

27-29 WENTWORTH STREET

KITTERY, MAINE 03904

SITE CONTEXT:



5 WHIPPLE ROAD



9-11 WHIPPLE ROAD



15 WHIPPLE ROAD



6-8 WHIPPLE ROAD



29 WENTWORTH - PROJECT SITE



27 WENTWORTH - PROJECT SITE



12 DAME STREET



8 WENTWORTH STREET



23-25 WENTWORTH STREET

PROJECT DESCRIPTION:

REDEVELOPMENT OF TWO SEPARATE INNS LOCATED AT 27 AND 29 WENTWORTH STREET. THE SITES WILL BE OPERATED AS TWO INDEPENDENT BOUTIQUE INNS.

WORK AT 27 WENTWORTH WILL INCLUDE:

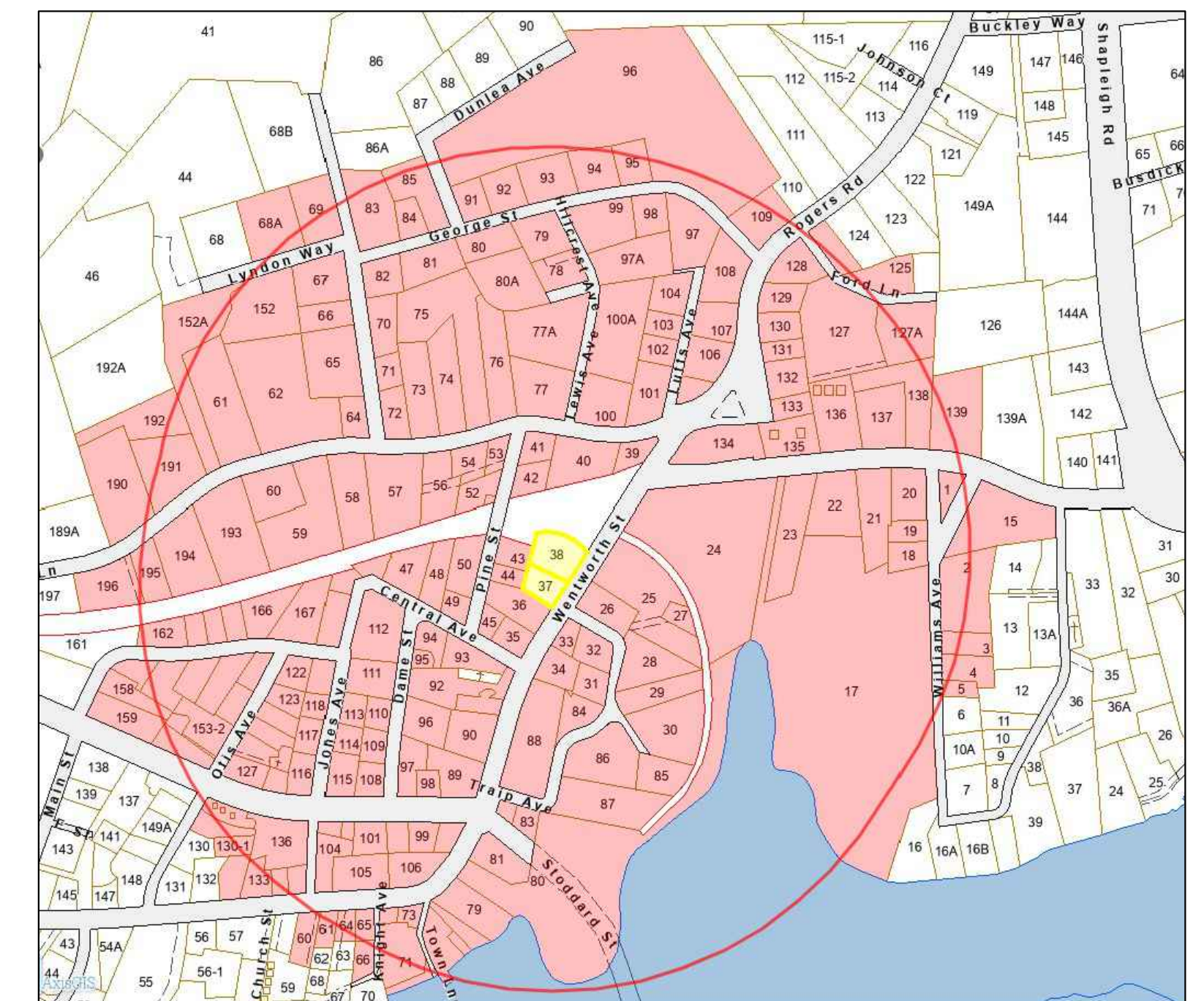
- DEMOLITION OF THE CURRENT, NON-CONFORMING STRUCTURE.
- CONSTRUCTION OF TWELVE RENTAL UNITS AND AN ADDITIONAL INN KEEPER'S UNIT. THE STRUCTURE(S) PROPOSED SHOW EITHER A SINGLE, LARGER BUILDING FOR ALL THE UNITS, OR TWO SMALLER BUILDINGS DIVIDING THE UNITS BETWEEN THEM.
- DEVELOPMENT OF THE SITE TO PROVIDE THIRTEEN OFF STREET PARKING FOR THE INN.

WORK AT 29 WENTWORTH WILL INCLUDE:

- DEMOLITION OF A PORTION OR ALL OF THE EXISTING STRUCTURE IS PROPOSED.
- THE OPTION OF PARTIAL DEMOLITION WILL ALLOW FOR RENOVATION OF THE ORIGINAL 1800s ERA STRUCTURE AND AN ADDITION TO THIS INTO TWELVE RENTAL UNITS AND AN ADDITIONAL INN KEEPER'S UNIT.
- COMPLETE DEMOLITION OF THE EXISTING STRUCTURE WILL ALLOW FOR A NEW STRUCTURE TO BE CONSTRUCTED THAT WOULD MATCH THE CURRENT BUILDING'S FOOTPRINT. THE NUMBER OF UNITS WOULD REMAIN THE SAME AS THE PARTIAL TEAR DOWN OPTION.
- DEVELOPMENT OF THE SITE TO PROVIDE THIRTEEN OFF STREET PARKING FOR THE INN.

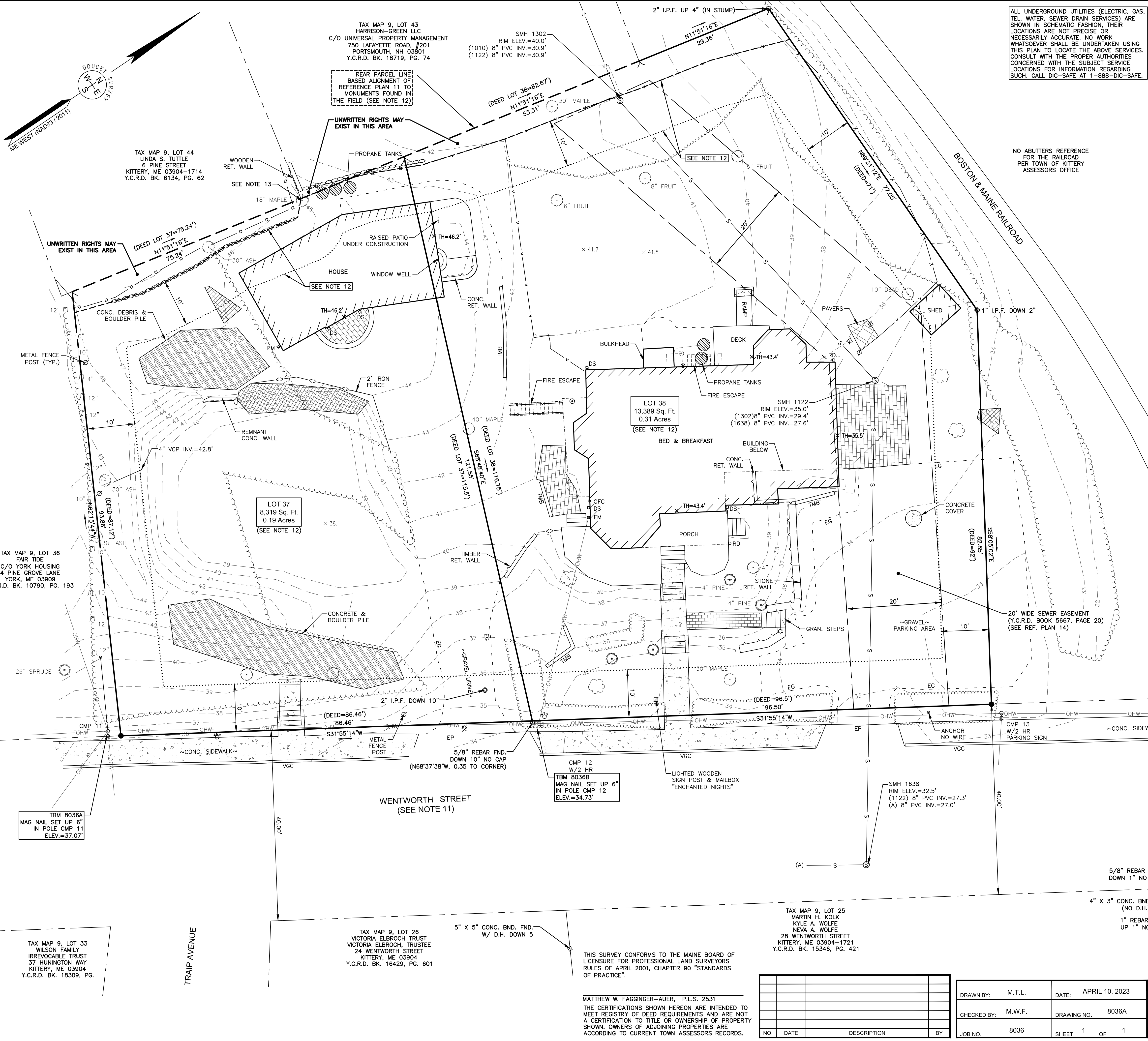
DRAWING INDEX:

- 1 TITLE SHEET AND SITE CONTEXT
- 2 ARCHITECTURAL SITE PLAN SKETCH - OPTION A
- 3 ARCHITECTURAL SITE PLAN SKETCH - OPTION B
- 4 MASSING STUDY - OPTION A
- 5 MASSING STUDY - OPTION A
- 6 MASSING STUDY - OPTION B
- 7 MASSING STUDY - OPTION B

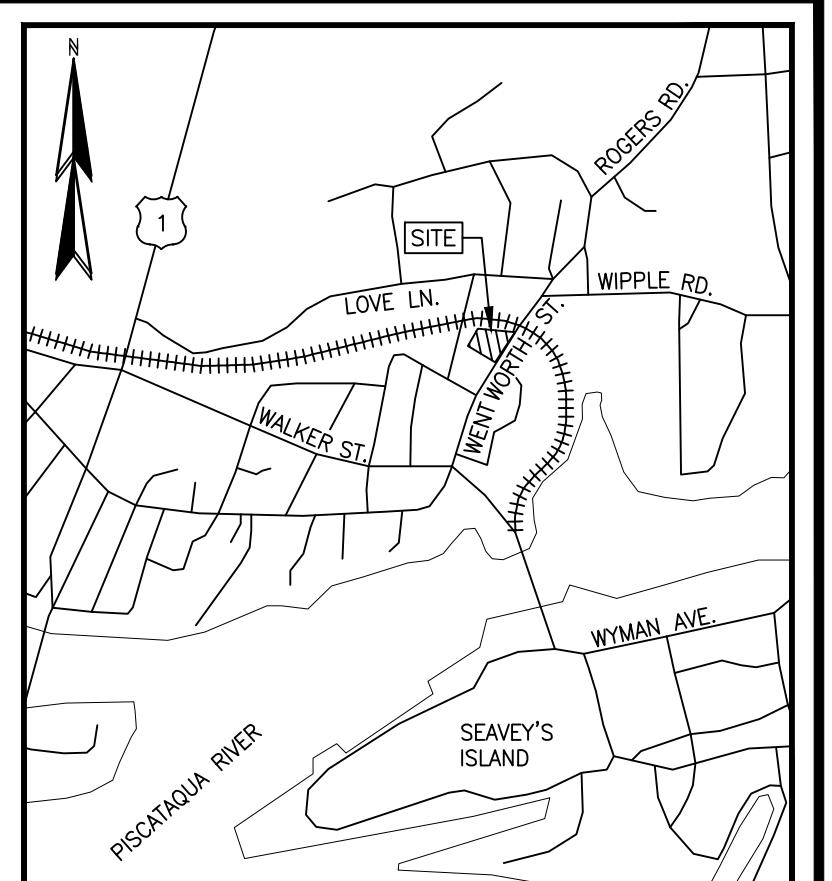


SITE ABUTTERS WITHIN 1000' OF SITE

- 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 = 13,893 SQ. FT. OR 0.31 AC.
 - OWNER OF RECORD: NANCY P. BOGNERBERGER, 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 NAVD88 PER CONTROL SURVEY PERFORMED IN 2018/2019 BY DOUCET SURVEY FOR THE PORTSMOUTH NAVAL SHIPYARD.
 - FLOOD HAZARD ZONE: "X", PER FIRM MAP #230170008D, 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.
 - THE BOUNDARY LINES AS SHOWN ARE A 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.
 - PARCEL AREAS AND THE SETBACKS ALONG THE WESTERLY BOUNDARY LINES ARE BASED ON A LINE ESTABLISHED FROM PHYSICAL EVIDENCE SUCH AS STONE WALLS AND FENCES AS THE LIMITS OF OCCUPATION FOR THE SUBJECT PARCEL AND ABUTTING LOTS.
 - PER DISCUSSION WITH LINDA TUTTLE ON 6/5/23, AT THE TIME SHE ERECTED HER FENCE 20 YEARS AGO, THE ABUTMENT OF OUR SUBJECT PARCEL INDICATED THE COMMON LOT LINE SPLIT THE MAPLE TREE SHOWN. ATTEMPTS TO REACH THE OWNERS OF TAX MAP 9, LOT 36 AND LOT 43 VIA CERTIFIED MAIL AND PHONE WERE UNSUCCESSFUL.
 - THE DEED FOR LOT 38, Y.C.R.D. BOOK 4993, PAGE 227 HAS AN ERROR IN CLOSURE OF 11.98'.
- REFERENCE PLANS:**
- STANDARD BOUNDARY SURVEY PREPARED FOR PHYLIS 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(1) & 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. LEBEL, JR. & WILLETTA J. LEBEL, 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. LOCKE," 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).



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.



- LEGEND**
- EXISTING LOT LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - STONE WALL
 - REMAINT STONE WALL
 - RETAINING WALL
 - STOCKADE FENCE
 - PICKET FENCE
 - POST & RAIL FENCE
 - WIRE FENCE
 - OVERHEAD WIRE
 - SEWER LINE
 - TREE LINE
 - SHRUB LINE
 - CONCRETE
 - 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
 - CONFEROUS TREE
 - DECIDUOUS TREE
 - DECIDUOUS BUSH
 - TREE STUMP
 - 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
- ZONE: MU-KF**
- DIMENSIONAL REQUIREMENTS:**
- MIN. LOT SIZE: 5,000 SQ. FT.
 - MIN. FRONTAGE: 0 FT.
 - MIN. FRONT SETBACK: 10 FT.
 - MIN. SIDE/REAR SETBACK: 10 FT.
 - MAX. BUILDING HEIGHT: 40 FT.
 - MAX. BUILDING COVERAGE: 60 %
 - MIN. OPEN SPACE ON SITE: 40%
- *SEE TOWN OF KITTERY LAND USE ZONE REGULATIONS FOR ADDITIONAL DIMENSIONAL REQUIREMENTS.

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

SCALE: 1 INCH = 10 FT.

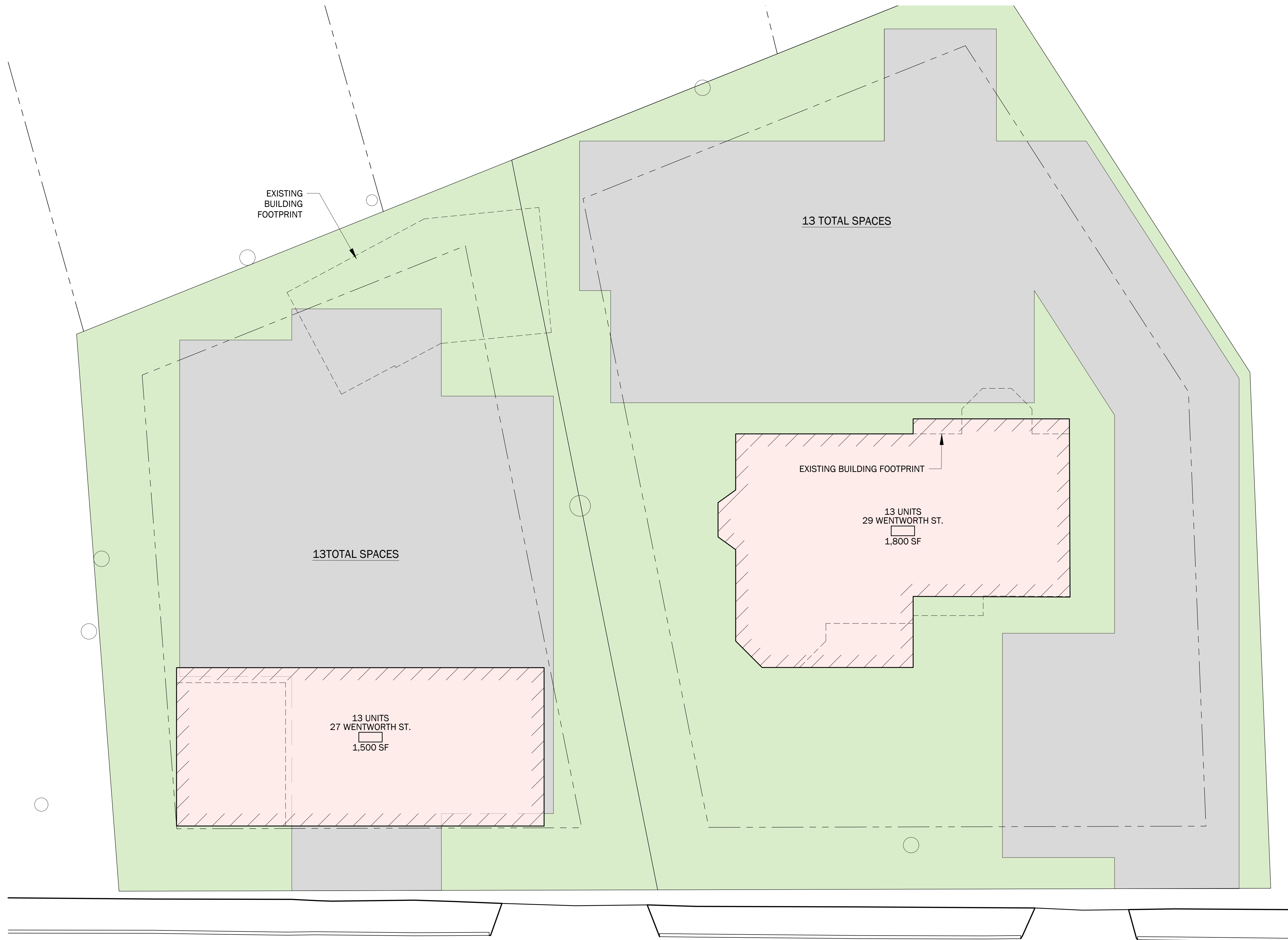
DRAFT
6/5/23

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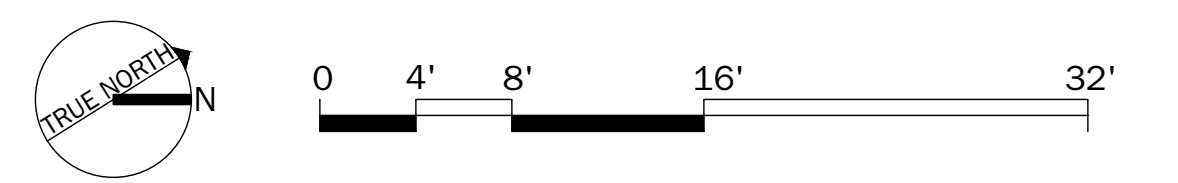
MATTHEW W. FAGGINGER-AUER, P.L.S. 2531
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NO.	DATE	DESCRIPTION	BY

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



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"

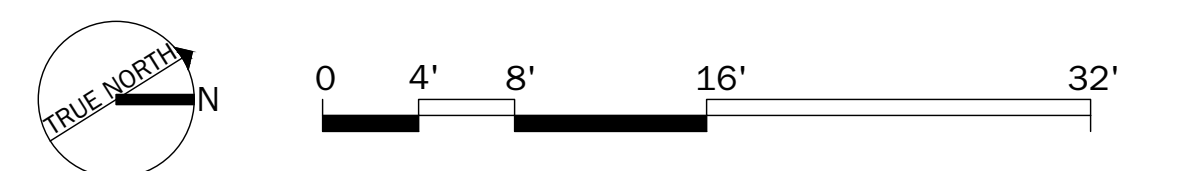
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LOT COVERAGE	
27 WENTWORTH ST.	
EXISTING	
SITE AREA	8,284 SF
BUILDING FOOT PRINT	768 SF
OPEN SPACE	±56%
PROPOSED	
SITE AREA	8,845 SF
TOTAL - BUILDING FOOT PRINT	(2) 1,000 SF
PARKING	3,045 SF
OPEN SPACE	±43%
29 WENTWORTH ST.	
EXISTING	
SITE AREA	13,743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





VIEW LOOKING SOUTH-WEST FROM WENTWORTH STREET - OPTION A
SCALE: N.T.S.

1



VIEW LOOKING NORTH-WEST FROM WENTWORTH STREET - OPTION A
SCALE: N.T.S.

1



VIEW LOOKING SOUTH-WEST FROM WENTWORTH STREET - OPTION B

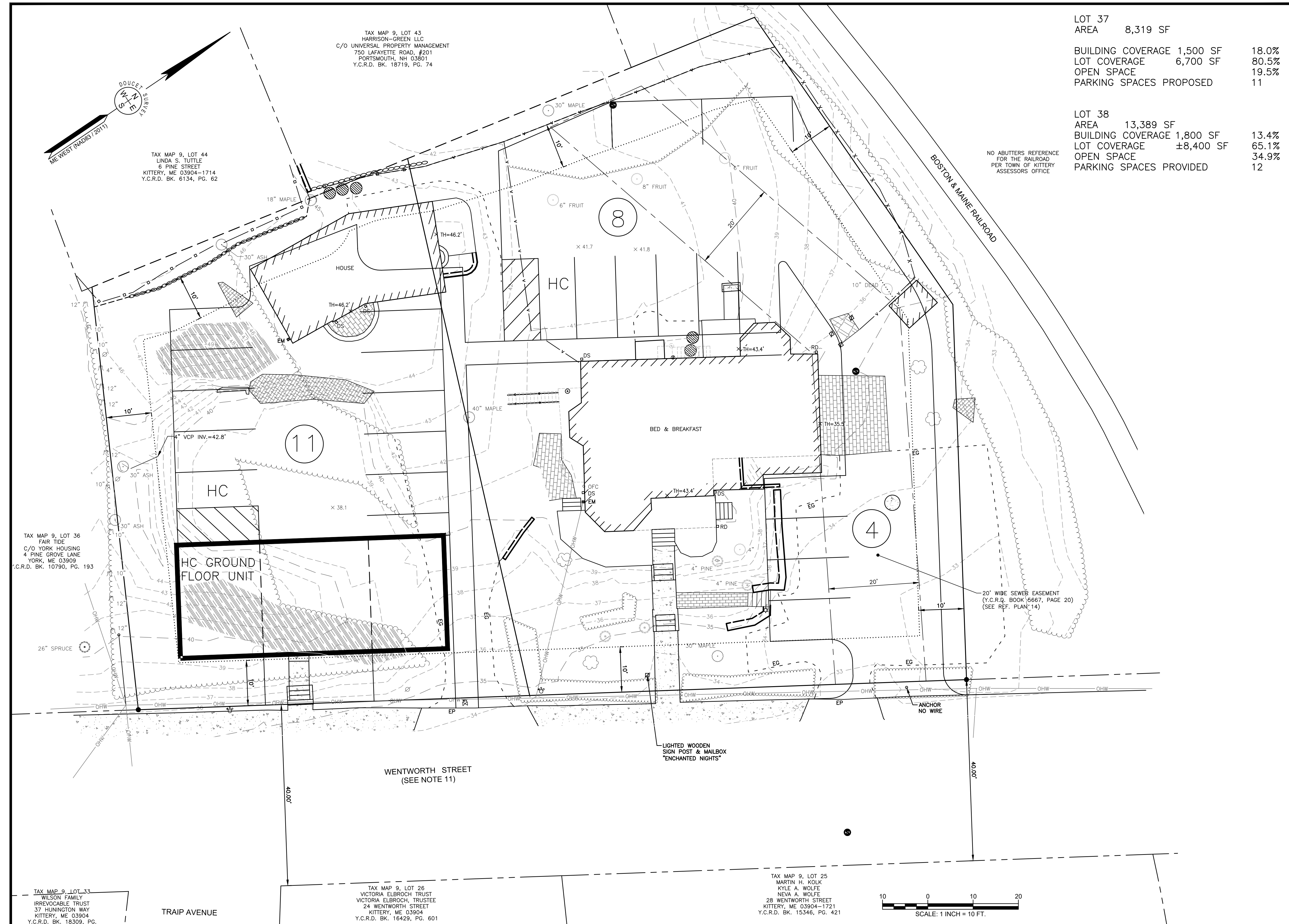
SCALE: N.T.S.

1



VIEW LOOKING NORTH-WEST FROM WENTWORTH STREET - OPTION B
SCALE: N.T.S.

1



TAX MAP 9, LOT 43
 HARRISON-GREEN LLC
 C/O UNIVERSAL PROPERTY MANAGEMENT
 750 LAFAYETTE ROAD, #201
 PORTSMOUTH, NH 03801
 Y.C.R.D. BK. 18719, PG. 74

TAX MAP 9, LOT 44
 LINDA S. TUTTLE
 6 PINE STREET
 KITTERY, ME 03904-1714
 Y.C.R.D. BK. 6134, PG. 62

TAX MAP 9, LOT 36
 FAIR TIDE
 C/O YORK HOUSING
 4 PINE GROVE LANE
 YORK, ME 03909
 Y.C.R.D. BK. 10790, PG. 193

TAX MAP 9, LOT 26
 VICTORIA ELBROCH TRUST
 VICTORIA ELBROCH, TRUSTEE
 24 WENTWORTH STREET
 KITTERY, ME 03904
 Y.C.R.D. BK. 16429, PG. 601

TAX MAP 9, LOT 25
 MARTIN H. KOLK
 KYLE A. WOLFE
 NEVA A. WOLFE
 28 WENTWORTH STREET
 KITTERY, ME 03904-1721
 Y.C.R.D. BK. 15346, PG. 421

LOT 37
 AREA 8,319 SF
 BUILDING COVERAGE 1,500 SF 18.0%
 LOT COVERAGE 6,700 SF 80.5%
 OPEN SPACE 19.5%
 PARKING SPACES PROPOSED 11

LOT 38
 AREA 13,389 SF
 BUILDING COVERAGE 1,800 SF 13.4%
 LOT COVERAGE ±8,400 SF 65.1%
 OPEN SPACE 34.9%
 PARKING SPACES PROVIDED 12

NO ABUTTERS REFERENCE
 FOR THE RAILROAD
 PER TOWN OF KITTERY
 ASSESSORS OFFICE

ALTUS
 ENGINEERING

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

NOT FOR CONSTRUCTION

ISSUED FOR: CLIENT REVIEW

ISSUE DATE: JUNE 8, 2023

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION		EDW	

DRAWN BY: RMB
 APPROVED BY: EDW
 DRAWING FILE: 5433.dwg

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

OWNER:
 NANCY P. BOGENBERGER
 29 WENTWORTH STREET
 KITTERY, MAINE 03904

APPLICANT:
 MADBURY REAL ESTATE
 VENTURES
 401 EDGEWATER PLACE,
 SUITE 570
 WAKEFIELD, MA 01880

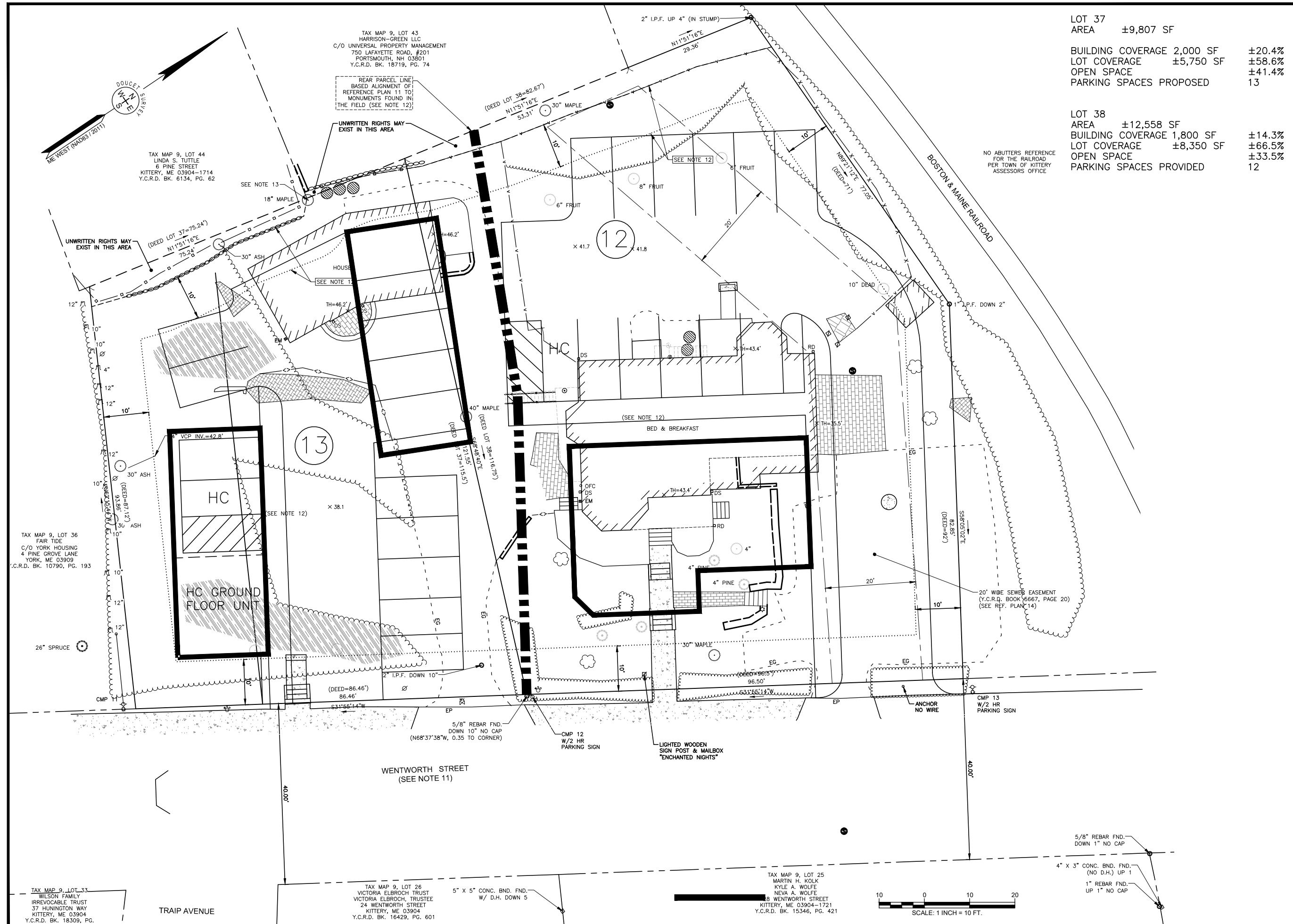
PROJECT:
**INN
 REDEVELOPMENT**
 27 & 29 WENTWORTH ROAD
 KITTERY, MAINE 03904
 ASSESSOR'S MAP 9
 LOTS 37 & 38

TITLE:
**PRELIMINARY
 SITE
 PLAN - OPTION A**

SHEET NUMBER:
C - 1



P5428



LOT 37
 AREA ±9,807 SF
 BUILDING COVERAGE 2,000 SF ±20.4%
 LOT COVERAGE ±5,750 SF ±58.6%
 OPEN SPACE ±41.4%
 PARKING SPACES PROPOSED 13

LOT 38
 AREA ±12,558 SF
 BUILDING COVERAGE 1,800 SF ±14.3%
 LOT COVERAGE ±8,350 SF ±66.5%
 OPEN SPACE ±33.5%
 PARKING SPACES PROVIDED 12

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 29 WENTWORTH STREET
 KITTERY, MAINE 03904

APPLICANT:
 MADBURY REAL ESTATE
 VENTURES
 401 EDGEWATER PLACE,
 SUITE 570
 WAKEFIELD, MA 01880

PROJECT:
INN REDEVELOPMENT
 27 & 29 WENTWORTH ROAD
 KITTERY, MAINE 03904
 ASSESSOR'S MAP 9
 LOTS 37 & 38

TITLE:
PRELIMINARY SITE PLAN - OPTION B

SHEET NUMBER:
C - 1

P5428