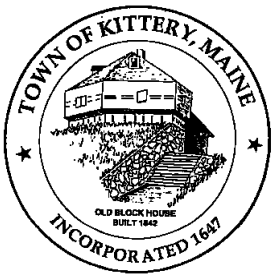
104 The sketch plan review is an opportunity to consider a concept, ask questions, and **make specific**
105 **suggestions** to the applicant.
106

107 ***Motion to accept the application as complete***

108 Move to accept the sketch plan by Brandon Holben, for owner Madbury Real Estate Ventures, who proposes
109 to re-develop an existing bed and breakfast and house into two independent boutique inns with a total of 12
110 rental units plus 1 innkeeper's suite each located at the addresses of 27 and 29 Wentworth Street, Tax Map
111 9, Lots 37 & 38, in the Kittery Foreside (Mu-KF) zone.
112

113 ***Motion to continue the application***

114 Move to continue review of the sketch plan by Brandon Holben, for owner Madbury Real Estate Ventures,
115 who proposes to re-develop an existing bed and breakfast and house into two independent boutique inns
116 with a total of 12 rental units plus 1 innkeeper's suite each located at the addresses of 27 and 29 Wentworth
117 Street, Tax Map 9, Lots 37 & 38, in the Kittery Foreside (Mu-KF) zone.
118



TOWN OF KITTERY MAINE

TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904

Phone: (207) 475-1323

Fax: (207) 439-6806

www.kittery.org

APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

| | | | | | | | | |
|--|---|-----------------------------------|----|-----------------------------|------------------|--|-----------------|------------------------|
| Application Fee: | | <input type="checkbox"/> \$200.00 | | Amount Paid:\$ _____ | | Date: _____ | | |
| PROPERTY DESCRIPTION | Parcel ID | Map | 9 | Zone(s)-Base: | MU-KF | | Total Land Area | 0.2 Acres(+/- 8,284sf) |
| | | Lot | 37 | | Overlay: | N/A | | MS4 |
| | Physical Address | 27 Wentworth Street | | | | | | |
| PROPERTY OWNER'S INFORMATION | Name | Madbury Real Estate Ventures | | | Mailing Address | Madbury Real Estate Ventures attn. Taylor McMaster 401 Edgewater Place, Suite 570 Wakefield, MA 01880 | | |
| | Phone | | | | | | | |
| | Fax | | | | | | | |
| | Email | | | | | | | |
| APPLICANT'S AGENT INFORMATION | Name | Brandon Holben | | | Name of Business | WINTER HOLBEN Architecture + Design | | |
| | Phone | (207)994-3104 | | | Mailing Address | WINTER HOLBEN Architecture + Design 7 Wallingford Square, Suite 2099 Kittery, ME 03904 | | |
| | Fax | | | | | | | |
| | Email | brandon@winterholben.com | | | | | | |
| PROJECT DESCRIPTION | <i>See reverse side regarding information to be provided.</i> | | | | | | | |
| | Existing Land Use(s): | | | | | | | |
| | Inn / short stay rental property | | | | | | | |
| | Proposed Land Use(s) and Development: | | | | | | | |
| | Inn (12 rental units with 1 Inn Keeper's Unit) with on-site parking | | | | | | | |
| | Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.) | | | | | | | |
| | MU-KF zoning requires a minimum of 40% open space at every lot. In order to conform to this requirement with Option-B The shared lot line between 27 and 29 Wentworth (lots 37 and 38 on tax map 9) would be altered to allow the coverage on each site to align with zoning requirements. Both sites are owned by MREV. Please refer to the project narrative and site sketches for more detail. | | | | | | | |
| I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes. | | | | | | | | |
| Applicant's Signature: | | | | Owner's Signature: | | | | |
| Date: | 06/01/2023 | | | Date: | | | | |

MINIMUM PLAN SUBMITTAL REQUIREMENTS

- 15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24" X 36"

Sketch Plan format and content:

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

- Under 10 acres: no greater than 1" = 30'
- 10 + acres: 1" = 50'

C) Title Block

- Applicant's name and address
- Name of preparer of plan with professional information
- Parcel's Kittery tax map identification (map – lot) in bottom right corner

NOTE TO APPLICANT: PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.

Vicinity Map – map or aerial photo showing 1,000 feet around the site.

Sketch Plan must include the following existing and proposed information:

Existing:

- Land Use Zone and boundary
- Topographic map (optional)
- Wetlands and flood plains
- Water bodies and water courses
- Parcel area
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Proposed: (Plan must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space
- Number of lots and lot areas
- Setback lines and building envelopes
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Distance to:

- Nearest driveways and intersections
- Nearest fire hydrant
- Nearest significant water body

AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

Letter of Authorization

Madbury Real Estate Ventures LLC, Option Holder, hereby authorizes Altus Engineering, LLC, Doucet Survey, LLC, Woodburn & Company Landscape Architecture, LLC and Winter Holben Design, LLC to represent us in all matters concerning the engineering, surveying and architecture, and related permitting of improvements to the property located at 27 & 29 Wentworth Street in Kittery, Maine on Assessors Map 9, Lots 37 & 38. This authorization shall include any signatures required for Federal, State and Municipal permit applications.



B. Taylor McMaster

June 1, 2023

Date

Witness

Date

Zoning Summary – Tax Map 9, Lots – 37 & 38

| | |
|----------|---|
| Date: | June 01, 2023 |
| To: | Planning Board |
| Subject: | 27 Wentworth Street and 29 Wentworth Street |
| CC to: | |

This application is for the proposed redevelopment of 27 and 29 Wentworth Streets (Map 9, Lots 37 and 38). The applicants (Madbury Real Estate Ventures LLC c/o Taylor McMaster) have the properties under agreement for purchase and intend to redevelop the properties, but maintain the existing use as inns. The two properties will operate as independent boutique inns. Each lot will be developed with the 12 rental units allowed by zoning, plus an innkeeper’s suite.

The design goal is to create boutique inn buildings that more appropriately conform to the surrounding neighborhood character. The owner hopes to foster the growing tourism market in Kittery Foreside by providing travelers with a place to stay within walking distance to the bustling Wallingford Square. To avoid further taxing the already strenuous parking situation in the area, each site will provide its own on-site parking.

This application includes two site sketch options for the proposed layouts of the lots at 27 and 29 Wentworth.

Town of Kittery, ME Title 16: Land Use and Development Code
Chapter 16.4.25 Mixed Use - Kittery Foreside (MU-KF)

The purpose of the Mixed-Use – Kittery Foreside MU-KF Zone is to provide business, service, and community functions within the Mixed-Use – Kittery Foreside Zone and to provide a mix of housing opportunities in the historic urbanized center of the community and to allow for use patterns which recognize the densely built-up character of the zone and the limitations for providing off-street parking. Design standards are used to facilitate the revitalization of downtown Kittery Foreside as a neighborhood center, while promoting economic development of service businesses and walk-in shopping as well as respecting the zones historic and residential character.

Permitted Use:

- Inn - Residential (up to 12 units per lot)

Standards:

- Minimum lot size: 5,000sf
- Minimum street frontage: 10 feet
- Minimum front, rear and side yards: 10 feet
- Maximum building height: 40 feet
- Maximum building coverage: 60%
- Minimum open space on the site: 40%
- Maximum building footprint: 1,500sf (can be larger if the width is equal to the pre-existing structure)
- Design Standards: see 16.4.25(4)
- Revised parking standards: can be met with off-site agreements
 - Inn: one parking space for each guest room; (16.4.25(7)(e))
 - Each nonresidential use is exempt from providing off-street parking for the first three required spaces. For uses requiring a demand of greater than three, then the off-street parking is to be provided on site and/or in accordance with off-site parking requirements.

Please refer to the tables below and the architectural site sketches for existing and proposed building and site features. Lot area needs to be confirmed. A full boundary and topographic survey is being completed. Additional research is required to finalize boundary and lot area.

Site Sketch Option-A Description

The proposed development of the 27 Wentworth site will be comprised of a single boutique inn building. The on-site parking will be accessed from Wentworth Street via a through building drive aisle. The ground level will include parking and an ADA accessible rental unit. The (3) upper floors will each contain (4) rental units, one of which will be designated the inn keeper’s unit. The existing structure at 27 Wentworth is non-conforming with the current zoning requirements and is proposed to be demolished.

The proposed development of the 29 Wentworth site will be comprised of a single boutique inn building with on-site surface parking. The walk-out basement level will house the inn keeper’s unit. The ground level will house (4) units, one of which will be an ADA accessible unit. The (2) upper floors will each have (4) rental units. The existing structure at 29 Wentworth is proposed to be partially demolished. The owner intends to utilize the majority of the original 1800’s era structure. The current addition lacks efficiency and is slated for demolition / replacement. The proposed completed structure will maintain the current building footprint.

27 Wentworth Street - A

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|----------------------------------|------------------------|------------------------|------------------------|
| Lot Area = | 5,000sf min | +/-8,284sf | +/-8,284sf |
| Building Footprint = | 1,500sf max | +/-768sf | 1,500sf |
| Max Building Coverage = | 60% | +/-9.3% | +/-18.1% |
| Open Space = | 40% | +/-56% | +/-41% |
| Front Yard (street) = | 10’ | +/-81.0’ | +/-10.50’ |
| Side Yard (right) = | 10’ | +/-2.75’ (over) | +/-10.75’ |
| Side Yard (left) = | 10’ | +/-33.8’ | +/-10.00’ |
| Rear Yard = | 10’ | +/-3.5’ | +/-11.00’ |
| Parking: Inn (12 rental units) = | 13 spaces | N/A | 13 spaces |

29 Wentworth Street - A

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|----------------------------------|------------------------|------------------------|------------------------|
| Lot Area = | 5,000sf min | +/-13,743sf | +/-13,743sf |
| Building Footprint = | 1,500sf max | +/-1,800sf | 1,800sf |
| Max Building Coverage= | 60% | +/-13.1% | +/-13.1% |
| Open Space = | 40% | +/-43% | +/-41% |
| Front Yard (street) = | 10’ | +/-35.3’ | +/-35.3’ |
| Side Yard (right) = | 10’ | +/-29.3’ | +/-29.3’ |
| Side Yard (left) = | 10’ | +/-20.1’ | +/-20.1 |
| Rear Yard = | 10’ | +/-54.1’ | +/-54.1’ |
| Parking: Inn (12 rental units) = | 13 spaces | N/A | 13 spaces |

Site Sketch Option-B Description

This proposed Site Sketch shows the shared property line between 27 and 29 Wentworth (lots 37 and 38 on tax map 9) being altered to allow the coverage on each site to better align with zoning requirements.

The proposed development of the 27 Wentworth site will be comprised of two separate boutique inn buildings. 27A will include ground level parking, and an ADA accessible rental unit. The (2) upper floors will each contain (3) rental units. 27B will include ground level parking. The (2) upper floors will each contain (3) rental units, one of which will be designated the inn keeper's unit. The existing structure at 27 Wentworth is non-conforming with the current zoning requirements and is proposed to be demolished.

The proposed development of the 29 Wentworth site will be comprised of a single boutique inn building with on-site surface parking. The walk-out basement level will house the inn keeper's unit. The ground level will house (4) units, one of which will be an ADA accessible unit. The (2) upper floors will each have (4) rental units. In this sketch the existing structure at 29 Wentworth would be fully demolished. The new structure would be constructed to match the footprint and frontage of the existing structure.

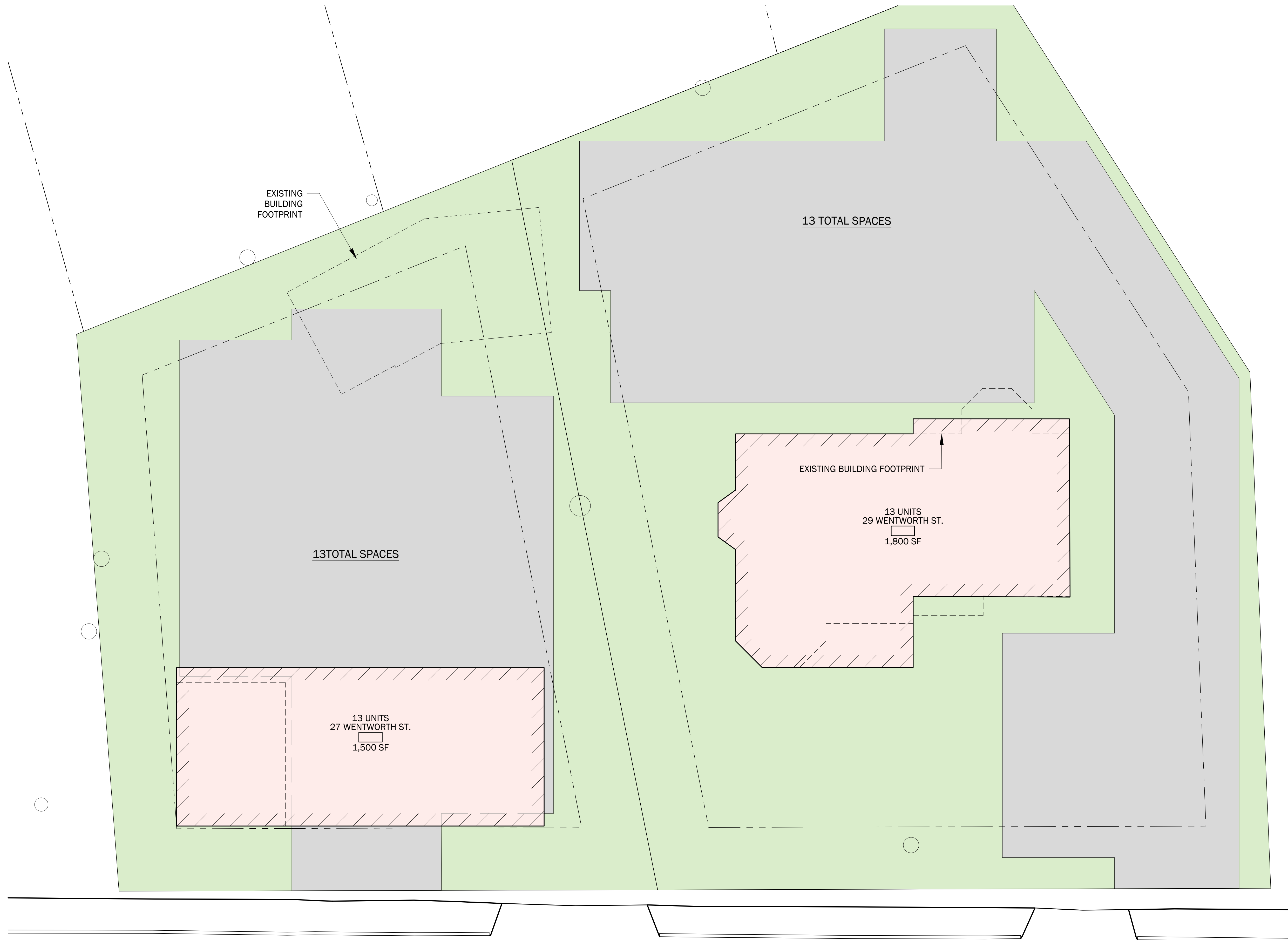
27 Wentworth Street - B

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|----------------------------------|-----------------|-----------------|-----------------|
| Lot Area = | 5,000sf min | +/-8,284sf | +/-8,845sf |
| Building Footprint = | 1,500sf max | +/-768sf | (2) 1,000sf |
| Max Building Coverage = | 60% | +/-9.3% | +/-22.6% |
| Open Space = | 40% | +/-56% | +/-43% |
| Front Yard (street) = | 10' | +/-81.0' | +/-10.5' |
| Side Yard (right) = | 10' | +/-2.75' (over) | +/-11.0' |
| Side Yard (left) = | 10' | +/-33.8' | +/-10.0' |
| Rear Yard = | 10' | +/-3.5' | +/-11.0' |
| Parking: Inn (12 rental units) = | 13 spaces | N/A | 13 spaces |

29 Wentworth Street - B

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|----------------------------------|-----------------|-----------------|-----------------|
| Lot Area = | 5,000sf min | +/-13,743sf | +/-13,182sf |
| Building Footprint = | 1,500sf max | +/-1,800sf | 1,800sf |
| Max Building Coverage= | 60% | +/-13.1% | +/-13.7% |
| Open Space = | 40% | +/-43.3% | +/-40.7% |
| Front Yard (street) = | 10' | +/-35.3' | +/-23.00' |
| Side Yard (right) = | 10' | +/-29.3' | +/-29.75' |
| Side Yard (left) = | 10' | +/-20.1' | +/-12.75' |
| Rear Yard = | 10' | +/-54.1' | +/-54.1' |
| Parking: Inn (12 rental units) = | 13 spaces | N/A | 13 space |

Thank You,
 Brandon Holben, AIA, LEED AP
 Principal Architect
 WINTER HOLBEN



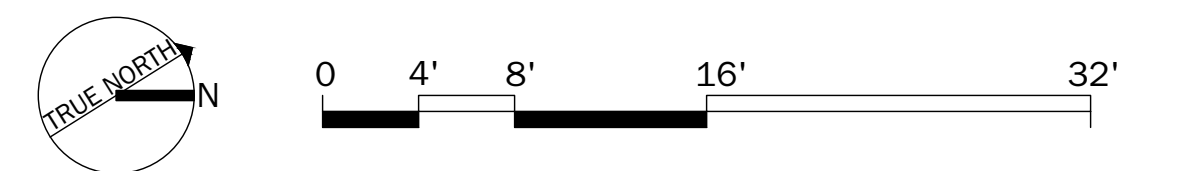
| LOT COVERAGE | |
|-----------------------------|-----------|
| 27 WENTWORTH ST. | |
| EXISTING | |
| SITE AREA | 8,284 SF |
| BUILDING FOOT PRINT | 768 SF |
| OPEN SPACE | ±56% |
| PROPOSED | |
| SITE AREA | 8,284 SF |
| TOTAL - BUILDING FOOT PRINT | 1,500 SF |
| PARKING | 3,397 SF |
| OPEN SPACE | ±41% |
| 29 WENTWORTH ST. | |
| EXISTING | |
| SITE AREA | 13,743 SF |
| BUILDING FOOT PRINT | 1,800 SF |
| OPEN SPACE | ±43.3% |
| PROPOSED | |
| SITE AREA | 13,743 SF |
| BUILDING FOOT PRINT | 1,800 SF |
| PARKING | 6,318 SF |
| OPEN SPACE | ±41% |



ARCHITECTURAL SITE PLAN SKETCH - OPTION A
SCALE: 1/8"=1'-0" 1



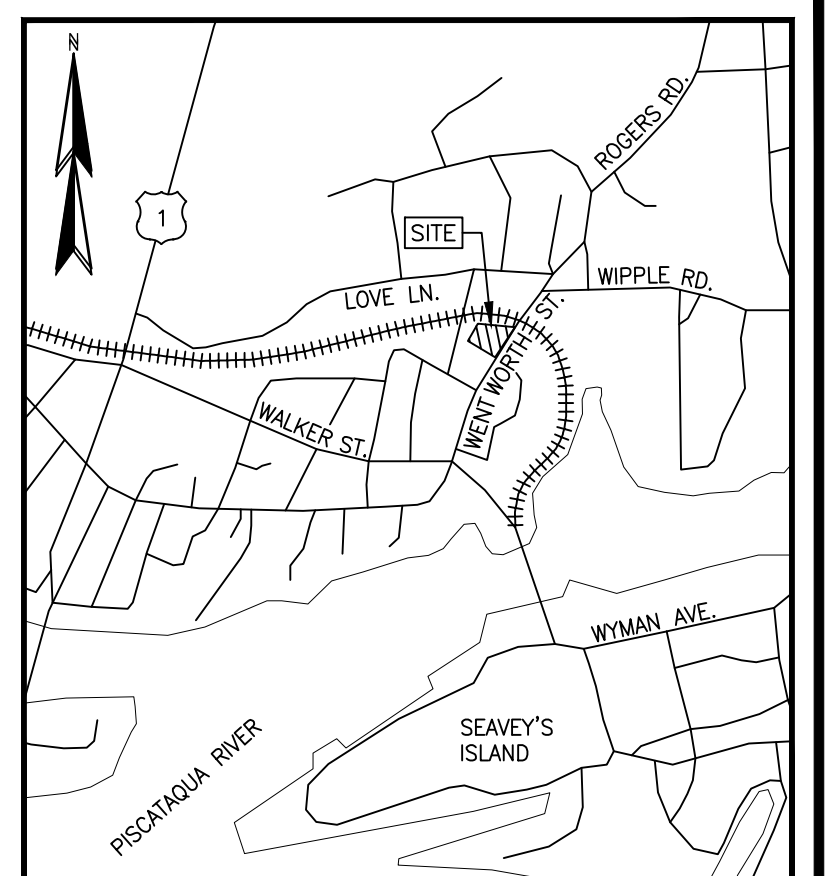
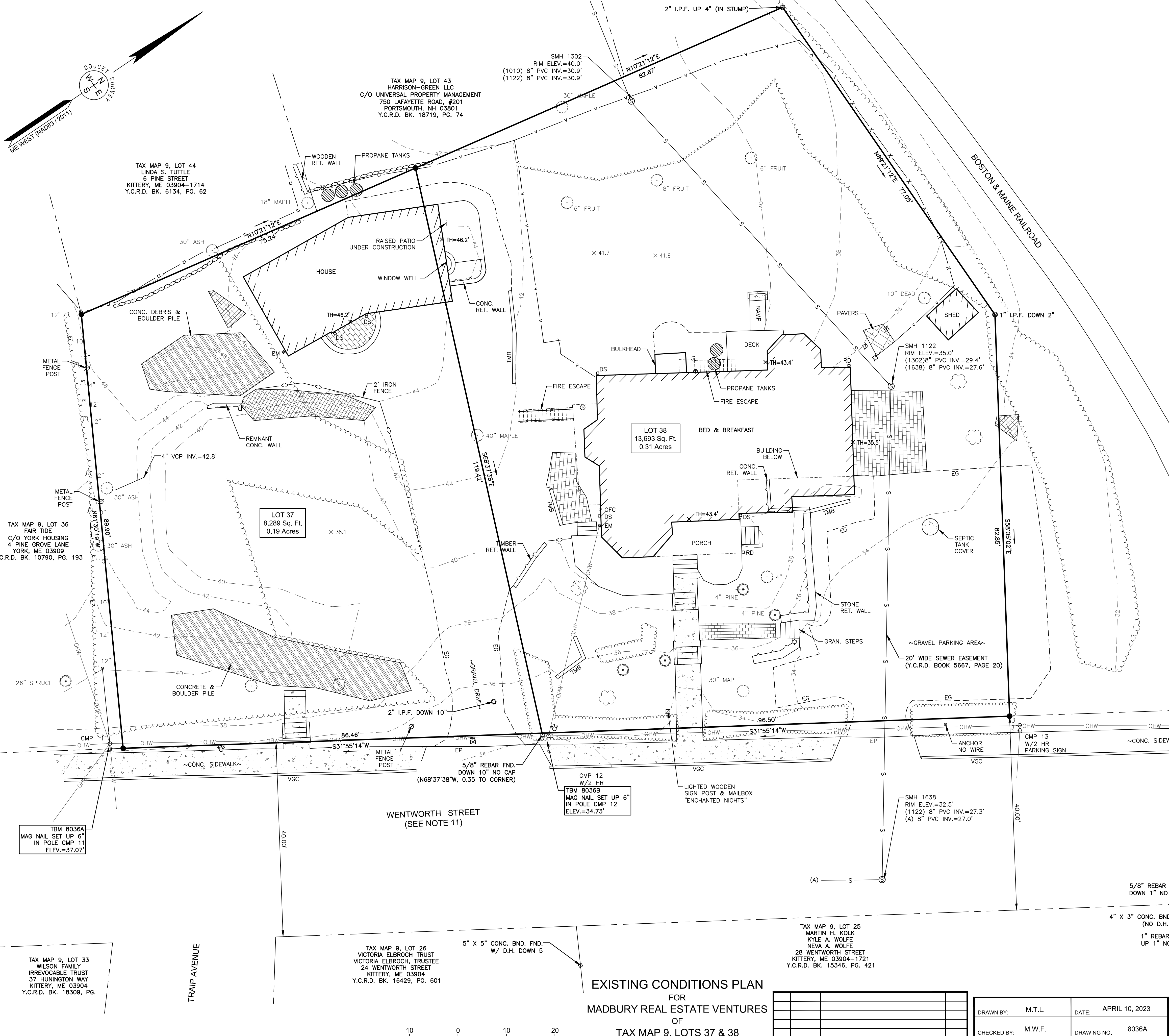
| LOT COVERAGE | |
|-----------------------------|--------------|
| 27 WENTWORTH ST. | |
| EXISTING | |
| SITE AREA | 8,284 SF |
| BUILDING FOOT PRINT | 768 SF |
| OPEN SPACE | ±56% |
| PROPOSED | |
| SITE AREA | 8,845 SF |
| TOTAL - BUILDING FOOT PRINT | (2) 1,000 SF |
| PARKING | 3,045 SF |
| OPEN SPACE | ±43% |
| 29 WENTWORTH ST. | |
| EXISTING | |
| SITE AREA | 13,743 SF |
| BUILDING FOOT PRINT | 1,800 SF |
| OPEN SPACE | ±43.3% |
| PROPOSED | |
| SITE AREA | 13,182 SF |
| BUILDING FOOT PRINT | 1,800 SF |
| PARKING | 6,018 SF |
| OPEN SPACE | ±40.7% |



ARCHITECTURAL SITE PLAN SKETCH - OPTION B
SCALE: 1/8"=1'-0"

AS-B 1

- NOTES:**
- REFERENCE: TAX MAP 9, LOTS 37 & 38 27 & 28 WENTWORTH STREET KITTERY, MAINE
 - TOTAL PARCEL AREA: LOT 37 = 8,289 SQ. FT. OR 0.19 AC. LOT 38 = 13,693 SQ. FT. OR 0.31 AC.
 - OWNER OF RECORD: NANCY P. BOGENBERGER 29 WENTWORTH STREET KITTERY, ME 03904-1720 Y.C.R.D. BK. 6527, PG. 279 - LOT 37 Y.C.R.D. BK. 4993, PG. 227 - LOT 38
 - FIELD SURVEY PERFORMED BY J.P.E. & S.N.F. (DOUCET SURVEY) DURING ON APRIL 4, 2023 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND A DIGITAL LEVEL, TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) MAINE WEST STATE PLANE COORDINATE ZONE (1802) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - FLOOD HAZARD ZONE: "X", PER FIRM MAP #23017100080, DATED 7/3/1986.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
 - THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
 - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF WENTWORTH STREET AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE YORK COUNTY REGISTRY OF DEEDS, THE TOWN OF KITTERY AND MAINE DEPARTMENT OF TRANSPORTATION. WENTWORTH STREET IS LISTED AS A 40' WIDE RIGHT OF WAY PER YORK COUNTY COMMISSIONERS RECORDS VOLUME 16, PAGE 255 & VARIABLE WIDTH PER Y.C.R.D. BOOK 2828, PAGE 137. SEE ALSO REFERENCE PLAN 2.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES; CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
 - THE BOUNDARY LINES AS SHOWN ARE THE BEST REPRESENTATION OF THE DEEDED BOUNDARIES BASED ON THE OPERATIVE RECORDS AND THE LIMITED BOUNDARY EVIDENCE FOUND IN THE FIELD. UNWRITTEN RIGHTS MAY APPLY WHERE LINES OF OCCUPATION DIFFER FROM THE BOUNDARY LINES AS SHOWN. LAND OWNER SHOULD CONSULT WITH AN ATTORNEY PRIOR TO DEVELOPMENT NEAR LINES OF OCCUPATION.
- REFERENCE PLANS:**
- "STANDARD BOUNDARY SURVEY PREPARED FOR PHYLLIS F. GRAY, WENTWORTH STREET, KITTERY, MAINE" DATED JULY 1997 BY ANDERSON LIVINGSTON ENGINEERS, INC. FILE NO. 5771, PLAN NO. 1505.970701 (NOT RECORDED)
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY "100" KITTERY, YORK COUNTY FEDERAL AID PROJECT NO. M-4220(I) & M-4220(2)" DATED MAY 1981 Y.C.R.D. PLANS 139-57 & 58.
 - "PLAN SHOWING PORTION OF PROPERTY OF GERTRUDE P. WILSON TO BE CONVEYED TO GEORGE B. LANDERS, LOCATED IN KITTERY, YORK COUNTY, ME." DATED APRIL 9, 1954 BY MOULTON ENGINEERING CO. Y.C.R.D. PLAN 25-22.
 - "PLAN SHOWING PROPERTY OF GEORGE S. WOOD, LOCATED IN KITTERY, YORK COUNTY, ME," DATED AUGUST 1953, BY MOULTON ENGINEERING CO., Y.C.R.D. PLAN 25-9.
 - "PLAN SHOWING DIVISION OF ANDREW'S ELECTRICAL SHOP, INC. AND EMILE H. LABEL, JR. & WILLETTA J. LABEL, KITTERY, YORK COUNTY, ME," DATED AUGUST 1956, BY MOULTON ENGINEERING CO., Y.C.R.D. PLAN 21-20.
 - "STANDARD BOUNDARY SURVEY OF THE RICE PUBLIC LIBRARY LOT, WENTWORTH ST. & TRAP AVE. KITTERY, MAINE" DATED JAN. 18, 1981 BY EASTERLY SURVEYING Y.C.R.D. PLAN 201-11.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, "ROGERS ROAD" KITTERY, YORK COUNTY, FEDERAL AID PROJECT NO. M-STP-4215(2)" DATED MARCH 1993 SHEET 1 OF 6 Y.C.R.D. PLAN 269-6.
 - "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 17 WENTWORTH STREET, KITTERY, YORK COUNTY, MAINE, OWNED BY EDMUND K. ARNOLD & BYONG HWAN KIM", BY NORTHEASTERLY SURVEYING, INC., DATED JULY 31, 2003, Y.C.R.D. PLAN 284-24.
 - "STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY, OF LAND OF THE ROMAN CATHOLIC BISHOP OF PORTLAND, ST. RAPHAEL'S CHURCH, WENTWORTH ST. & WHIPPLE RD., KITTERY, MAINE" DATED 2/21/2001 BY CIVIL CONSULTANTS (NOT RECORDED).
 - "LAND IN KITTERY, MAINE, YORK HARBOR & BEACH R.R. CO. TO BOSTON & MAINE R.R.", DATED APRIL 1927, Y.C.R.D. PLAN 10-69.
 - "PLAN OF HOUSE LOTS IN KITTERY MAINE OWNED BY ROBERT M. OTIS & CAROLINE L. LOCKER", BY MOSES A. SAFFORD, DATED JUNE 27, 1870, Y.C.R.D. PLAN 1-72.
 - "CENTERLINE SURVEY FOR A DRAINAGE EASEMENT AND PERIMETER SURVEY FOR 1.4 ACRE ACQUISITION, NAVAL SHIPYARD, PORTSMOUTH, NH." DATED OCT. 23, 1998 BY OAK POINT ASSOCIATES (NOT RECORDED).
 - "RIGHT OF WAY AND TRACK MAP (FORMERLY YORK BARBOR & BEACH R.R. CO.) BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R., STATION 0+00 TO STATION 52+80", DATED JUNE 30, 1914, BY THE OFFICE OF VALUATION ENGINEER, BOSTON, MASS (NOT RECORDED).
 - "REVISED SEWER EASEMENT, KITTERY MAP 9, LOT 38", DATED MARCH 22, 1991, BY ANDERSON LIVINGSTON, (NOT RECORDED).



- LEGEND**
- EXISTING LOT LINE
 - BUILDING SETBACK LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - STONE WALL
 - REMANANT STONE WALL
 - RETAINING WALL
 - STOCKADE FENCE
 - PICKET FENCE
 - POST & RAIL FENCE
 - WIRE FENCE
 - OVERHEAD WIRE
 - SEWER LINE
 - TREE LINE
 - SHRUB LINE
 - CONCRETE
 - PILE
 - LEDGE OUTCROP
 - SPOT GRADE
 - FENCE POST
 - WOODEN POST
 - POST
 - UTILITY POLE & GUY WIRE
 - UTILITY POLE W/LIGHT
 - LIGHT POST
 - SEWER MANHOLE
 - WATER GATE VALVE
 - FALCET
 - ELECTRIC METER
 - CONFERROUS TREE
 - DECIDUOUS TREE
 - DECIDUOUS BUSH
 - TREE STUMP
 - CONCRETE
 - CONCRETE
 - DOUBLE YELLOW LINE
 - EDGE OF GRAVEL
 - GRANITE
 - OIL FILL CAP
 - POLYVINYL CHLORIDE PIPE
 - ROOF DRAIN
 - RETAINING WALL
 - THRESHOLD ELEVATION
 - TIMBER EDGE / CURB
 - VITREOUS CLAY PIPE
 - VERTICAL GRANITE CURB
 - INVERT I.D. CONNECTION UNKNOWN
 - PIPE/ROD FOUND
 - 5/8" REBAR W/D CAP TO BE SET

DRAFT
5/31/23

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EXISTING CONDITIONS PLAN
FOR
MADBURY REAL ESTATE VENTURES
OF
TAX MAP 9, LOTS 37 & 38
27 & 28 WENTWORTH STREET
KITTERY, MAINE

| NO. | DATE | DESCRIPTION | BY |
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| DRAWN BY: | M.T.L. | DATE: | APRIL 10, 2023 |
| CHECKED BY: | M.W.F. | DRAWING NO.: | 8036A |
| JOB NO.: | 8036 | SHEET | 1 OF 1 |

