



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

4 November 2021

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

**Re: Shoreland Development Plan Application
Tax Map 10, Lot 25
16 Trefethen Avenue
Kittery, ME**

Dear Dutch:

This letter transmits Town of Kittery Shoreland Development Plan Application to permit the construction of two additions onto the existing residential structure totaling 143 sq. ft. on the subject property adjacent to the Piscataqua River. The project also proposes the removal of a 215 sq. ft. gravel area resulting in a 72 sq. ft. decrease in de-vegetated area on the subject lot.

Attached to this application you will find a "Shoreland Development Plan- Sheet C1" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and impact areas.

Also attached to this application is a Schematic Site Plan and Volume Calculations developed by the owner/applicants designer, Arilda Design.

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

Respectfully submitted,

Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

1 November, 2021

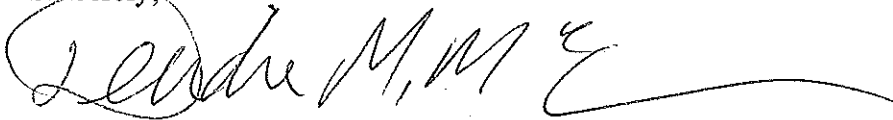
To Whom It May Concern

RE: Town of Kittery Shoreland Zoning Permit Application for residential site improvements for Joseph D. & Dierdre M. McEachern, 16 Trefethen Avenue, Kittery, ME.

This letter is to inform Town of Kittery, in accordance with State Law that Ambit Engineering is authorized to obtain approvals in regards to the above referenced property.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph D. & Dierdre M. McEachern", with a long horizontal flourish extending to the right.

Joseph D. & Dierdre M. McEachern
16 Trefethen Avenue
Kittery, ME 03904
207-475-8454

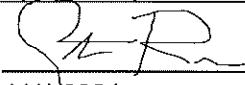
SHORELAND DEVELOPMENT PLAN APPLICATION



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

MAP 10 LOT 25
 DATE: Nov. 4, 2021
 FEE: \$ 200.00
 ASA*: _____

| | | | | |
|-----------------------|---|-----------------------------------|------------------|---|
| PROPERTY DESCRIPTION | Physical Address | 16 Trefethen Avenue, Kittery, ME. | | |
| | Base Zone | Residential Urban (R-U) | Overlay Zone (s) | Shoreland/Wetland Protection (OZ-SL-250') |
| OWNER INFORMATION | Name | Joseph D. & Dierdre McEachern | | Mailing Address 16 Trefethen Avenue, Kittery, ME 03904 |
| | Phone | 207-475-8454 | | |
| | Email | joe@qacafe.com | | |
| AGENT INFORMATION | Name | Steven D. Riker | | Company |
| | Phone | 603-430-9282 | | Mailing Address 200 Griffin Road, Unit 3 Portsmouth, NH 03801 |
| | Email | sdr@ambitengineering.com | | |
| | Fax | | | |
| APPLICANT INFORMATION | Name | Joseph D. & Deirdre McEachern | | Mailing Address 16 Trefethen Avenue, Kittery, ME 03904 |
| | Phone | 207-475-8454 | | |
| | Email | joe@qacafe.com | | |
| PROJECT DESCRIPTION | <p><u>Existing Use:</u> The lot contains an existing residential use consisting of a single family residential structure, associated driveway, boathouse and tidal docking structure.</p> | | | |
| | <p><u>Proposed Use (describe in detail):</u></p> <p>The project proposes two small additions to the residential structure totaling 143 sq. ft. and 698 cubic feet of living space. The project also proposes to remove 215 sq. ft. of gravel area on the lot resulting in a 72 sq. ft. reduction of de-vegetated area on the subject lot.</p> | | | |

| | | | |
|--|---|---------------------------|---|
| PROJECT DESCRIPTION | Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.) | | |
| | There are no construction constraints associated with the project. | | |
| 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: | | Owner's Signature: |  |
| Date: | 11/1/2021 | Date: | 11/1/2021 |

**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

- ☒ **15 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map**
12 plan copies may be half-size (11"x17") and 3 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

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

C) Title Block

- ☐ Title: Shoreland Development Plan
☐ 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
☐ Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.

D) Signature Block

- ☐ Area for signature by Planning Board Chair and Date of Planning Board Approval

Development Plan must include the following existing and proposed information:

Existing:

- ☐ Land Use Zones and boundaries
☐ 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
☐ Distance from structure to water body and property lines
☐ Floor area, volume, devegetated area, and building coverage

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

- ☐ Recreation areas and open space
☐ Setback lines and building envelopes
☐ Lot dimensions
☐ Utilities (Sewer/septic, water, electric, phone)
☐ Streets, driveways and rights-of-way
☐ Structures
☐ Floor area, volume, devegetated area, and building coverage

Distance to:

- ☐ Nearest driveways and intersections
☐ Nearest fire hydrant
☐ 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: 80 feet

| STRUCTURE | Existing | Proposed | % Increase* | |
|---|---|-----------|-------------|--------------|
| SF (Area) | 2,279 sf | 2,422 sf | 6.2 % | |
| CF (Volume) | 54,279 cf | 54,976 cf | 1.28 % | |
| Construction: | New: <input checked="" type="checkbox"/> Demo/Rebuild: <input type="checkbox"/> Maintenance/repair: <input type="checkbox"/> | | | Value: \$ |
| *Total increase in area and/or volume may not exceed 30% for any new construction since 1/1/1989. | | | | |

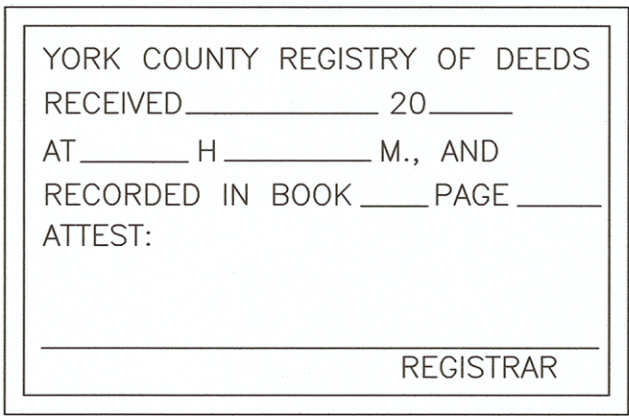
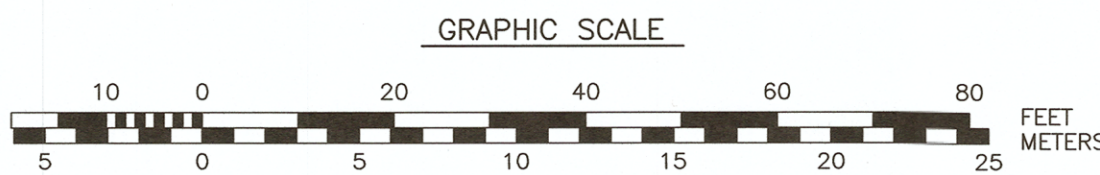
| PARCEL DE-VEGETATION | % Allowed* | Existing SF | Proposed SF | % Proposed* |
|--|------------|-------------|-------------|-------------|
| Lot Size (sf) | 20 % | 7,633 sf | 7,561 sf | -3 % |
| *See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay. | | | | |

| BUILDING COVERAGE | % Allowed* | Existing SF | Proposed SF | % Proposed* |
|---|------------|-------------|-------------|-------------|
| Lot Size (sf) | 20 % | 2,660 sf | 2,803 sf | 12 % |
| *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.



| | |
|-------------|------------------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| YCRD | YORK COUNTY REGISTRY OF DEEDS |
| | 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 |
| MHW | MEAN HIGH WATER LINE |
| MLW | MEAN LOW WATER LINE |
| | MAINE DEP HIGHEST ANNUAL TIDE LINE |
| | FRESHWATER WETLAND LINE |
| WB | WETLAND BUFFER LINE |
| S | SEWER LINE |
| G | GAS LINE |
| D | STORM DRAIN |
| W | WATER LINE |
| | UNDERGROUND ELECTRIC |
| | OVERHEAD ELECTRIC/WIRES |
| 100 97x3 | CONTOUR |
| | SPOT ELEVATION |
| | EDGE OF PAVEMENT (EP) |
| | WOODS / TREE LINE |
| | UTILITY POLE (w/ GUY) |
| | GAS SHUT OFF |
| | WATER SHUT OFF/CURB STOP |
| | GATE VALVE |
| | HYDRANT |
| | METER (GAS, WATER, ELECTRIC) |
| | CATCH BASIN |
| | SEWER MANHOLE |
| | DRAIN MANHOLE |
| | WELL |
| | PHOTO LOCATION/DIRECTION |
| | AIR CONDITIONER UNIT |
| | TEST PIT |
| | SIGNS |
| | EDGE OF WETLAND FLAGGING |
| | SWAMP / MARSH |
| | ASBESTOS CEMENT PIPE |
| | CAST IRON PIPE |
| | CORRUGATED METAL PIPE |
| | CONCRETE MASONRY UNIT |
| | COPPER PIPE |
| | DUCTILE IRON PIPE |
| | POLYVINYL CHLORIDE PIPE |
| | REINFORCED CONCRETE PIPE |
| | VITRIIFIED CLAY PIPE |
| | ELEVATION |
| | EDGE OF PAVEMENT |
| | FINISHED FLOOR |
| | INVERT |
| | TEMPORARY BENCHMARK |
| | TYPICAL |
| | VERTICAL/SLOPED GRANITE CURB |
| | CAPE COD BERM |
| | LANDSCAPED AREA |



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

* 34 SQ.FT. OF THE AREA WHERE THE NEW DECK IS PROPOSED IS EXISTING STAIRS TO BE ELIMINATED.

1) PLAN OF PROPOSED CONVEYANCE OF A PORTION OF LAND OF PATRICIA A. McEACHERN TREFETHEN AVE. KITTERY, MAINE. PREPARED BY CIVIL CONSULTANTS. DATED AUGUST 21, 1987. NOT RECORDED.

LENGTH TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N17°22'20"W | 19.00' |
| L2 | N73°44'39"E | 18.57' |
| L3 | S27°55'23"E | 6.50' |
| L4 | S12°42'56"E | 14.70' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| T1* | S52°16'20"W | 163.91' |

*TIE LINE—NOT A BOUNDARY LINE

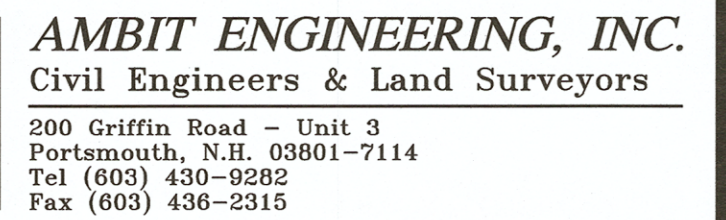
A) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 1. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.

B) PER AFFIDAVIT RECORDED IN Y.C.R.D. 9437/187, ON MARCH 30, 1999 TO TOWN OF KITTEBY BOARD OF ZONING APPEALS VOTED TO APPROVE THE DIVISION OF THE PROPERTY SHOWN HEREON AS ASSESSOR'S MAP 10 LOT 25 INTO TWO LOTS SO THAT THE TWO STRUCTURES COULD BE SEPARATELY CONVEYED.

| | 0-100' | 100' - 250' | ENTIRE LOT |
|--------------------------------|--------|-------------|---------------|
| EXISTING BUILDING COVERAGE: | 1,679 | 956 | 2,635 (11.2%) |
| PROPOSED BUILDING COVERAGE: | 1,762 | 0 | 2,718 (11.6%) |
| EXISTING DEVEGETATED COVERAGE: | 5,170 | 2,114 | 7,284 (31%) |
| PROPOSED DEVEGETATED COVERAGE: | 5,058 | 2,114 | 7,172 (30.6%) |

OWNER & APPLICANT:
JOSEPH D. McEACHERN &
DIERDRE M. McEACHERN
16 TREFETHEN AVENUE
KITTERY, MAINE 03904

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801



- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 10 AS LOT 25.
- 2) OWNERS OF RECORD:
JOSEPH D. McEACHERN &
DIERDRE M. McEACHERN
16 TREFETHEN AVENUE
KITTERY, MAINE 03904
14400/100
- 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA A2(EL.9) AS SHOWN ON FIRM PANEL 2301710008D. EFFECTIVE DATE JULY 3, 1986.
- 4) EXISTING LOT AREA (TO MEAN HIGH WATER):
23,444± S.F.
0.5382± ACRES

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON ASSESSOR'S MAP 10 LOT 25 IN THE TOWN OF KITTERY.

8) VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.2'$).

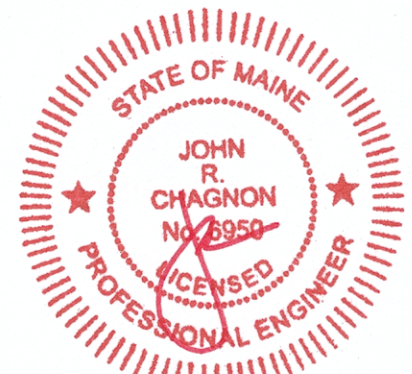
9) HIGHEST ANNUAL TIDE LINE IS SHOWN AT ELEVATION 6.6 NGVD 1929, WHICH IS EQUIVALENT TO 5.8 NAVD 1988, WHICH IS THE VALUE SPECIFIED FOR LOCATION SEAVEY ISLAND IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.

10) MEAN HIGH WATER LINE (MHW) IS SHOWN AT ELEVATION 4.59 PER NOAA STATION 8419870-SEAVEY ISLAND, PORTSMOUTH HARBOR ME.

11) PERMIT PLAN BASED ON ARCHITECTURAL SCHEMATIC
DESIGN PREPARED BY ARILDA DESIGN, DATED JULY 12, 2021.
ADDITION HEIGHT OF 11'-10" PER HEIGHT SCHEMATIC
PREPARED BY ARILDA DESIGN, DATED DECEMBER 10, 2021.

SITE IMPROVEMENTS
McEACHERN RESIDENCE
16 TREFETHEN AVENUE
KITTERY, MAINE

| | | |
|-----------|-----------------------------|----------|
| | | |
| | | |
| 1 | REVISE PER PLANNER COMMENTS | 12/27/21 |
| 0 | ISSUED FOR COMMENT | 10/8/21 |
| NO. | DESCRIPTION | DATE |
| REVISIONS | | |

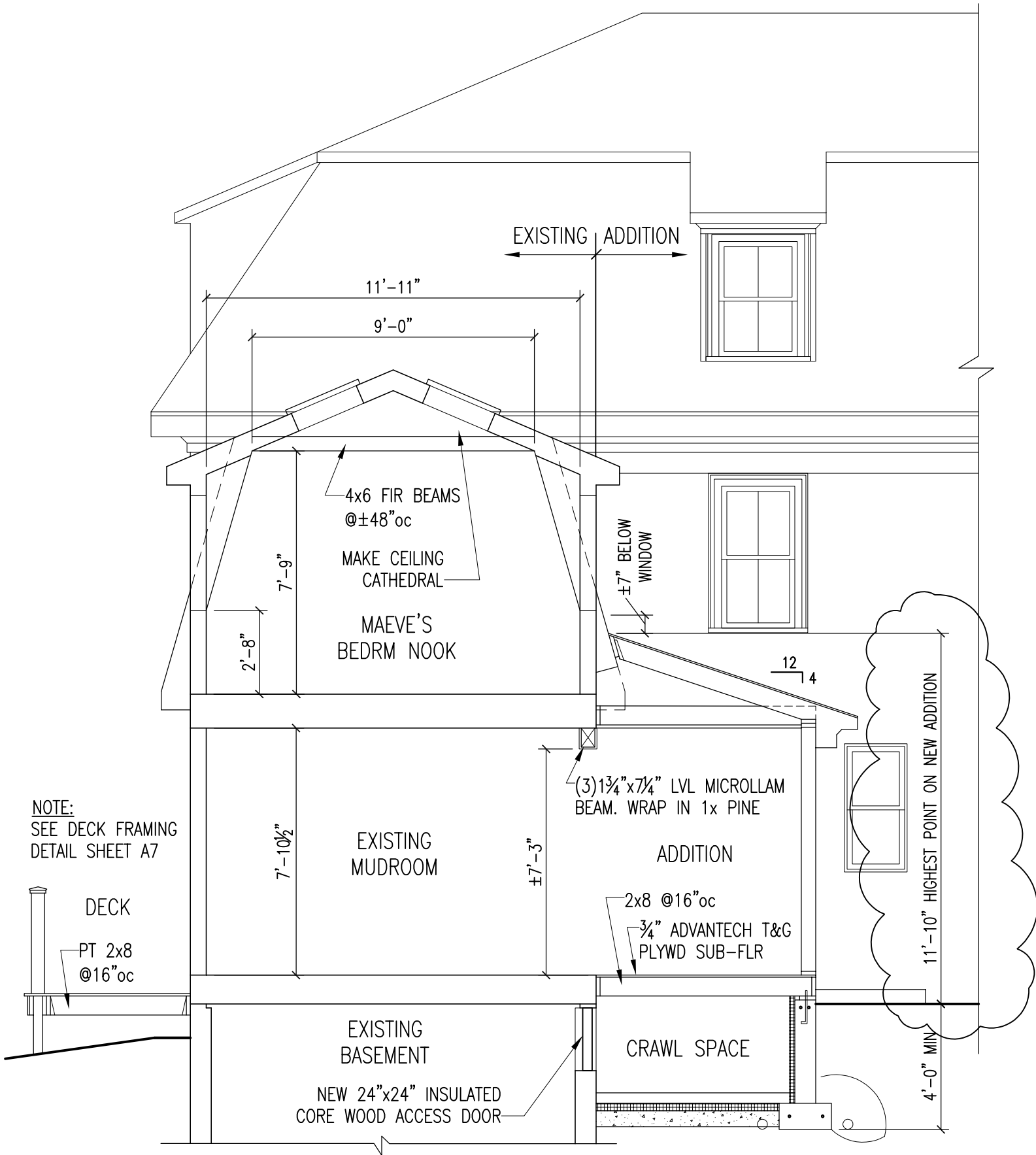


12.29.21

SCALE 1"=20' OCTOBER 2021

SHORELAND DEVELOPMENT APPLICATION PLAN

C1



DEIRDRE & JOE MCEACHERN

HEIGHT OF ADDITION 12-10-2021

DEVEGETATED AREAS

(ENTIRE LOT TO HAT LINE)

AMBIT ENGINEERING, INC
200 Griffin Rd

Unit 3

Portsmouth, NH 03801 12/29/21

| STRUCTURE | EXISTING PRE-CONSTRUCTION (S.F.) | PROPOSED POST-CONSTRUCTION (S.F.) |
|---|--|---|
| MAIN STRUCTURE | 2,263 | 2,346 |
| ACCESSORY STRUCTURE/BOAT HOUSE | 372 | 372 |
| PAVED AREAS | 2,288 | 2,288 |
| GRAVEL AREAS | 737 | 521 |
| RETAINING WALLS | 6 | 6 |
| RIP RAP SLOPES | 0 | 0 |
| CONCRETE | 58 | 53 |
| DECKS & STAIRS | 555 | 581 |
| BULKHEAD | 16 | 16 |
| POOL AND POOL DECK & STAIRS | 938 | 938 |
| GRAVEL DRIVE AND RETAINING WALL APPURTENANT TO ADJACENT LOT | 51 | 51 |
| TOTAL | 7,284 | 7,172 |
| LOT SIZE (TO MHW) | 23,444 | 23,444 |
| % DEVEGETATED AREA | 31.1% | 30.6% |