

**Town of Kittery
 Planning Board Meeting
 May 25, 2023**

ITEM 5 – 0 Bellamy Lane– Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Steve Riker of Ambit Engineering, on behalf of owner/applicants the D’Amico Nominee Trust, requests approval for the repair of an existing stone erosion control barrier totaling 393 sq. ft along the shoreline of 0 Bellamy Lane, Tax Map 27, Lot 48, in the Residential-Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250’), and Resource Protection Zone (OZ-RP).

PROCESS SUMMARY

REQUIRED	ACTION	COMMENTS	STATUS
Yes	Determination of Completeness	Pending	Pending
No	Site Visit	Optional	Optional
No	Public Hearing	Optional	Optional
Yes	Plan Review	TBD	TBD

PROJECT INTRODUCTION

0 Bellamy Lane is a small lot along the edge of the Kittery Town Landing and the shore of Pepperrell Cove. It is located entirely within the Residential-Kittery Point Village Zone (R-KPV), Shoreland Overlay Zone (OZ-SL-250’), and Resource Protection Zone (OZ-RP), and abuts the Commercial Fisheries/Maritime Activities Overlay Zone (OZ-CFMU). The property is a legally non-conforming lot of 3,598 sq. ft containing 5 parking spaces and a kayak rack, directly adjacent to a boat ramp providing access to Pepperrell Cove. The parking lot and kayak rack sit on top of a 393 sq ft. stone revetment. 244 sq ft. of the revetment are above the highest astronomical tide line, and 149 sq ft. are below the HAT line. Because the proposal involves construction beneath the high-water line, approval is required from the Kittery Port Authority. This was provided through an authorized letter to proceed from the KPA chair received on May 17th, 2023.

The applicant proposes a replacement in kind of the existing stone revetment to repair sustained damages (see attached photos), improve shore stabilization, and provide resilience to erosion from future weather events. The installation will include a geotextile fabric, a filter layer of smaller 2”-4” stones, an armor wall of stones sized 20,” and a 4–5-foot anchor of toe stones at the base of the barrier. Stone riprap will be installed in a 244 sq. ft slope area along the portion of revetment located above the HAT line, and a 149 sq. ft slope area along the portion below the HAT line, with a temporary construction impact area of 139 sq. ft directly below the second slope area. The temporary construction area would be on a mud flat and abut a salt marsh area near the current sloping revetment wall.

Per §16.7.3 A-1, Planning Board review of the proposal is required due to the lot’s proximity in the Shoreland and Resource Protection Overlay zones. The high-water line of Pepperrell Cove bisects the stone revetment. In addition to a nearby saltmarsh, the parcel is within a special flood hazard area zone, and subject to erosion from adjacent tidal waters.

38 **APPLICATION & PLAN REVIEW**

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

- 40 1. Work will be completed from the bottom of the embankment due to access. Crane mats will be
41 used under construction equipment to traverse and work in the intertidal area and will not be used
42 on the adjacent saltmarshes. Erosion control devices will be installed in areas where feasible and
43 removed upon completion of work once all disturbed areas have been permanently stabilized. All
44 work will be performed at low tide to minimize sediment runoff into the resource.
- 45 2. There is no proposed change in the use of the property, and the dimensions of the revetment will
46 remain the same. To avoid disrupting operations in the adjacent Commercial Fisheries Zone, the
47 property has scheduled the work between September 1 and December 31 2023, a period with
48 reduced heavy boat activity around the Kittery Town Landing.
- 49 3. The applicant has submitted photos to illustrate damage to the revetment between September 2021
50 and April 2022. Staff performed a site walk of the property on May 10th, 2023, and observed
51 damage from erosion has grown considerably worse since the original photos were taken (see staff
52 photo attached to the site photographs submitted with the plan). The wall is directly adjacent to a
53 public boat ramp, meaning any damage to the wall and parking lot may impair use of the ramp.
54 Due to sea level rise and increasing storm intensity because of climate change, the risk of erosion
55 and sediment runoff contamination is likely to increase.
- 56 4. The Shoreland Overlay Zone provision **§16.4.28E-3(a)** requires new principal and accessory
57 structures to be set back at least 100 feet, horizontal distance, from the normal high-water line of
58 any water bodies, tributary streams, the upland edge of a coastal wetland, or the upland edge of
59 freshwater wetlands. As stated above, riprap will be installed upon an existing stone revetment and
60 will not be moved closer to the high-water line.
- 61 5. Per **§16.4.29C**, the Resource Protection Zone overlay applies due to the lot's location in a flood
62 plain adjacent to tidal waters subject to erosion. The proposed project will directly address both
63 issues, reducing the risk of flood damage and erosion from weather.
- 64 6. **§16.4.28.E(2)** allows 20% of total lot area in the shoreland zoning overlay to be comprised of non-
65 vegetated surfaces or structures. With a lot size of 3,589 sq ft, current devegetation sits at 1,929 sq.
66 ft, or 53.7%. The property is a legally non-conforming lot, and the proposed plan will not increase
67 the percentage of devegetated area on the property, or the dimensions of the pre-existing structures
68 in any way. The 149 sq ft of revetment resting below the high-water line is not applicable to the
69 total square footage calculation.

70 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**

71 The proposed plan will not increase non-conformity of the lot, and application notes have outlined the
72 efforts that will be taken to minimize disturbance to the nearby resource and maritime operations of the
73 Town Landing. Photos attached to the proposal make it clear repairs to the revetment would protect both 0
74 Bellamy Lane and the abutting Town Landing boat ramp from erosion, as well as reduce risk sediment
75 runoff into Pepperrell Cove. Staff suggest acceptance of the plan and to allow the application to move to
76 final plan approval through the code enforcement office. The planning board should discuss the plan and
77 determine if it meets the requirements to accept the plan, and/or whether any changes are necessary.

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80 **RECOMMENDED MOTIONS**

81 Below are motions for the Planning Board's consideration:

82 ***Motion to accept the application***

83 Move to accept the plan for a shoreland development application from the D'Amico Nominee Trust and
84 agent Steve Riker requesting to repair an existing stone rip rap revetment totaling 393 sq. ft along the
85 shoreline of 0 Bellamy Lane, Tax Map 27, Lot 48, in the Residential-Kittery Point Village Zone (R-KPV),
86 Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Zone (OZ-RP).

**DRAFT
M 27 L 48A**

**Kittery Planning Board
Findings of Fact
For 0 Bellamy Lane
Shoreland Development Plan Review**

WHEREAS: Steve Riker of Ambit Engineering, on behalf of owner/applicants the D’Amico Nominee Trust, requests approval for the repair of an existing stone erosion control barrier totaling 393 sq. ft along the shoreline of 0 Bellamy Lane, Tax Map 27, Lot 48, in the Residential-Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250’), and Resource Protection Zone (OZ-RP).

Pursuant to the Plan Review meetings conducted by the Planning Board as noted in the plan review notes prepared for 5/25/2023.

Shoreland Development Plan Review	May 25 th 2023
Site Walk	None
Public Hearing	None
Approval	May 25 th 2023

Pursuant to the application and plan and other documents considered to be a part of a plan review decision by the Planning Board in this Finding of Fact consisting of the following (hereinafter the “Plan”):

1. Shoreland development plan application received 4/3/2023 from Ryan Steve Riker of Ambit Engineering

NOW THEREFORE, based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings and conclusions:

FINDINGS OF FACT

Chapter 16.4 LAND USE ZONE REGULATIONS

16.4.28.E. Shoreland Overlay Zone

(2) The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones:

Finding: The property is legally non-conforming with a devegetated area of 54%. The proposed plan will not increase current devegetation. 149 sq. ft of the proposed area is beneath the HAT line and is not applicable in devegetation calculations.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

Chapter 9 MARITIME AND SHORELAND RELATED DEEVELOPMENT

Article III Planning Board Shoreland Development Review

16.9.3.F. Findings of Fact

<p><i>(2) An application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:</i></p>
<p><i>(a) Maintain safe and healthful conditions:</i></p> <p>Finding: The proposed repairs as represented in the plans will maintain healthful conditions by reducing further erosion of the parking lot. Application does not appear to have an adverse impact on public health and safety.</p> <p>Conclusion: This requirement appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(b) Not result in water pollution, erosion or sedimentation to surface waters:</i></p> <p>Finding: The proposed development as represented in the plans and application will reduce the risk of erosion and sedimentation, and best practices for reducing runoff contamination will be observed in development. The applicant has also submitted a DEP-NRPA application for state approval.</p> <p>Conclusion: This requirement appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(c) Adequately provide for the disposal of all wastewater:</i></p> <p>Finding: Stormwater treatment and disposal requirements do not appear to be applicable for this project.</p> <p>Conclusion: This requirement appears to have been met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(d) Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat:</i></p> <p>Finding: The proposed development as represented in the plans appears to protect nearby natural resources by reducing the risk of erosion and sediment runoff.</p> <p>Conclusion: The requirement appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(e) Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters:</i></p> <p>Finding: Shore cover is conserved in accordance with the Code. There are no adverse impacts to visual or actual points of access to waters.</p> <p>Conclusion: This requirement appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(f) Protect archaeological and historic resources:</i></p> <p>Finding: There appear to be neither archaeological nor historic resources impacted.</p> <p>Conclusion: This requirement appears to be met.</p>
<p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>

<p><i>(g) Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district:</i></p> <p><u>Finding:</u> The property has proposed a timeline to work in between periods of heavy boating activity to ensure no adverse effect on commercial fishing nor maritime activities.</p> <p><u>Conclusion:</u> This requirement is not applicable.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(h) Avoid problems associated with floodplain development and use:</i></p> <p><u>Finding:</u> The proposed stone revetment will be placed in the optimal location on the property.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(i) Is in conformance with the provisions of this code:</i></p> <p><u>Finding:</u> The proposed project is an existing non-conforming system, and proposed improvements will not increase non-conformity to the provisions of Title 16.</p> <p><u>Conclusion:</u> This requirement appears to be met.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>
<p><i>(j) Be recorded with the York County Registry of Deeds:</i></p> <p><u>Finding:</u> A plan suitable for recording once the Surveyor's stamp is added has been prepared by Ambit Engineering.</p> <p><u>Conclusion:</u> As stated in the Notices to Applicant contained herein, a Shoreland Development Plan must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.</p> <p style="text-align: right;">Vote: ___ in favor ___ against ___ abstaining</p>

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Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application subject to any conditions or waivers, as follows:

Waivers: None

Conditions of Approval (to be depicted on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan per Title 16.9.3.I.
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and construction to ensure adequate erosion control and slope stabilization.
3. All Notices to Applicant contained herein (Findings of Fact dated 5/11/2023).

Conditions of Approval (not to be depicted on final plan):

49 1. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer
50 Review Engineer, and submit for Staff review prior to presentation on final plan.

51 2. Surveyor's stamp must be on the final plan.

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54 **Notices to Applicant:**

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56 1. Incorporate any plan revisions on the final plan as required by Planning Board and submit for
57 Staff review prior to presentation of final plan.

58 2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with
59 the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper
60 advertisements and abutter notification.

61 3. One (1) copy of the final plan and any and all related state/federal permits or legal documents that
62 may be required, must be submitted to the Town Planning Department for signing. Date of Planning
63 Board approval shall be included on the final plan in the Signature Block. After the signed plan is
64 recorded with the York County Registry of Deeds, a copy of the signed and recorded original must be
65 submitted to the Town Planning Department.

66 4. This approval by the Town Planning Board constitutes an agreement between the Town and the
67 Developer, incorporating as elements the Development Plan and supporting documentation, the
68 Findings of Fact, and any Conditions of Approval.

69 5. Prior to construction, applicant shall obtain any and all permits required by the code enforcement
70 office to complete proposed work.

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72 The Planning Board authorizes the Planning Board Chair or Vice chair to sign the Final Plan and the
73 Findings of Fact upon confirmation of required plan changes.

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Vote: ___ in favor ___ against ___ abstaining

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APPROVED BY THE KITTERY PLANNING BOARD ON _____

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Dutch Dunkelberger, Planning Board Chair

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86 Per Title 16.2.12. - An aggrieved party with legal standing may appeal a final decision of the Planning
87 Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section
88 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

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KITTERY PORT AUTHORITY
TOWN HALL
200 ROGERS RD.
KITTERY, ME 03904

Phone: 207-439-0452 ext 301
Email: kpa@kitteryme.org
www.kitteryme.gov

May 17, 2023

The D'Amico Nominee Trust
5 Milano Drive
Saugus, MA 01906

To Whom It May Concern,

Your request for the construction of an in-kind repair below the HAT line for the repair / replacement of the existing stone rip rap revetment at 0 Bellamy Lane, Kittery, Maine has been approved.

This is your letter to proceed from the Kittery Port Authority. A copy has been provided to the Code Enforcement Officer. This approval is contingent on the approval of any other governing bodies that may be required before beginning construction.

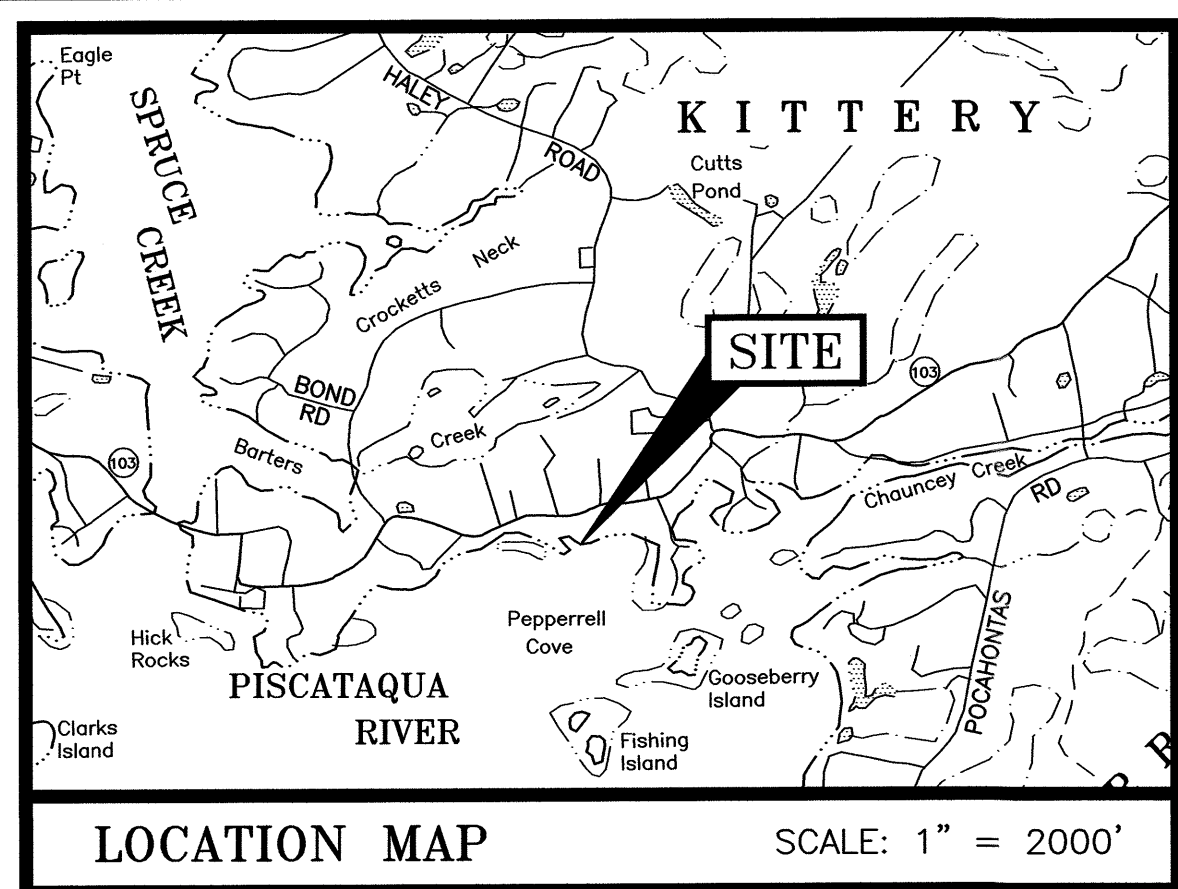
Your approval is good for one year. A permit for which no substantial work has commenced within one year of the date of issue will expire. A permit for which work is not substantially complete within two years from the date of issue will expire.

If you have any further questions or make any alterations to your approved plans please contact the Chair of the Kittery Port Authority.

Respectfully,

Charles Patten
Kittery Port Authority Chair.

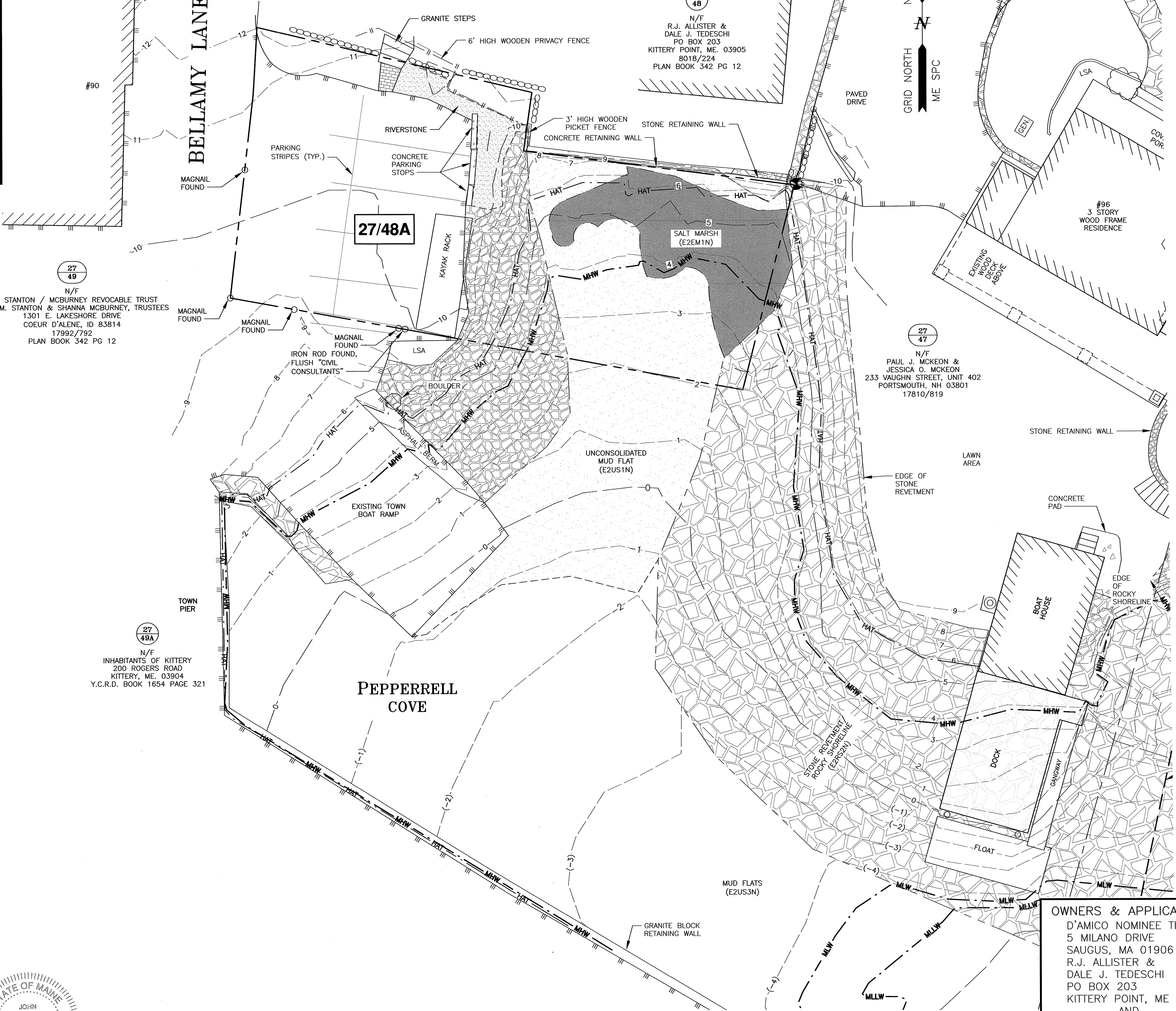
Cc: Code Enforcement Officer
Town Planner
File



PLAN REFERENCE:
 1) PLAN OF LAND OF FRISBEE'S HOLDINGS II, LLC & FRISBEE'S HOLDINGS, LLC, PEPPERRELL ROAD, KITTERY, YORK COUNTY, MAINE, SCALE: 1" = 20', DATED MARCH 8, 2010, PREPARED BY CIVIL CONSULTANTS, YCRD PLAN BOOK 342 PAGE 12

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
YCRD	YORK COUNTY REGISTRY OF DEEDS
(11/21)	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
---	TYPICAL
---	CONTOUR
---	SPOT ELEVATION
---	EDGE OF PAVEMENT (EP)



N/F
 THE STANTON / MCBURNEY REVOCABLE TRUST
 DAVID M. STANTON & SHANNA MCBURNEY, TRUSTEES
 1301 E. LAKESHORE DRIVE
 COEUR D'ALENE, ID 83814
 17992/792
 PLAN BOOK 342 PG 12

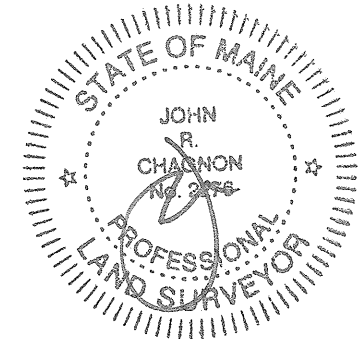
N/F
 INHABITANTS OF KITTERY
 200 ROGERS ROAD
 KITTERY, ME. 03904
 Y.C.R.D. BOOK 1654 PAGE 321

(27/48)
 N/F
 R.J. ALLISTER & DALE J. TEDESCHI
 PO BOX 203
 KITTERY POINT, ME. 03905
 8018/224
 PLAN BOOK 342 PG 12

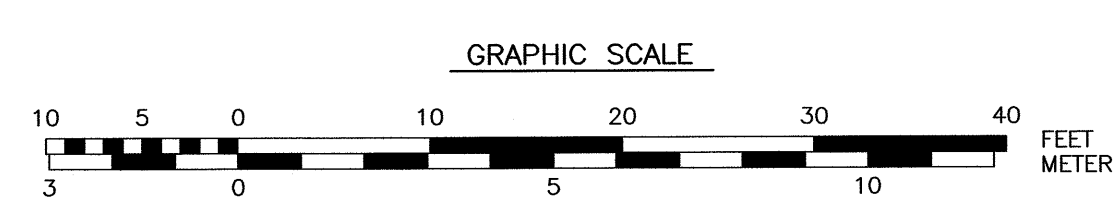
(27/47)
 N/F
 PAUL J. MCKEON & JESSICA O. MCKEON
 233 VAUGHN STREET, UNIT 402
 PORTSMOUTH, NH 03801
 17810/819

PURSUANT TO CHAPTER 90 PARTS 1 AND 2 OF THE SURVEY STANDARDS OF PRACTICE AS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, THE FOLLOWING EXCEPTIONS TO PART 2 ARE NOTED:
 A) NO SURVEY REPORT HAS BEEN PREPARED.
 B) NO LAND DESCRIPTION HAS BEEN PREPARED.
 C) MONUMENTS HAVE NOT BEEN SET.
 D) THIS IS NOT A BOUNDARY SURVEY

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.



JOHN R. CHAGNON, PLS #2276
 DATE 8-31-21



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

RIVERSIDE & PICKERING
 MARINE CONTRACTORS

- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 27 AS LOT 48A.
 - OWNERS OF RECORD:
 THE D'AMICO NOMINEE TRUST
 ALPHONSE A. J. D'AMICO, SR., TRUSTEE
 5 MILANO DRIVE
 SAUGUS, MA. 01906
 18633/521
 PLAN BOOK 342 PAGE 12

 R.J. ALLISTER & DALE J. TEDESCHI
 PO BOX 203
 KITTERY POINT, ME 03905-0203
 8018/224
 PLAN BOOK 342 PAGE 12
 - PARCEL IS IN A SPECIAL FLOOD HAZARD AREA ZONE V2 (EL. 15) AS SHOWN ON FIRM PANEL 2301710005D. EFFECTIVE JULY 3, 1986.
 - EXISTING LOT AREA: (PER REF. PLAN 1)
 3,589 S.F.
 0.0824 ACRES
 - PARCEL IS LOCATED IN THE RESIDENTIAL - KITTERY POINT VILLAGE (R-KPV) DISTRICT AND THE SHORELAND PROTECTION OVERLAY ZONE.
 - DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	40,000 S.F.
FRONTAGE:	150 FEET
SETBACKS:	FRONT 40 FEET
	SIDE 15 FEET
	REAR 15 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	20%
 - VERTICAL DATUM IS NAVD88, MEAN SEA LEVEL. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 1. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITION ON ASSESSOR'S MAP 27 LOT 48A IN THE TOWN OF KITTERY.
 - HIGHEST ANNUAL TIDE LINE SHOWN AT ELEVATION 5.8 PER LOCATION SEAVEY ISLAND IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.

**SLOPE STABILIZATION
 BELLAMY LANE
 KITTERY, ME**

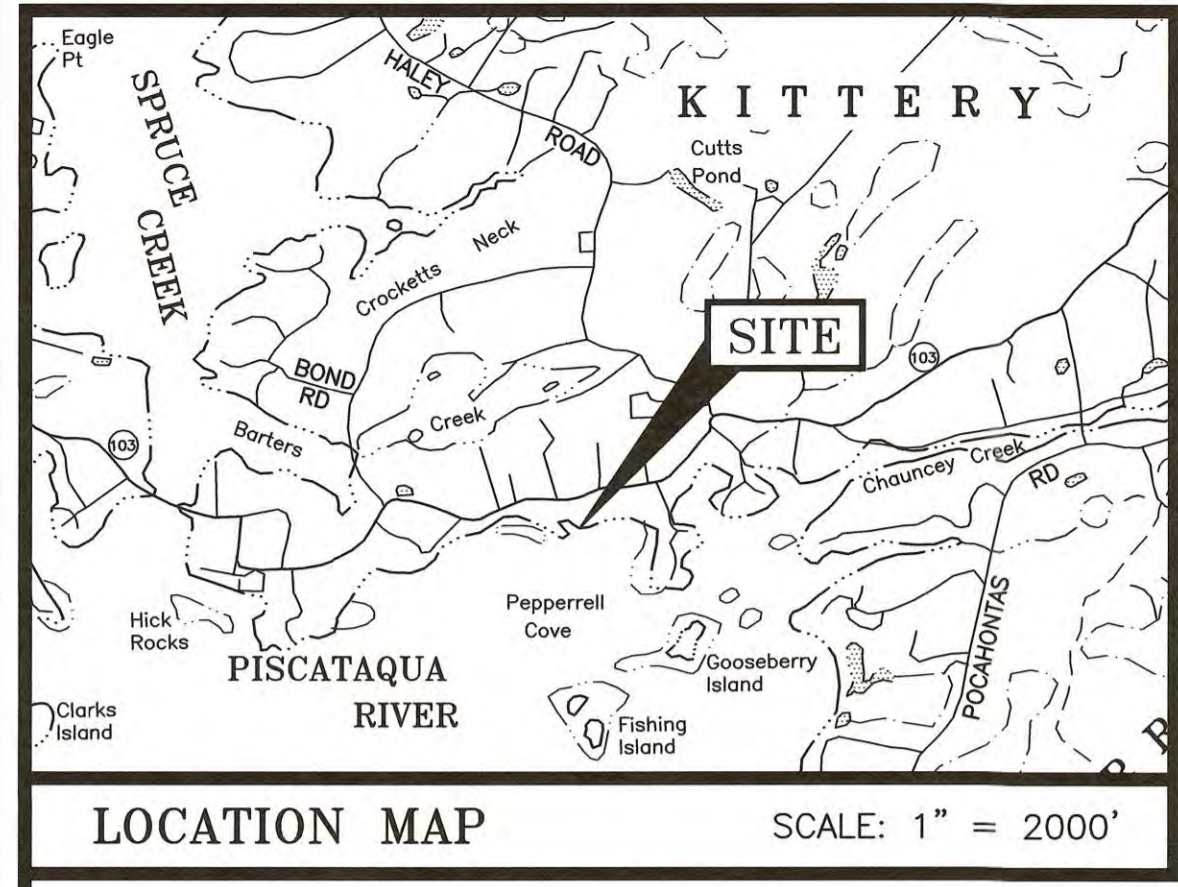
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/31/21
REVISIONS		

OWNERS & APPLICANTS:
 D'AMICO NOMINEE TRUST
 5 MILANO DRIVE
 SAUGUS, MA 01906 AND
 R.J. ALLISTER & DALE J. TEDESCHI
 PO BOX 203
 KITTERY POINT, ME 03905
 AND
 INHABITANTS OF KITTERY
 200 ROGERS ROAD
 KITTERY, ME 03904
PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801

SCALE: 1" = 10' AUGUST 2021

EXISTING CONDITIONS PLAN **C1**

J:\035\1\2001\3050\3050.dwg D:\Amico\Bellamy Lane, Kittery, ME\2021 Permitting\Plans & Specs\Site\3050_90 Permitting 2021.dwg
 4/28/2022 9:44:52 AM Canon TX-3000p3



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 1) PLAN OF LAND OF FRISBEE'S HOLDINGS II, LLC & FRISBEE'S HOLDINGS, LLC, PEPPERRELL ROAD, KITTERY, YORK COUNTY, MAINE, SCALE: 1" = 20', DATED MARCH 8, 2010, PREPARED BY CIVIL CONSULTANTS, YCRD PLAN BOOK 342 PAGE 12

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○	IRON ROD/IRON PIPE FOUND
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---	MAINE DEP HIGHEST ANNUAL TIDE LINE
---	FRESHWATER WETLAND LINE
---	WETLAND BUFFER LINE
---	TYPICAL
---	100
---	97x3
---	SPOT ELEVATION
---	EDGE OF PAVEMENT (EP)

YORK COUNTY REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ H _____ M., AND
 RECORDED IN BOOK _____ PAGE _____
 ATTEST:

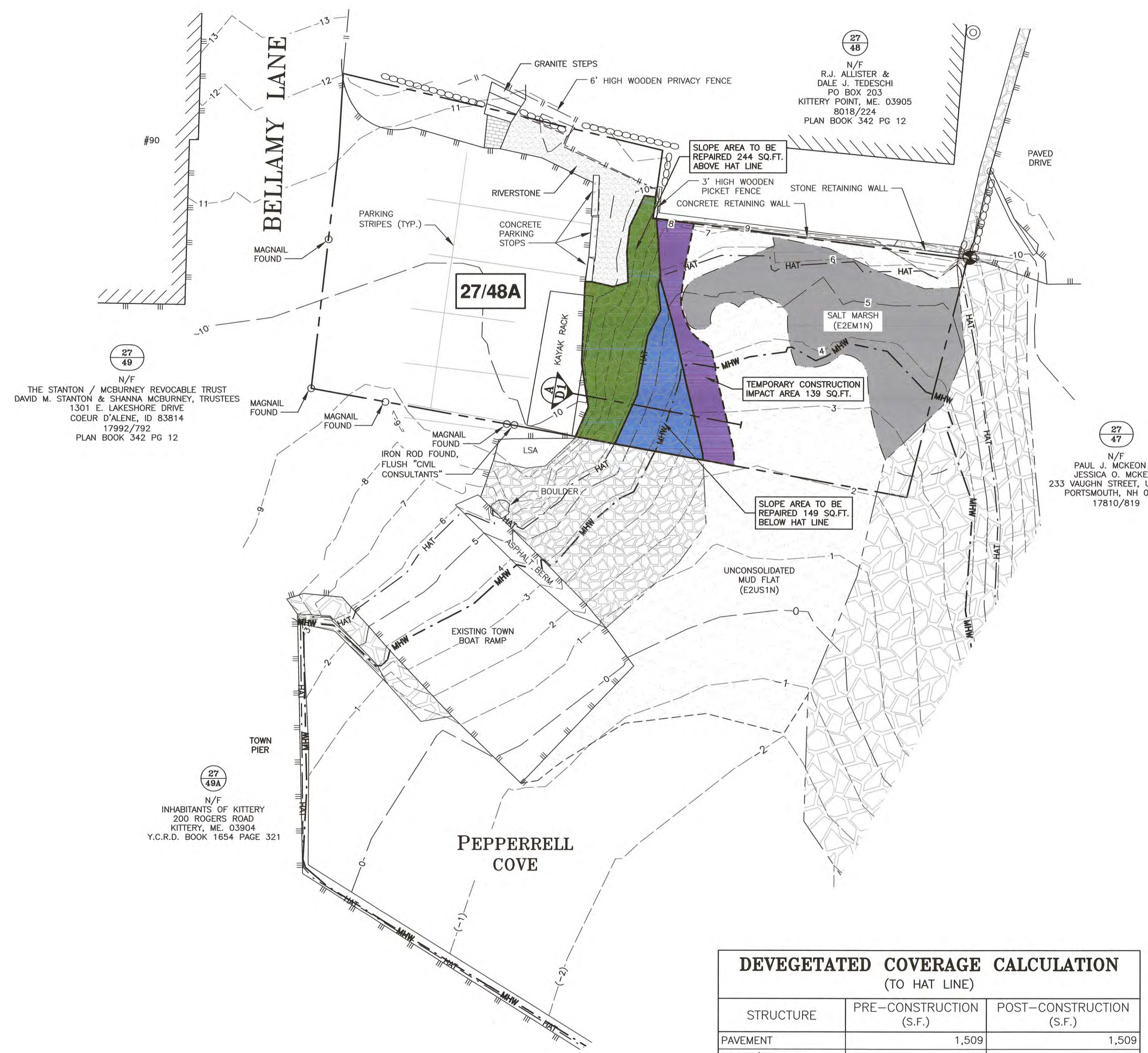
 REGISTRAR

OWNER:

 SIGNATURE DATE

 SIGNATURE DATE
 APPROVED BY THE TOWN OF KITTERY PLANNING BOARD

 CHAIRMAN DATE

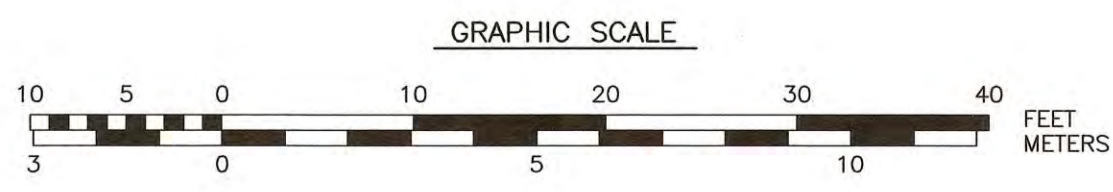


N/F
 THE STANTON / MCBURNEY REVOCABLE TRUST
 DAVID M. STANTON & SHANNA MCBURNEY, TRUSTEES
 1301 E. LAKESHORE DRIVE
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N/F
 PAUL J. MCKEON &
 JESSICA O. MCKEON
 233 VAUGHN STREET, UNIT 402
 PORTSMOUTH, NH 03801
 17810/819



DEVEGETATED COVERAGE CALCULATION (TO HAT LINE)

STRUCTURE	PRE-CONSTRUCTION (S.F.)	POST-CONSTRUCTION (S.F.)
PAVEMENT	1,509	1,509
STEPS/WALKWAY	17	17
RIVERSTONE AREA	145	145
CONCRETE PARKING STOPS	14	14
REVTMENT	244	244
TOTAL	1,929	1,929
LOT SIZE	3,589	3,589
% DEVEGETATED AREA	53.7%	53.7%

OWNERS & APPLICANTS:
 D'AMICO NOMINEE TRUST
 5 MILANO DRIVE
 SAUGUS, MA 01906 AND
 R.J. ALLISTER &
 DALE J. TEDESCHI
 PO BOX 203
 KITTERY POINT, ME 03905
 AND
 INHABITANTS OF KITTERY
 200 ROGERS ROAD
 KITTERY, ME 03904
 PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315



- NOTES:**
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 DALE J. TEDESCHI
 PO BOX 203
 KITTERY POINT, ME 03905-0203
 8018/224
 PLAN BOOK 342 PAGE 12
 - PARCEL IS IN A SPECIAL FLOOD HAZARD AREA ZONE V2 (EL. 15) AS SHOWN ON FIRM PANEL 2301710005D. EFFECTIVE JULY 3, 1986.
 - EXISTING LOT AREA: (PER REF. PLAN 1)
 3,589 S.F.
 0.0824 ACRES
 - PARCEL IS LOCATED IN THE RESIDENTIAL - KITTERY POINT VILLAGE (R-KPV) DISTRICT AND THE SHORELAND PROTECTION OVERLAY ZONE.
 - DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	40,000 S.F.
FRONTAGE:	150 FEET
SETBACKS:	FRONT 40 FEET
	SIDE 15 FEET
	REAR 15 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	20%
 - VERTICAL DATUM IS NAVD88, MEAN SEA LEVEL. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 1. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED AREA OF SLOPE REPAIR/STABILIZATION ON A PORTION OF ASSESSOR'S MAP 27 LOT 48A IN THE TOWN OF KITTERY.
 - HIGHEST ANNUAL TIDE LINE SHOWN AT ELEVATION 5.8 PER LOCATION SEAVEY ISLAND IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.

**SLOPE STABILIZATION
 BELLAMY LANE
 KITTERY, ME**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	12/20/22
REVISIONS		

SCALE: 1" = 10' DECEMBER 2022

SHORELAND DEVELOPMENT APPLICATION PLAN **C2**

SEQUENCE OF CONSTRUCTION

- 1) MOBILIZATION OF EXCAVATOR, BOBCAT, AND MATERIALS TO THE SITE VIA APPROVED CONSTRUCTION ACCESS AND LAYDOWN AREAS.
- 2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
- 3) LAYOUT OF WORK AREA EXTENTS TO BE COMPLETED PRIOR TO START OF WORK.
- 4) EROSION CONTROL DEVICES TO BE INSTALLED IN AREAS WHERE FEASIBLE.
- 5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
- 6) WORK TO BE COMPLETED FROM THE BOTTOM OF THE EMBANKMENT DUE TO ACCESS. CRANE MATS WILL BE USED UNDER THE EXCAVATOR TO TRAVERSE AND WORK IN THE INTERTIDAL AREA.
- 7) IN AREAS WHERE STABILIZATION WILL OCCUR, THE EMBANKMENT WILL BE RESHAPED WHERE POSSIBLE, A TOE DUG IN AND A NON WOVEN GEOTEXTILE FILTER FABRIC INSTALLED. WORK ON THE SLOPE WILL BE LIMITED TO THE MAXIMUM AREA THAT CAN BE RESHAPED AND STABILIZED IN A WORKDAY THUS MINIMIZING EROSION FROM OPEN SOIL.
- 8) AFTER INSTALLATION OF THE FILTER FABRIC, THE LAYER OF BASE PREP STONE WILL BE BROUGHT IN AND LAID ON TOP. THE BASE COURSE STONE WILL BE SET ON TOP OF THIS LAYER AND FINALLY ARMOUR STONE WILL BE SET AND THEN CHINKED, STARTING WITH THE INSTALLATION OF THE TOE.
- 9) ONCE THE RIPRAP HAS BEEN INSTALLED THE REMAINING PORTION OF THE SLOPE WILL BE STABILIZED USING MATT AND SEEDING.
- 10) ALL TEMPORARY AREAS OF IMPACT FROM ACCESS AND LAYDOWN WILL BE RESTORED AFTER COMPLETION OF THE PROPOSED STABILIZATION WORK. ONCE ALL AREAS HAVE BEEN STABILIZED THEN EROSION CONTROL SYSTEMS WILL BE REMOVED.

HEAVY EQUIPMENT IN WETLANDS OR MUFLATS

OPERATING HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WITHIN WETLANDS SHALL BE MINIMIZED, AND SUCH EQUIPMENT SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, TO THE MAXIMUM EXTENT PRACTICABLE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (TYPICALLY <3 PSI), OR IT SHALL BE PLACED ON SWAMP/CONSTRUCTION/TIMBER MATS (HEREIN REFERRED TO AS "CONSTRUCTION MATS" AND DEFINED AT APPENDIX A, ENDNOTE 4) THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. CONSTRUCTION MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. IF THE USE OF CONSTRUCTION MATS IN WETLANDS IS REQUIRED FOR CONSTRUCTION, PLACEMENT OF CONSTRUCTION MATS WITHIN SALT MARSH AREAS IS PROHIBITED. DRAGGING CONSTRUCTION MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AUTHORIZATION (CATEGORY 2 AUTHORIZATION OR INDIVIDUAL PERMIT). SIMILARLY, THE PERMITTEE MAY REQUEST WRITTEN AUTHORIZATION FROM THE CORPS TO WAIVE USE OF MATS DURING FROZEN, DRY OR OTHER CONDITIONS. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CONSTRUCTION MATS SHOULD BE MANAGED IN ACCORDANCE WITH THE CONSTRUCTION MAT BMPS AT WWW.NAF.USACE.ARMY.MIL/MISSIONS/REGULATORY

SOIL EROSION, SEDIMENT AND TURBIDITY CONTROLS

- A. ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, INSTALLATION OF SEDIMENT CONTROL BARRIERS (I.E. SILT FENCE, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, EROSION CONTROL MIXES, HAY BALES OR OTHER DEVICES) DOWNHILL OF ALL EXPOSED AREAS, RETENTION OF EXISTING VEGETATED BUFFERS, APPLICATION OF TEMPORARY MULCHING DURING CONSTRUCTION, AND PERMANENT SEEDING AND STABILIZATION SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION; OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS; AND OF FILTERING FINE SEDIMENT.
- B. TEMPORARY SEDIMENT CONTROL BARRIERS SHALL BE REMOVED UPON COMPLETION OF WORK, BUT NOT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE SEDIMENT COLLECTED BY THESE SEDIMENT BARRIERS SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION AND STABILIZED TO PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND.
- C. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

TIME OF YEAR WORK WINDOWS/RESTRICTIONS

FOR ACTIVITIES WHERE WORK IS AUTHORIZED IN STREAMS AND TIDAL WATERS THAT CAUSES TURBIDITY OR SEDIMENT RE-SUSPENSION OR OTHER CONSTRUCTION RELATED DISTURBANCES, WORK MUST BE CONDUCTED DURING THE FOLLOWING T.O.Y. WORK WINDOWS (NOT DURING THE T.O.Y. RESTRICTIONS) UNLESS OTHERWISE AUTHORIZED BY THE CORPS UNDER CATEGORY 2 REVIEW:

T.O.Y. RESTRICTION (NO WORK)	T.O.Y. WORK WINDOW (WORK ALLOWED)
NON-TIDAL WATERS	OCT. 01 THROUGH JUL. 14
TIDAL WATERS	APR. 10 THROUGH NOV. 07
	JUL. 15 THROUGH SEP. 30
	NOV. 08 THROUGH APR. 09

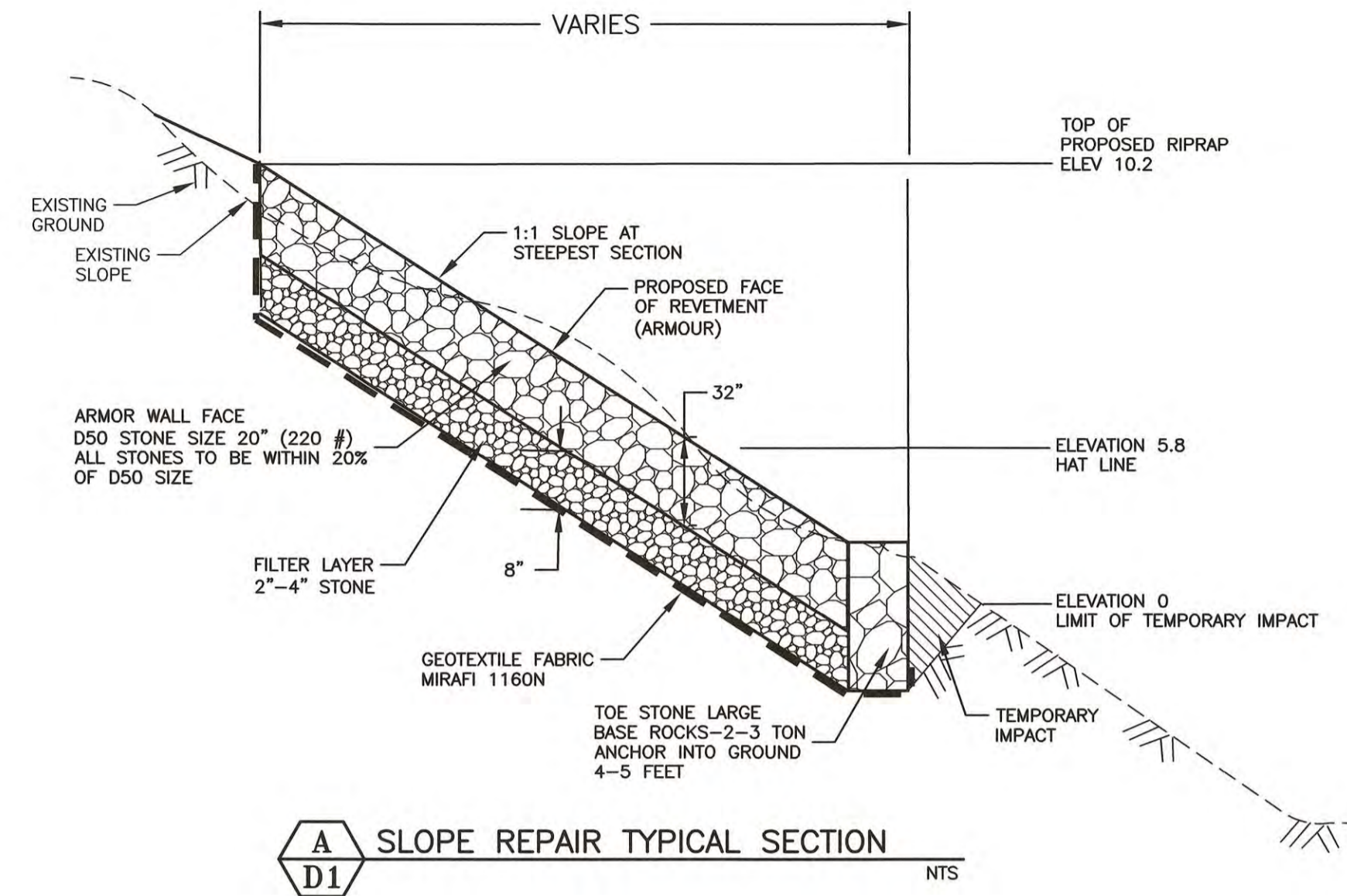
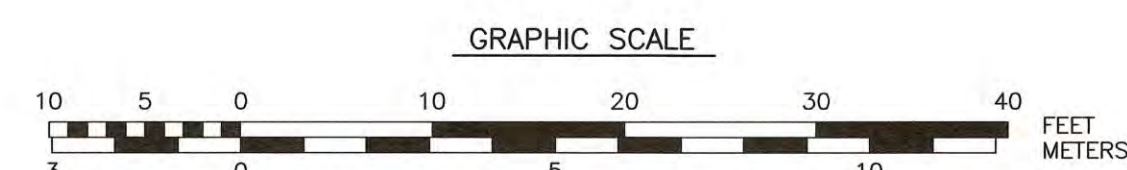
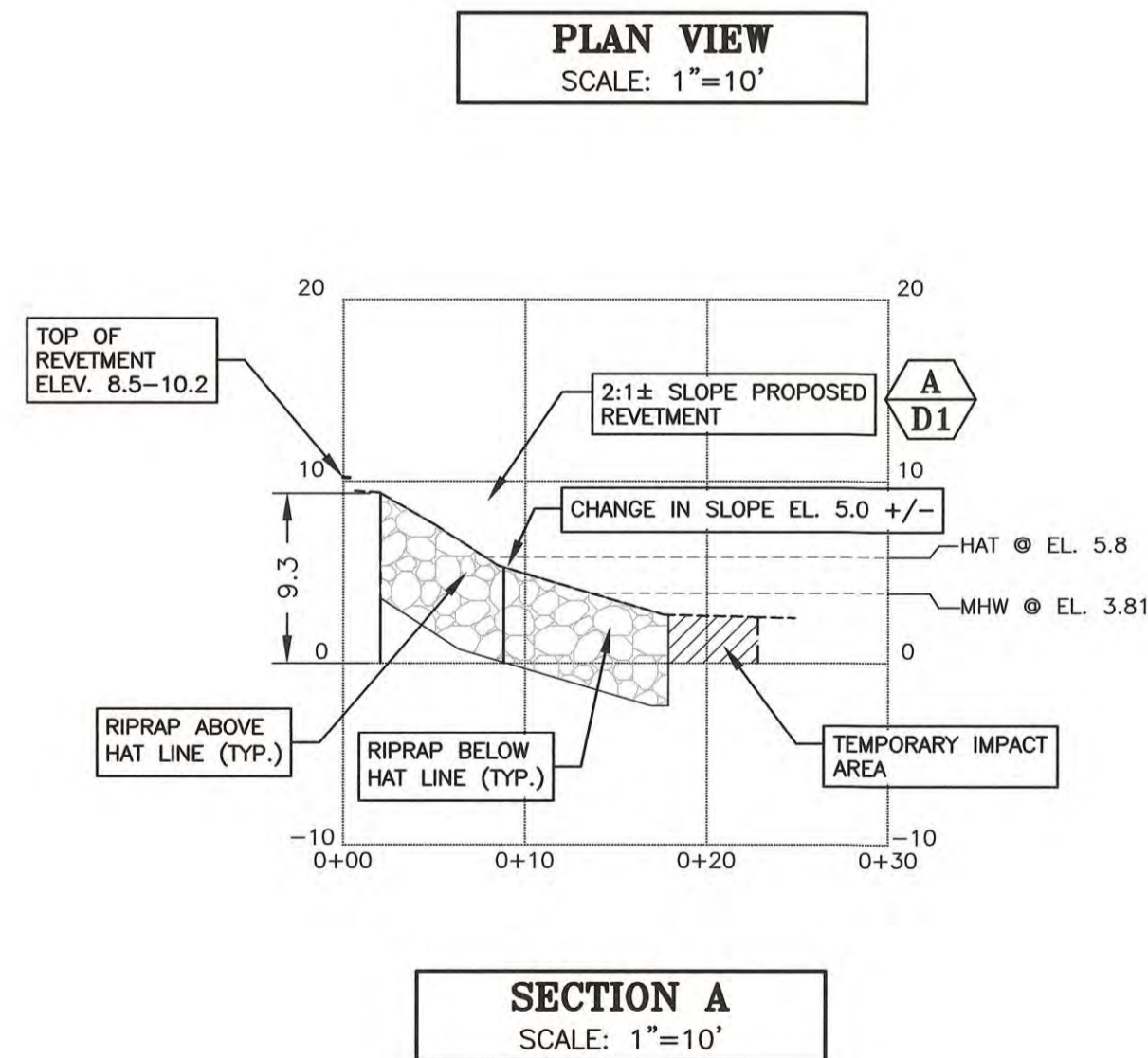
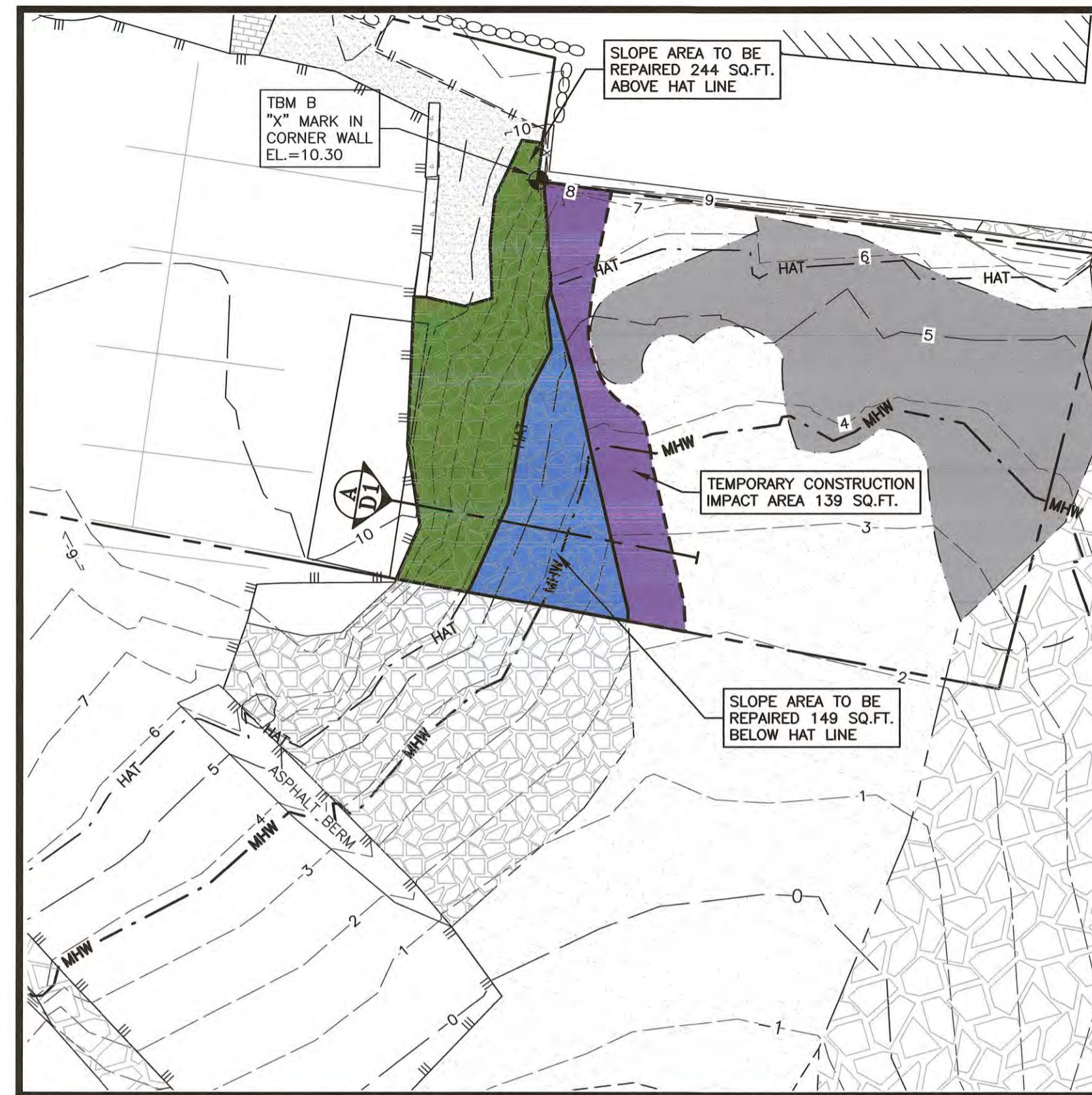
ALTERNATE WINDOWS AUTHORIZED UNDER CATEGORY 2 MAY INCLUDE SPECIES SPECIFIC WINDOWS RECOMMENDED BY THE MAINE DEPT. OF MARINE RESOURCES AND/OR MAINE DEPT. OF INLAND FISHERIES & WILDLIFE.

FLOODPLAINS AND FLOODWAYS

- A. APPROPRIATE MEASURES MUST BE TAKEN TO MINIMIZE FLOODING TO THE MAXIMUM EXTENT PRACTICABLE.
- B. ACTIVITIES WITHIN 100-YEAR FLOODPLAINS MUST COMPLY WITH APPLICABLE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)-APPROVED STATE AND/OR LOCAL FLOODPLAIN MANAGEMENT PERMITTING REQUIREMENTS. PROPONENTS MAY NEED TO COORDINATE WITH FEMA AND APPLY FOR A FORMAL CHANGE TO THE FLOOD INSURANCE STUDY PRODUCTS OR FORWARD A SET OF PROJECT PLANS AND RELEVANT TECHNICAL DOCUMENTATION IN A DIGITAL FORMAT TO THE RISK ANALYSIS BRANCH CHIEF, MITIGATION DIVISION, FEMA, REGION 1, 99 HIGH STREET, BOSTON, MASSACHUSETTS 02110. APPLICANTS SHOULD PROVIDE A COPY OF ANY DOCUMENTATION TO THE CORPS ALONG WITH THE PCN.
- C. PROPONENTS MAY HAVE TO OBTAIN A FLOOD HAZARD DEVELOPMENT PERMIT ISSUED BY THE TOWN. INQUIRIES MAY BE DIRECTED TO THE MUNICIPALITY OR TO THE MAINE FLOODPLAIN MANAGEMENT COORDINATOR AT (207) 287-8063. SEE [HTTP://WWW.MAINE.GOV/DACF/FLOOD/](http://WWW.MAINE.GOV/DACF/FLOOD/)

SPAWNING, BREEDING, AND MIGRATORY AREAS.

- A. JURISDICTIONAL ACTIVITIES AND IMPACTS SUCH AS EXCAVATIONS, DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN JURISDICTIONAL WATERS THAT PROVIDE VALUE AS FISH MIGRATORY AREAS, FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- B. JURISDICTIONAL ACTIVITIES IN WATERS OF THE UNITED STATES THAT PROVIDE VALUE AS BREEDING AREAS FOR MIGRATORY BIRDS MUST BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY "TAKE" PERMITS REQUIRED UNDER THE USFWS'S REGULATIONS GOVERNING COMPLIANCE WITH THE MIGRATORY BIRD TREATY ACT OR THE BALD AND GOLDEN EAGLE PROTECTION ACT. THE PERMITTEE SHOULD CONTACT THE APPROPRIATE LOCAL OFFICE OF THE USFWS TO DETERMINE IF SUCH "TAKE" PERMITS ARE REQUIRED FOR A PARTICULAR ACTIVITY.



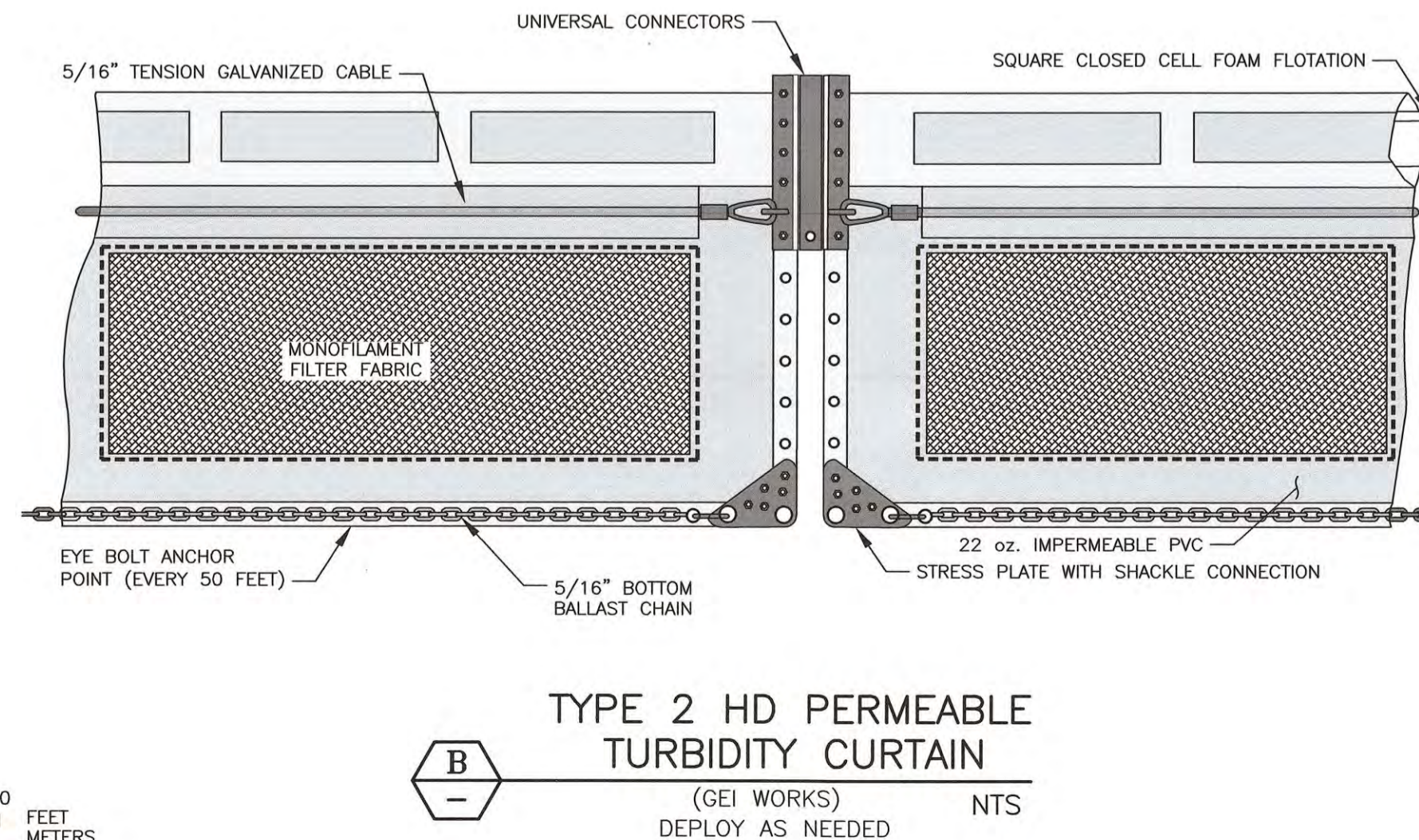
RIPRAP SPECIFICATIONS:

Riprap shall be quarry stone of approved quality, hard, durable, subangular to angular in shape, resistant to weathering and free from structural defects such as weak seams and cracks.

The suitable shape of the individual stones shall be angular, to create interlocking riprap to provide stability of the slope or channel. Round, thin and platy, elongated or needle-like shapes shall not be used.

The suitable riprap stone shape is determined by the Length to Thickness ratio, where Length is the longest dimension and Thickness is the shortest dimension, measured in perpendicular axes to each other. The suitable riprap stone shape shall have a length to thickness ratio of no greater than 3.

The gradation requirements of the riprap are based on the stone size width, the largest dimension perpendicular to the length and thickness, and the distribution of stone sizes by volume. The volume distribution requires that 50 percent of the stone in the mass shall be at the specified size / weight. The remaining percentage of the stone in the mass shall have a volume no more or less than 20 % of the D 50 stone size. None of the stones in the mass shall exceed the maximum volume, except as specified for the toe base.



OWNERS & APPLICANTS:
D'AMICO NOMINEE TRUST
5 MILANO DRIVE
SAUGUS, MA 01906 AND
R.J. ALLISTER &
DALE J. TEDESCHI
PO BOX 203
KITTERY POINT, ME 03905
AND
INHABITANTS OF KITTERY
200 ROGERS ROAD
KITTERY, ME 03904
PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

RIVERSIDE & PICKERING
MARINE CONTRACTORS

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.
- 5) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW REFERENCED ON NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR, MLLW BEING 4.62 FEET LOWER THAN 0.00 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 5) HAT ELEVATION 5.8

**SLOPE STABILIZATION
BELLAMY LANE
KITTERY, ME**

NO.	DESCRIPTION	DATE
3	SECTIONS & DETAILS	2/9/23
2	REMOVE REPAIR WORK FROM TOWN PROPERTY	12/16/22
1	ISSUED FOR APPROVAL	4/27/22
0	ISSUED FOR COMMENT	4/7/22

STATE OF MAINE
JOHN R. CHANON
ME 0350
LICENSED PROFESSIONAL ENGINEER
2.9.23

SCALE: AS SHOWN APRIL 2022

REVETMENT
DETAIL
D1



3 April 2023

Dutch Dunkelberger, Chair
Kittery Planning Board
Town of Kittery
200 Rogers Road
Kittery, ME 03904

**Re: Shoreland Development Plan Application
Tax Map 27, Lot 48A
35 Badgers Island West
Kittery, ME**

Dear Dutch:

This letter transmits Town of Kittery Shoreland Development Plan Application to permit the repair/replacement of an existing stone rip rap revement totaling 393 sq. ft. along the shoreline of the subject property adjacent to the Pepperrell Cove.

Attached to this application you will find a “Shoreland Development Plan- Sheet C2” which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and impact areas.

Also attached to this application is a Plan Set depicting Existing Conditions, Slope Repair Sections and Revetment Details prepared by this office.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Sincerely,



Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com



SHORELAND DEVELOPMENT PLAN APPLICATION



TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

MAP 27 LOT 48A
 DATE: _____
 FEE: \$ 200.00
 ASA*: _____

PROPERTY DESCRIPTION	Physical Address	Bellamy Lane, Kittery, Maine		
	Base Zone	Residential-Kittery Point Village (R-KPV)	Overlay Zone (s)	Shoreland Protection Overlay Distict
OWNER INFORMATION	Name	The D'Amico Nominee Trust Alphonse A. J. D'Amico, SR. Trustee		Mailing Address 5 Milano Drive Saugus, MA 01906
	Phone	617-538-1097		
	Email	damic522@comcast.net		
AGENT INFORMATION	Name	Steven D. Riker		Company Ambit Engineering, Inc.
	Phone	603-430-9282		Mailing Address 200 Griffin Road, Unit 3 Portsmouth, NH 03801
	Email	sdr@ambitengineering.com		
	Fax			
APPLICANT INFORMATION	Name	The D'Amico Nominee Trust Alphonse A.J. D'Amico, Sr. Trustee		Mailing Address 5 Milano Drive Saugus, MA 01906
	Phone	617-538-1097		
	Email	damic522@comcast.net		

PROJECT DESCRIPTION	<p><u>Existing Use:</u> The site currently contains a paved parking area with 5 parking spots and a kayak rack. There are no structures on the lot.</p>
	<p><u>Proposed Use (describe in detail):</u> There is no proposed change in the use of the property. The project proposes to repair/replace the existing rip rap revetment "in-kind" to provide a better functioning shoreline stabilization component on the property.</p>

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	The property does not have any construction constraints other than coordinating work when heavy boating activity is not occurring in and around the abutting property known as the "Kittery Town Landing". As a result, this work will be performed during the time window of September 1, 2023 through December 31, 2023.

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 Planning and Development Department of any changes.

Applicant's Signature:	<i>Steven D. Riker</i> Agent- See Authorization	Owner's Signature:	_____
Date:	<u>4/3/23</u>	Date:	_____

*Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.

MINIMUM PLAN SUBMITTAL REQUIREMENTS	
<input checked="" type="checkbox"/>	12 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 10 plan copies may be half-size (11"x17") and 2 must be full-size (24"x36")
Shoreland Development Plan format and content:	
A) Paper Size; no less than 11" X 17" or greater than 24" X 36"	
B) Plan Scale	
<input checked="" type="checkbox"/>	Under 10 acres: no greater than 1" = 30'
<input type="checkbox"/>	10 + acres: 1" = 50'
C) Title Block	
<input checked="" type="checkbox"/>	Title: Shoreland Development Plan
<input checked="" type="checkbox"/>	Applicant's name and address
<input checked="" type="checkbox"/>	Name of preparer of plan with professional information
<input checked="" type="checkbox"/>	Parcel's Kittery tax map identification (map – lot) in bottom right corner
<input checked="" type="checkbox"/>	Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.
D) Signature Block	
<input checked="" type="checkbox"/>	Area for signature by Planning Board Chair and Date of Planning Board Approval

Development Plan must include the following existing and proposed information:	
Existing: <input checked="" type="checkbox"/> Land Use Zones and boundaries <input checked="" type="checkbox"/> Topographic map (optional) <input checked="" type="checkbox"/> Wetlands and flood plains <input checked="" type="checkbox"/> Water bodies and water courses <input checked="" type="checkbox"/> Parcel area <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Distance from structure to water body and property lines <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage	Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.) <input checked="" type="checkbox"/> Recreation areas and open space <input checked="" type="checkbox"/> Setback lines and building envelopes <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage Distance to: <input checked="" type="checkbox"/> Nearest driveways and intersections <input type="checkbox"/> Nearest fire hydrant <input checked="" type="checkbox"/> Nearest significant water body; ocean, wetland, stream

Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

Size of water body or wetland: <500 sf <501 sf-1 acre >1 acre

Structure distance from water body: adjacent feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area) REVETMENT	393 sf	393 sf	0 %	
Construction: Rip Rap Revetment	New: <input type="checkbox"/> Demo/Rebuild: <input type="checkbox"/> Maintenance/repair: <input checked="" type="checkbox"/>			Value: \$
*Total increase in area may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 3,589 sq. ft.	20 %	1,929 sf	1,929sf	0 %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 3,589 sq. ft.	20%	0 sf	0 sf	0 %
*See underlying zone standards for building coverage percent allowed.				

¹Calculations 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.

18 April, 2022

To Whom It May Concern:

RE: State of Maine Department of Environmental Protection Application for proposed docking structure within the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for The D'Amico Nominee Trust of Bellamy Lane Kittery, ME 03905

This letter is to inform the State of Maine DEP the Town of Kittery in accordance with State Law that the following entity:

Ambit Engineering, Inc.
Riverside & Pickering Marine Contractors, Inc.

Is individually authorized to represent us as our agents in the approval process.
Please feel free to call me if there is any question regarding this authorization.

Sincerely,



Alphonse A. J. D'Amico

The D'Amico Nominee Trust
Alphonse A. J. D'Amico Sr., Trustee

*5 Milano Drive
Saugus, MA 01906*

Site Photograph #1

September 2021



Site Photograph #2

September 2021



Site Photograph #3

September 2021



Site Photograph #4

September 2021



Site Photograph #5

September 2021



Site Photograph #6

September 2021





Staff Site Photograph, May 2023

