

ATTAR

ENGINEERING, INC

CIVIL · STRUCTURAL · MARINE

Mr. Bart McDonough, Town Planner
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

April 22nd, 2021
Project No. C206-21

**RE: Sketch Plan Application & Shoreland Development Application
Terra Cotta Pasta Company (Tax Map 3, Lot 1)
52 State Road, Kittery, Maine**

Dear Mr. McDonough:

On behalf of Kevin Cambridge and Terra Cotta Pasta Company, I have enclosed a Sketch Plan Application, Shoreland Development Plan Application, and associated documents for your review and consideration. The site is located on State Road (U.S. Route 1), contains approximately 0.65 acres, and is located in the Business - Local 1 (B-L1) and Shoreland (Stream Protection Overlay) zoning districts.

The applicant is proposing to construct an addition to the existing 1,100 square foot business. This addition would be 1,760 square feet in footprint and constructed off the rear of the existing building. This addition proposes no change in use for the property. The business presently has the first floor split between Retail and Industrial Kitchen, with the entire second floor dedicated to Warehouse and Storage. In the developed condition, the first floor of the existing building footprint will be exclusively Retail storefront, the first floor of the addition would become exclusively Industrial Kitchen, and the second floor of the entire expanded building would remain Warehouse and Storage.

In addition to the proposed addition, this application also proposes to improve and expand the travelway and parking lot to/in the rear of the building. The existing gravel drive and parking area shall be widened, paved, and curbed to direct stormwater runoff. The outdoor features on the north side of the business shall be relocated, with the peastone patio/seating area being moved to the southern site of the building, and with the delivery bay being moved further east to accommodate the proposed addition.

The business is currently serviced by Town Sewer (KSD) and Town Water (KWD), and these services shall remain for the proposed development. The parcel is located within the MS4 District, and the applicant has pursued the possibility of this development's stormwater runoff being accepted by the MS4 infrastructure beneath State Road. A Road Construction Permit was filed with the Town at the request of the Public Works Inspector for this item, and correspondence noting the Town's acceptance is attached.

The Shoreland Development Plan Application associated with this development is submitted at the request of the Town Planner after conversations on the process required for this specific zoning overlay. The Town's GIS service notes a stream and associated stream protection setback existing in the sideline between the subject parcel and the northerly abutter, though

correspondence and site explorations have suggested that this stream no longer exists. Sheet 5 of the attached Plan Set displays the required Shoreland Development Plan associated with this application.

We look forward to discussing this project with the Planning Board at their next available meeting. Please contact me for any additional information or clarifications required.

Sincerely;

A handwritten signature in black ink, appearing to read "Michael J. Sudak". The signature is fluid and cursive, with the first name being the most prominent.

Michael J. Sudak, E.I.T.
Staff Engineer

cc: Kevin Cambridge, Terra Cotta Pasta Co.
C206-21 Cover Sketch Rev 22Apr2021



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 checked="" type="checkbox"/> \$200.00	Amount Paid: \$ 200		Date: 04/22/2021	
PROPERTY DESCRIPTION	Parcel ID	Map 3	Zone(s)-Base:	B-L1	Total Land Area	0.65 ac.
	Lot 1	Overlay:	SPO	MS4	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	Physical Address	52 State Road, Kittery ME 03904				
PROPERTY OWNER'S INFORMATION	Name	Kevin Cambridge		Mailing Address	52 State Road, Kittery ME 03904	
	Phone	1.603.817.4249				
	Fax					
	Email	kevin.cambridge@terracottapasta.com				
APPLICANT'S AGENT INFORMATION	Name	Michael J. Sudak		Name of Business	Attar Engineering, Inc.	
	Phone	1.207.439.6023		Mailing Address	1284 State Road, Eliot ME 03903	
	Fax	1.207.439.2128				
	Email	mike@attarengineering.com				
PROJECT DESCRIPTION	<i>See reverse side regarding information to be provided.</i>					
	Existing Land Use(s):					
	Commercial Kitchen, Retail, Warehouse/Storage					
	Proposed Land Use(s) and Development:					
	No proposed Change of Use - expansion to all three listed Existing Land Uses. Expansion to existing company building, expansion to existing on-site parking, and relocation of outdoor patio/seating area.					
	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)					
	No anticipated construction constraints from existing Shoreland (SPO) Zone. See separate Shoreland Development Plan & Application as part of this submittal.					
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:	4/22/2021		Date:	4/22/2021		

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.

SHORELAND DEVELOPMENT PLAN APPLICATION



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


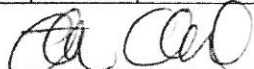
MAP <u>3</u> LOT <u>1</u>
DATE: <u>04/22/2021</u>
FEE: <u>\$200</u>
ASA*: _____

PROPERTY DESCRIPTION	Physical Address	52 State Road, Kittery ME 03904		
	Base Zone	B-L1	Overlay Zone (s)	Shoreland (Stream Protection Overlay)
OWNER INFORMATION	Name	Kevin Cambridge		Mailing Address 52 State Road, Kittery ME 03904
	Phone	1.603.817.4249		
	Email	kevin.cambridge@terracottapasta.com		
AGENT INFORMATION	Name	Michael J. Sudak		Company Attar Engineering, Inc.
	Phone	1.207.439.6023		Mailing Address 1284 State Road, Eliot ME 03903
	Email	mike@attarengineering.com		
	Fax	1.207.439.2128		
APPLICANT INFORMATION	Name			Mailing Address
	Phone			
	Email			

PROJECT DESCRIPTION	<p><u>Existing Use:</u> Existing Terra Cotta business, 1st Floor split between Commercial Kitchen and Retail Space 2nd Floor entirely Warehouse/Storage in support of business Existing 2BR Dwelling also located on site</p>
	<p><u>Proposed Use</u> (describe in detail): Construct 1,760 square foot/two-story addition off rear of existing Terra Cotta business. Entire 1st Floor of existing TCPC building shall become Retail Space, and entire 1st Floor of proposed expansion shall be Commercial Kitchen space. 2nd Floor of both existing building and addition shall remain Warehouse/Storage. Expand rear parking area to serve added Retail Space, and add Vehicle Bay in rear of proposed expansion for deliveries. Relocate existing outdoor patio/seating area for customers. Existing 2BR Dwelling to remain unchanged.</p>

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	A significant portion of the parcel is located within the Shoreland (Stream Protection Overlay) Zone. See attached correspondence with the Town of Kittery on the potential application of this zone for this development.

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:	4/22/2021	Date:	4/22/2021

*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	
<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 type="checkbox"/> Wetlands and flood plains <input 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 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 checked="" type="checkbox"/> Nearest fire hydrant <input checked="" type="checkbox"/> Nearest significant water body; ocean, wetland, stream

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

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: 18* feet

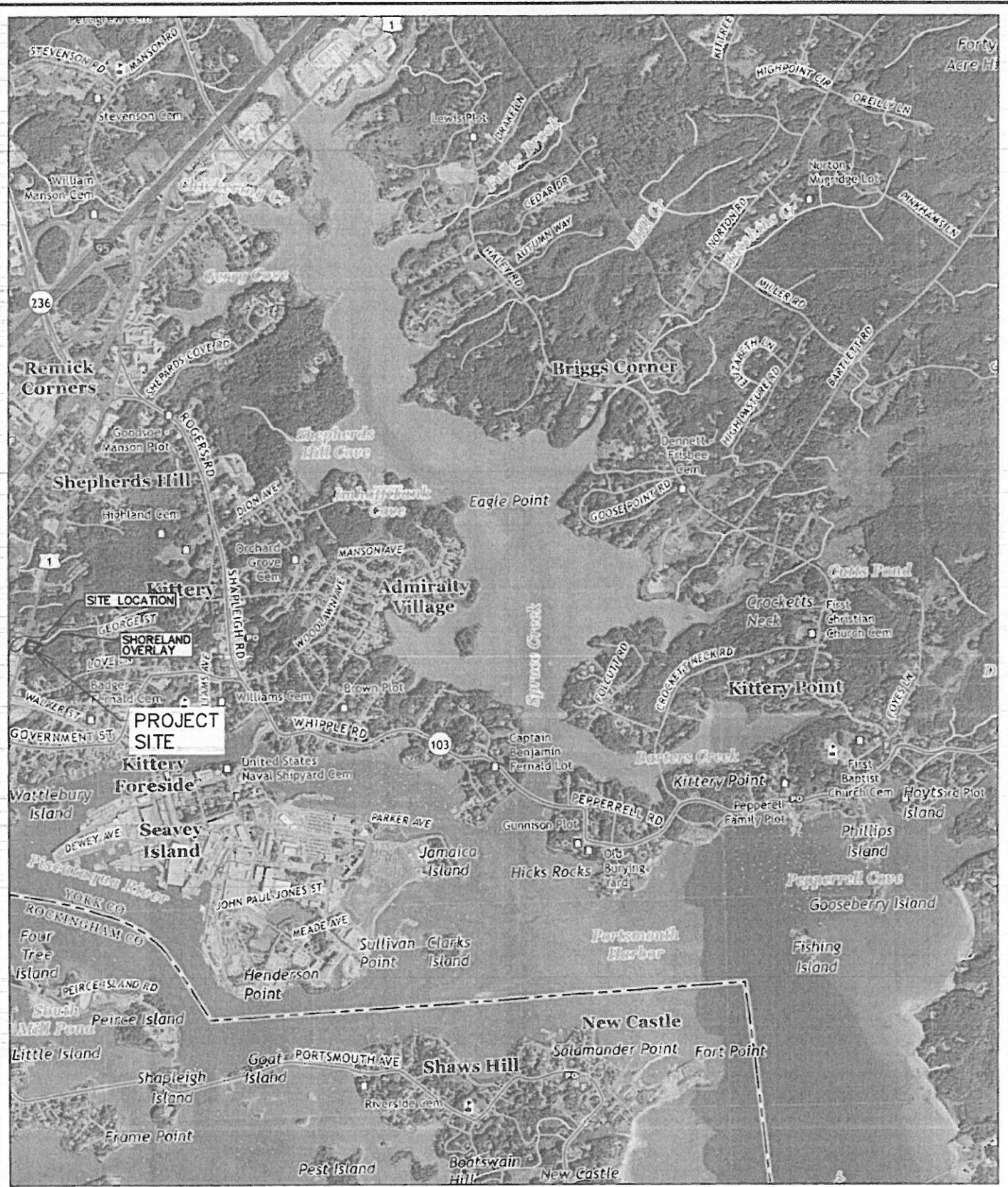
* See Shoreland Development Plan

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	1,073 sf	3,094 sf	188 %	
Construction:	New: <input checked="" type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/>			Value:
	Maintenance/repair: <input type="checkbox"/>			\$
*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)	70 %	7,739 sf	10,355 sf	69.6 %
*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)	50 %	1,073 sf	3,094 sf	20.8 %
*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.



ATTAR ENGINEERING, INC. CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128			LOCATION: 52 STATE ROAD KITTERY ME 03904 TAX MAP 3, LOT 1		TERRA COTTA PASTA CO. C/O KEVIN CAMBRIDGE 52 STATE RD. KITTERY
SCALE: 1" = 2000'	APPROVED BY:	DRAWN BY: MJS	INFORMATION: USGS LOCATION MAP 7.5-MINUTE SERIES KITTERY QUADRANGLE		
DATE: 04/22/21		REVISION DATE: - : -			
JOB NO: C206-21	FILE: TERRA COTTA BASE.DWG	SHEET: 1			

From: [Kittery, ME](#)
To: [Mike Sudak](#)
Subject: Jessa Kellogg commented on Is the application complete? for #EP-21-5
Date: Tuesday, March 23, 2021 2:12:50 PM



Kittery, ME

Jessa Kellogg commented on Is the application complete? for #EP-21-5

"Hi Mike,
This all looks fine. Once you are through permitting with Code/Planning I can approve this, and I've let them know you have permission to connect.

Thanks,
Jessa"

[View Details](#)



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From: [Mike Sudak](#)
To: [Jessa Kellogg](#)
Cc: [Ken Wood](#); [Kevin Cambridge](#)
Subject: RE: Terra Cotta Pasta Co.
Date: Friday, March 19, 2021 1:52:00 PM

Good Afternoon Jessa,

Thank you for taking my call earlier. I have completed the requested Road Excavation Permit and have submitted the required framework (issued number is EP-21-5). Please take a look and give me a call to discuss what other construction items/details you would like to see provided to get comfortable with what we are proposing to dedicate.

Thanks and take care,
-Mike

From: Ken Wood <Ken@attarengineering.com>
Sent: Thursday, March 18, 2021 4:17 AM
To: [Jessa Kellogg](mailto:JKellogg@kitteryme.org) <JKellogg@kitteryme.org>; [Bart McDonough](mailto:BMcDonough@kitteryme.org) <BMcDonough@kitteryme.org>; [Craig Alfis](mailto:CraigAlfis@kitteryme.org) <CEO@kitteryme.org>; [Mike Sudak](mailto:mike@attarengineering.com) <mike@attarengineering.com>
Cc: billrob54@comcast.net; [Kevin Cambridge](mailto:kevin.cambridge@terracottapasta.com) <kevin.cambridge@terracottapasta.com>; [Dave Evans](mailto:DEvans@kitteryme.org) <DEvans@kitteryme.org>
Subject: RE: Terra Cotta Pasta Co.

Great. Thanks Jessa, Mike can forward this info to you. Best.

Ken

Sent from my Sprint Samsung Galaxy S10e.

----- Original message -----

From: [Jessa Kellogg](mailto:JKellogg@kitteryme.org) <JKellogg@kitteryme.org>
Date: 3/17/21 2:55 PM (GMT-05:00)
To: [Bart McDonough](mailto:BMcDonough@kitteryme.org) <BMcDonough@kitteryme.org>, [Ken Wood](mailto:Ken@attarengineering.com) <Ken@attarengineering.com>, [Craig Alfis](mailto:CEO@kitteryme.org) <CEO@kitteryme.org>
Cc: billrob54@comcast.net, [Kevin Cambridge](mailto:kevin.cambridge@terracottapasta.com) <kevin.cambridge@terracottapasta.com>, [Dave Evans](mailto:DEvans@kitteryme.org) <DEvans@kitteryme.org>
Subject: Re: Terra Cotta Pasta Co.

Hi Ken,

The size of the site and amount of disturbance does not trigger any local stormwater permitting. If there is no alternate location to discharge stormwater (i.e. to the rear or nearby wetlands) or if the stormwater cannot be contained on site, I can permit a connection from a private drainage system to the municipal drainage system, provided that a maintenance and inspection plan is submitted for the private system and the owner is responsible for the connection. I will need a Road Excavation Permit submitted and my preference is to have the basin cored and boot installed so future maintenance is easier. Please let me know if you need any additional information!

Thanks,
Jessa

Jessa Kellogg
Public Works Inspector
Town of Kittery
200 Rogers Road
Kittery, Maine 03904
www.kitteryme.gov
jk Kellogg@kitteryme.org
(207) 475-1321

From: Bart McDonough
Sent: Tuesday, March 16, 2021 17:02
To: Ken Wood; Craig Alfis
Cc: billrob54@comcast.net; Kevin Cambridge; Dave Evans; Jessa Kellogg
Subject: RE: Terra Cotta Pasta Co.

Afternoon Ken,

Thanks for sending this over. Given Jessa is our MS4 / stormwater leader, I will defer to her to determination on the permissibility and requirements of discharging into the system. I will follow up with her tomorrow on the matter as I have meeting with her on another project.

Be in touch soon.

Best,

Bart McDonough
Town Planner
Town of Kittery

200 Rogers Road
Kittery, ME 03904
Phone: 207.475.1323
Email: bmcdonough@kitteryme.org

From: Ken Wood [<mailto:Ken@attarengineering.com>]
Sent: Tuesday, March 16, 2021 4:32 PM
To: Bart McDonough <BMcDonough@kitteryme.org>; Craig Alfis <CEO@kitteryme.org>
Cc: billrob54@comcast.net; Kevin Cambridge <kevin.cambridge@terracottapasta.com>; Dave Evans <DEvans@kitteryme.org>; Jessa Kellogg <JKellogg@kitteryme.org>
Subject: RE: Terra Cotta Pasta Co.

Hi Bart – I have attached the site plan for Terra Cotta Pasta – Mike Sudak from this office also discussed stormwater management with Jessa (copied here) and she mentioned that we may be able to discharge directly to the municipal system in State Rd. Before I forward any waiver requests can we further this discussion or can Jessa comment as this would decide whether or not we need on site quality and quantity treatment. Best and thank you for your assistance, as always.

Ken

Kenneth A. Wood, P.E.

President

ATTAR

ENGINEERING, INC.

CIVIL ♦ STRUCTURAL ♦ MARINE

1284 State Road
Eliot, ME 03903
Phone: (207) 439-6023
Fax: (207) 439-2128

www.attarengineering.com

From: Bart McDonough <BMcDonough@kitteryme.org>
Sent: Tuesday, October 20, 2020 5:01 PM
To: Craig Alfis <CEO@kitteryme.org>; Ken Wood <Ken@attarengineering.com>
Cc: billrob54@comcast.net; Kevin Cambridge <kevin.cambridge@terracottapasta.com>; Dave Evans <DEvans@kitteryme.org>
Subject: RE: Terra Cotta Pasta Co.

Evening Ken,

Unfortunately, this will have to go through the Planning Board review process giving the reasons Craig stated below. In my opinion, the cleanest way forward is to request waivers from the site plan ordinance standards. Before you file an application for Planning Board review, please email me, Craig and Dave your proposed site plan and accompanying waiver requests and we respond with initial comments.

Let me know if you think that is a good way forward, if not, I'm open to suggestions.

Best,

Bart McDonough

Town Planner

Town of Kittery

200 Rogers Road

Kittery, ME 03904

Phone: 207.475.1323

Email: bmcdonough@kitteryme.org

From: Craig Alfis

Sent: Tuesday, October 20, 2020 4:49 PM

To: Ken Wood <Ken@attarengineering.com>

Cc: billrob54@comcast.net; Kevin Cambridge <kevin.cambridge@terracottapasta.com>; Dave Evans <DEvans@kitteryme.org>; Bart McDonough <BMcDonough@kitteryme.org>

Subject: RE: Terra Cotta Pasta Co.

Hi Ken,

I've attached a screen shot of our official zoning map and of our online mapping system. These show a little more clearly that there is a stream with Stream Protection (OZ-SL-75). Stream Protection is basically a sub type of Shoreland Overlay that carries a 75 foot setback vs. the normal 100 foot setback and 250 foot buffer. I completely agree that there is not a functional stream in the location that is shown on the map but unfortunately I have to treat it as there is unless the official zoning map is changed. Myself and Bart McDonough, the Town Planner, met with Kevin and we agreed that the easiest way to go about the development would be to do a shoreland development plan and hopefully the Planning Board would amend the zoning map as a result. The only other way to get around would be to bring a zoning map amendment to the Planning Board and we believe this would be a harder process than the shoreland development plan. I've copied Bart on the email. He will need to answer your last question about the full site plan.

Craig Alfis

Code Enforcement Officer

Town of Kittery

207-475-1308

kitteryme.gov/code-enforcement

From: Ken Wood <Ken@attarengineering.com>

Sent: Tuesday, October 20, 2020 1:33 PM

To: Craig Alfis <CEO@kitteryme.org>

Cc: billrob54@comcast.net; Kevin Cambridge <kevin.cambridge@terracottapasta.com>

Subject: Terra Cotta Pasta Co.

Good Afternoon Craig – we’re currently assisting Kevin Cambridge in the civil design and permitting for the addition to Terra Cotta Pasta. Yesterday I visited the site and there is no evidence of a stream on or adjacent to the parcel (for background, I am a certified Natural Scientist in N.H. and have been delineating wetlands since 1988). I also reviewed the Site Plans that we designed and successfully permitted for both adjacent parcels (50 State Road, Map 3/Lot 2 for Granite State Pioneer Group and 56 State Road, Map 8/Lot 43 for Marshall Rental) – both were permitted under the Base (LB-1 at the time) zoning requirements and were not considered a Shoreland Development application. I also reviewed the zoning map and the parcel doesn’t appear to be in the SLZ but a stream is shown in the area according to the town’s Stream Buffers map – is this the reason a Shoreland Development Plan is required? Thanks for any assistance Craig – can you also let me know if the addition requires a full site plan application and review (Site and Grading Plan and Stormwater Management)? Thanks again.

Best.

Ken

Kenneth A. Wood, P.E.

President

ATTAR

ENGINEERING, INC.

CIVIL ♦ STRUCTURAL ♦ MARINE

1284 State Road

Eliot, ME 03903

Phone: (207) 439-6023

Fax: (207) 439-2128

www.attarengineering.com

----- Forwarded message -----

From: **Kevin Cambridge** <kevin.cambridge@terracottapasta.com>

Date: Tue, Oct 13, 2020 at 9:39 AM

Subject: Re: Terra Cotta Pasta Co.
To: Craig Alfis <CEO@kitteryme.org>

Thank You Craig I will pass this on to Bill Robinson and Ken Woods, Kevin

On Tue, Oct 13, 2020 at 9:34 AM Craig Alfis <CEO@kitteryme.org> wrote:

Hi Kevin,

We recently updated our online mapping system to match the Town Council approved zoning map. This could account for the discrepancy for why it was not brought up in prior conversations. The map can be viewed online at <https://www.axisgis.com/KitteryME/>. As for Marshall's, they were given Planning Board approval for the building and the site plan. The best next step would be to have a surveyor come out and survey the property. They will determine whether that stream is functional or not (we are assuming that it is no longer functional as it is mostly a man made drainage swale in the area). Unfortunately, regardless of what we determine in office, the stream is still shown on our map with Shoreland Protection. Once you have a survey you can go to Planning Board with the survey and the building plan for a shoreland development review. If your survey shows that there is no functional stream that review should be fairly easy. Once you have the Planning Board approval you would just need to pull a building permit and you would be all set to go.

Craig Alfis

Code Enforcement Officer
Town of Kittery
207-475-1308

kitteryme.gov/code-enforcement

From: Kevin Cambridge <kevin.cambridge@terracottapasta.com>
Sent: Thursday, October 8, 2020 2:19 PM
To: Craig Alfis <CEO@kitteryme.org>
Subject: Fwd: Terra Cotta Pasta Co.

----- Forwarded message -----

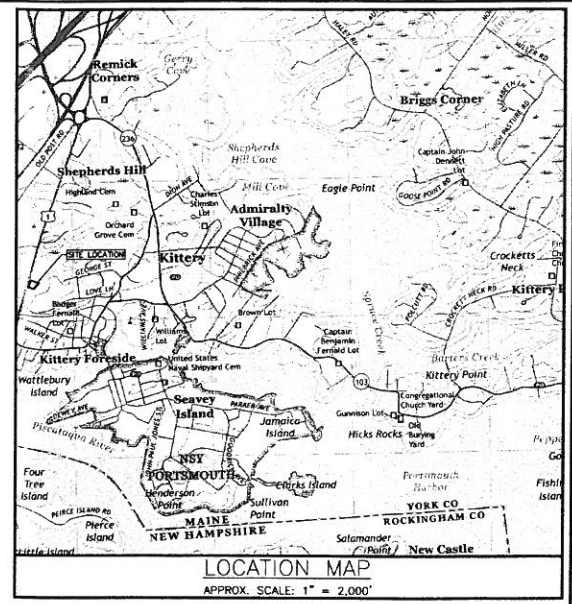
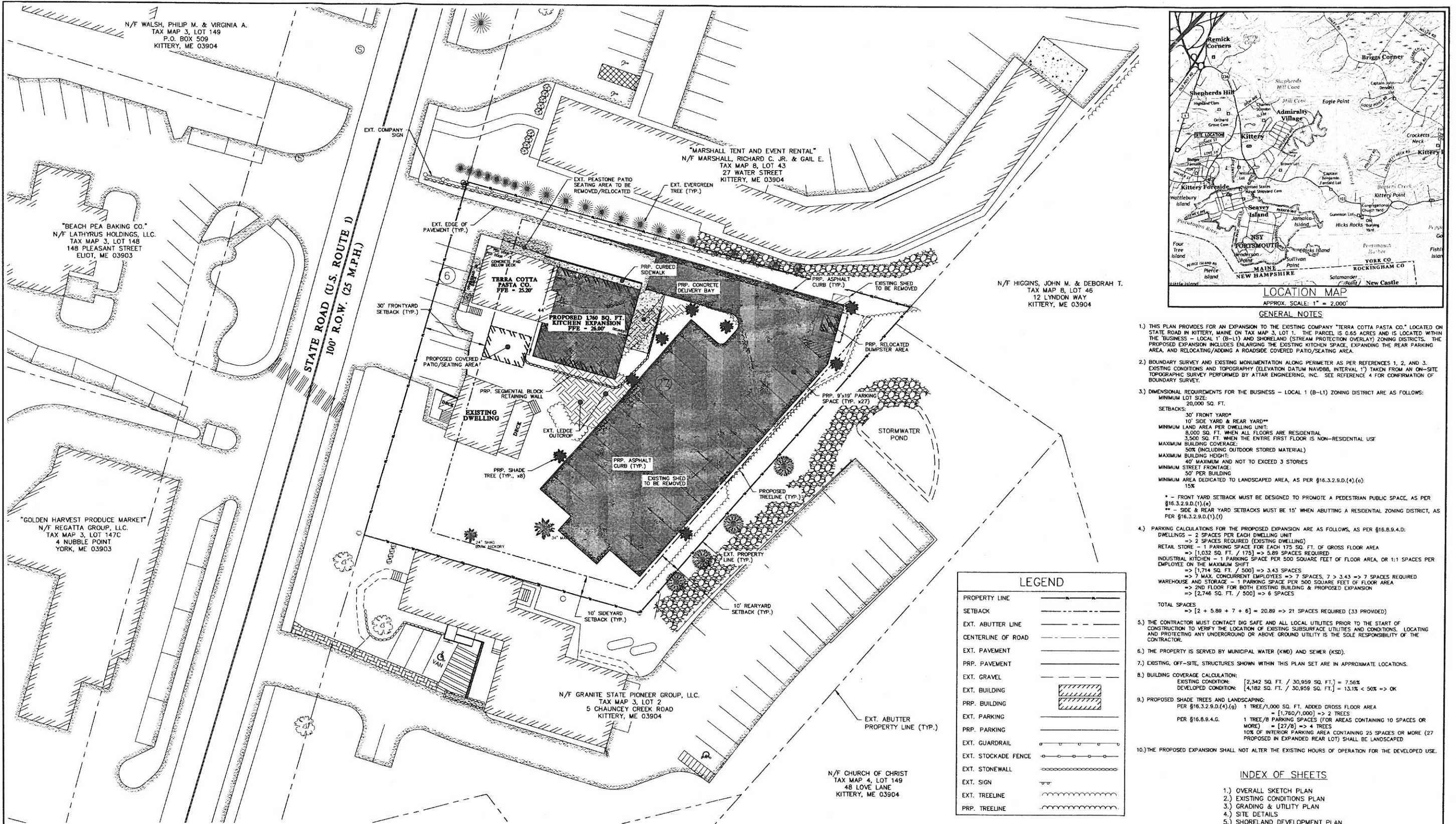
From: Kevin Cambridge <kevin.cambridge@terracottapasta.com>
Date: Mon, Oct 5, 2020 at 12:09 PM
Subject: Terra Cotta Pasta Co.
To: Craig Alfis <ceo@kitteryme.org>

Good morning Craig, it's Kevin Cambridge. Thanks for taking the time to meet with

me

Thursday. I was surprised to know about the information about the stream as I've spoke with Dave on two prior occasions about my intentions and was not mentioned. I am curious if you can forward the map with delineations on it w regards to the stream. I may be wrong but it seems to me Marshalls built all along the course of the stream. I'm just thinking out loud as my hope is to expand as my layout showed. I'm very much hoping my plan will work as we've been working in some very tight space for a long time, not to mention bought the property on the premise of expansion.

If you have any steps I should be doing and advice to help me, I would appreciate it. Thank you <Dave and Bart for meeting Thursday (sorry for the screw-up about where). Kevin Cambridge



GENERAL NOTES

- 1.) THIS PLAN PROVIDES FOR AN EXPANSION TO THE EXISTING COMPANY "TERRA COTTA PASTA CO." LOCATED ON STATE ROAD IN KITTERY, MAINE ON TAX MAP 3, LOT 1. THE PARCEL IS 0.65 ACRES AND IS LOCATED WITHIN THE BUSINESS - LOCAL 1 (B-1) AND SHORELAND (STREAM PROTECTION OVERLAY) ZONING DISTRICTS. THE PROPOSED EXPANSION INCLUDES ENLARGING THE EXISTING KITCHEN SPACE, EXPANDING THE REAR PARKING AREA, AND RELOCATING/ADDING A ROADSIDE COVERED PATIO/SEATING AREA.
- 2.) BOUNDARY SURVEY AND EXISTING MONUMENTATION ALONG PERIMETER AS PER REFERENCES 1, 2, AND 3. EXISTING CONDITIONS AND TOPOGRAPHY (ELEVATION DATUM NAVD83, INTERVAL 1') TAKEN FROM AN ON-SITE TOPOGRAPHIC SURVEY PERFORMED BY ATTAR ENGINEERING, INC. SEE REFERENCE 4 FOR CONFIRMATION OF BOUNDARY SURVEY.
- 3.) DIMENSIONAL REQUIREMENTS FOR THE BUSINESS - LOCAL 1 (B-1) ZONING DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 20,000 SQ. FT.
 SETBACKS:
 30' FRONT YARD*
 10' SIDE YARD & REAR YARD**
 MINIMUM LAND AREA PER DWELLING UNIT: 8,000 SQ. FT. WHEN ALL FLOORS ARE RESIDENTIAL
 3,500 SQ. FT. WHEN THE ENTIRE FIRST FLOOR IS NON-RESIDENTIAL USE
 MAXIMUM BUILDING COVERAGE: 50% (INCLUDING OUTDOOR STORED MATERIAL)
 MAXIMUM BUILDING HEIGHT: 40' MAXIMUM AND NOT TO EXCEED 3 STORIES
 MINIMUM STREET FRONTAGE: 50' PER BUILDING
 MINIMUM AREA DEDICATED TO LANDSCAPED AREA, AS PER §16.3.2.9.D.(4)(c): 15%
 * - FRONT YARD SETBACK MUST BE DESIGNED TO PROMOTE A PEDESTRIAN PUBLIC SPACE, AS PER §16.3.2.9.D.(1)(4)
 ** - SIDE & REAR YARD SETBACKS MUST BE 15' WHEN ABUTTING A RESIDENTIAL ZONING DISTRICT, AS PER §16.3.2.9.D.(1)(1)

- 4.) PARKING CALCULATIONS FOR THE PROPOSED EXPANSION ARE AS FOLLOWS, AS PER §16.8.9.4.D:
 DWELLINGS - 2 SPACES PER EACH DWELLING UNIT
 => 2 SPACES REQUIRED (EXISTING DWELLING)
 RETAIL STORE - 1 PARKING SPACE FOR EACH 175 SQ. FT. OF GROSS FLOOR AREA
 => (1,032 SQ. FT. / 175) => 5.89 SPACES REQUIRED
 INDUSTRIAL KITCHEN - 1 PARKING SPACE PER 500 SQUARE FEET OF FLOOR AREA, OR 1:1 SPACES PER EMPLOYEE ON THE MAXIMUM SHIFT
 => (1,714 SQ. FT. / 500) => 3.43 SPACES
 => 7 MAX. CONCURRENT EMPLOYEES => 7 SPACES, 7 x 3.43 => 7 SPACES REQUIRED
 WAREHOUSE AND STORAGE - 1 PARKING SPACE PER 500 SQUARE FEET OF FLOOR AREA
 => 2ND FLOOR FOR BOTH EXISTING BUILDING & PROPOSED EXPANSION
 => (2,746 SQ. FT. / 500) => 6 SPACES
 TOTAL SPACES
 => [2 + 5.89 + 7 + 6] = 20.89 => 21 SPACES REQUIRED (33 PROVIDED)

- 5.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 6.) THE PROPERTY IS SERVED BY MUNICIPAL WATER (KWD) AND SEWER (KSD).
- 7.) EXISTING, OFF-SITE, STRUCTURES SHOWN WITHIN THIS PLAN SET ARE IN APPROXIMATE LOCATIONS.
- 8.) BUILDING COVERAGE CALCULATION:
 EXISTING CONDITION: [2,342 SQ. FT. / 30,959 SQ. FT.] = 7.58%
 DEVELOPED CONDITION: [4,162 SQ. FT. / 30,959 SQ. FT.] = 13.1% < 50% => OK
- 9.) PROPOSED SHADE TREES AND LANDSCAPING:
 PER §16.3.2.9.D.(4)(g) 1 TREE/1,000 SQ. FT. ADDED GROSS FLOOR AREA
 = [1,760/1,000] => 2 TREES
 PER §16.8.9.4.G. 1 TREE/8 PARKING SPACES (FOR AREAS CONTAINING 10 SPACES OR MORE) = [27/8] => 4 TREES
 10% OF INTERIOR PARKING AREA CONTAINING 25 SPACES OR MORE (27 PROPOSED IN EXPANDED REAR LOT) SHALL BE LANDSCAPED

- 10.) THE PROPOSED EXPANSION SHALL NOT ALTER THE EXISTING HOURS OF OPERATION FOR THE DEVELOPED USE.

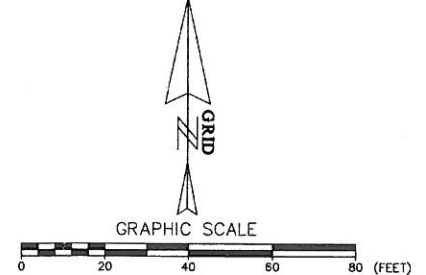
LEGEND

PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
CENTERLINE OF ROAD	---
EXT. PAVEMENT	---
PRP. PAVEMENT	---
EXT. GRAVEL	---
EXT. BUILDING	---
PRP. BUILDING	---
EXT. PARKING	---
PRP. PARKING	---
EXT. GUARDRAIL	---
EXT. STOCKADE FENCE	---
EXT. STONEWALL	---
EXT. SIGN	---
EXT. TREELINE	---
PRP. TREELINE	---

TOWN OF KITTERY PLANNING BOARD	DATE

- REFERENCES**
- 1.) "STANDARD BOUNDARY SURVEY OF RICHARD R. & SANDRA WING, U.S. ROUTE ONE, KITTERY, MAINE" PREPARED BY ALICE GOODWIN, PLPS #1306 OF WRIGHT PIERCE ENGINEERS. PLAN DATED 10/28/1988 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN DEED BOOK 178, PAGE 1.
 - 2.) "SITE PLAN - MIXED USE BUILDING, 50 STATE ROAD, KITTERY, MAINE" PREPARED FOR GRANITE STATE PIONEER GROUP, LLC. PREPARED BY ATTAR ENGINEERING, INC. PLAN DATED 08/07/2012.
 - 3.) "SITE PLAN AMENDMENT - MARSHALL RENTAL CENTER, 56 STATE ROAD, KITTERY, MAINE" PREPARED BY ATTAR ENGINEERING, INC. PLAN DATED 06/15/2012.
 - 4.) WARRANTY DEED FOR THE SUBJECT PARCEL IS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN DEED BOOK 16592, PAGE 268. ADDITIONALLY, SETTLEMENT AND BOUNDARY LINE AGREEMENT IS RECORDED AT THE Y.C.R.D. IN DEED BOOK 4963, PAGE 253.

STATE OF MAINE - YORK COUNTY
 ss. REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____, M., AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER



NO.	DESCRIPTION	DATE



TAX MAP 3, LOT 1

OVERALL SKETCH PLAN
 TERRA COTTA PASTA COMPANY
 STATE ROAD, KITTERY, MAINE

FOR: TERRA COTTA PASTA COMPANY
 C/O KEVIN CAMBRIDGE, 52 STATE ROAD
 KITTERY, ME 03904

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE • SURVEYING
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-8023 FAX: (207)439-2128

SCALE: 1" = 20'
 DATE: 04/22/21
 JOB NO: C206-21

APPROVED BY: *[Signature]*
 FILE: TERRA COTTA BASE.DWG

DRAWN BY: MJS
 REVISION DATE: - : -
 SHEET: 1

N/F WALSH, PHILIP M. & VIRGINIA A.
TAX MAP 3, LOT 149
P.O. BOX 509
KITTERY, ME 03904

"BEACH PEA BAKING CO."
N/F LATHYRUS HOLDINGS, LLC.
TAX MAP 3, LOT 148
148 PLEASANT STREET
ELIOT, ME 03903

"GOLDEN HARVEST PRODUCE MARKET"
N/F REGATTA GROUP, LLC.
TAX MAP 3, LOT 147C
4 NUBBLE POINT
YORK, ME 03903

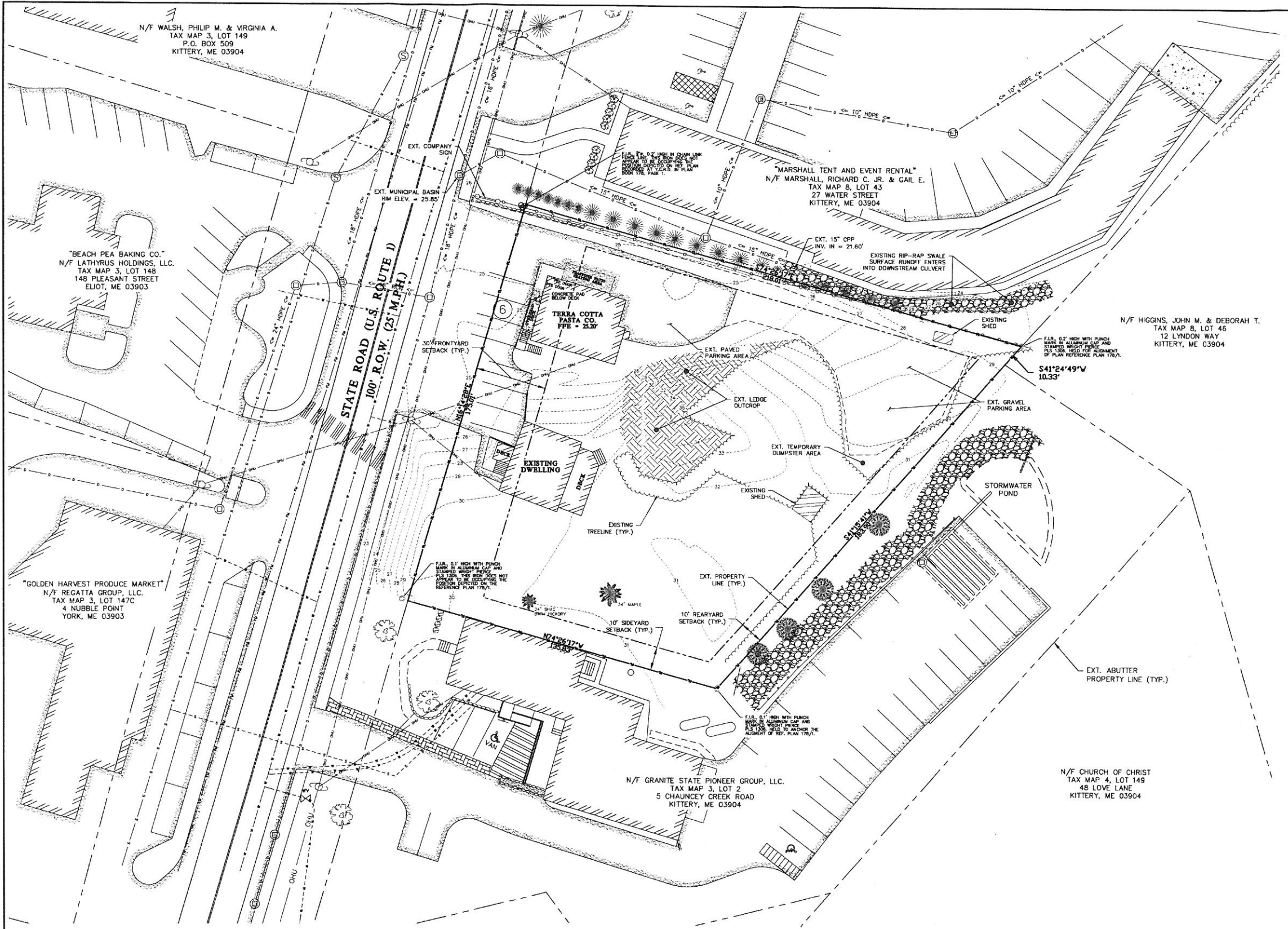
"MARSHALL TENT AND EVENT RENTAL"
N/F MARSHALL, RICHARD C. JR. & GAIL E.
TAX MAP 8, LOT 43
27 WATER STREET
KITTERY, ME 03904

N/F HIGGINS, JOHN M. & DEBORAH T.
TAX MAP 8, LOT 46
12 LYNDON WAY
KITTERY, ME 03904

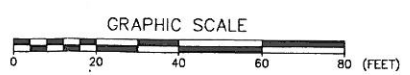
N/F CHURCH OF CHRIST
TAX MAP 4, LOT 149
48 LOVE LANE
KITTERY, ME 03904

N/F GRANITE STATE PIONEER GROUP, LLC.
TAX MAP 3, LOT 2
5 CHAUNCEY CREEK ROAD
KITTERY, ME 03904

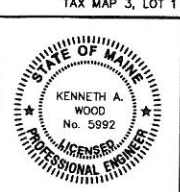
STATE ROAD (U.S. ROUTE 1)
100' R.O.W. (25' M.P.H.)



LEGEND	
PROPERTY LINE	---
SETBACK	---
EXT. BUTTER LINE	---
CENTERLINE OF ROAD	---
EXT. PAVEMENT	---
EXT. GRAVEL	---
EXT. BUILDING	---
EXT. PARKING	---
EXT. GUARDRAIL	---
EXT. STOCKADE FENCE	---
EXT. STONEWALL	---
EXT. SIGN	---
EXT. TREELINE	---
EXT. MAJOR CONTOUR	---
EXT. MINOR CONTOUR	---
EXT. CATCH BASIN	---
EXT. SEWER MANHOLE	---
EXT. POWER POLE	---
EXT. STORM LINE	---
EXT. SEWER LINE	---
EXT. OVERHEAD ELEC	---
FOUND IRON ROD	---



NO.	DESCRIPTION	DATE



EXISTING CONDITIONS PLAN
TERRA COTTA EXPANSION
STATE ROAD, KITTERY, MAINE

TAX MAP 3, LOT 1

FOR: TERRA COTTA PASTA COMPANY
C/O KEVIN CAMBRIDGE, 52 STATE ROAD
KITTERY, ME 03904

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

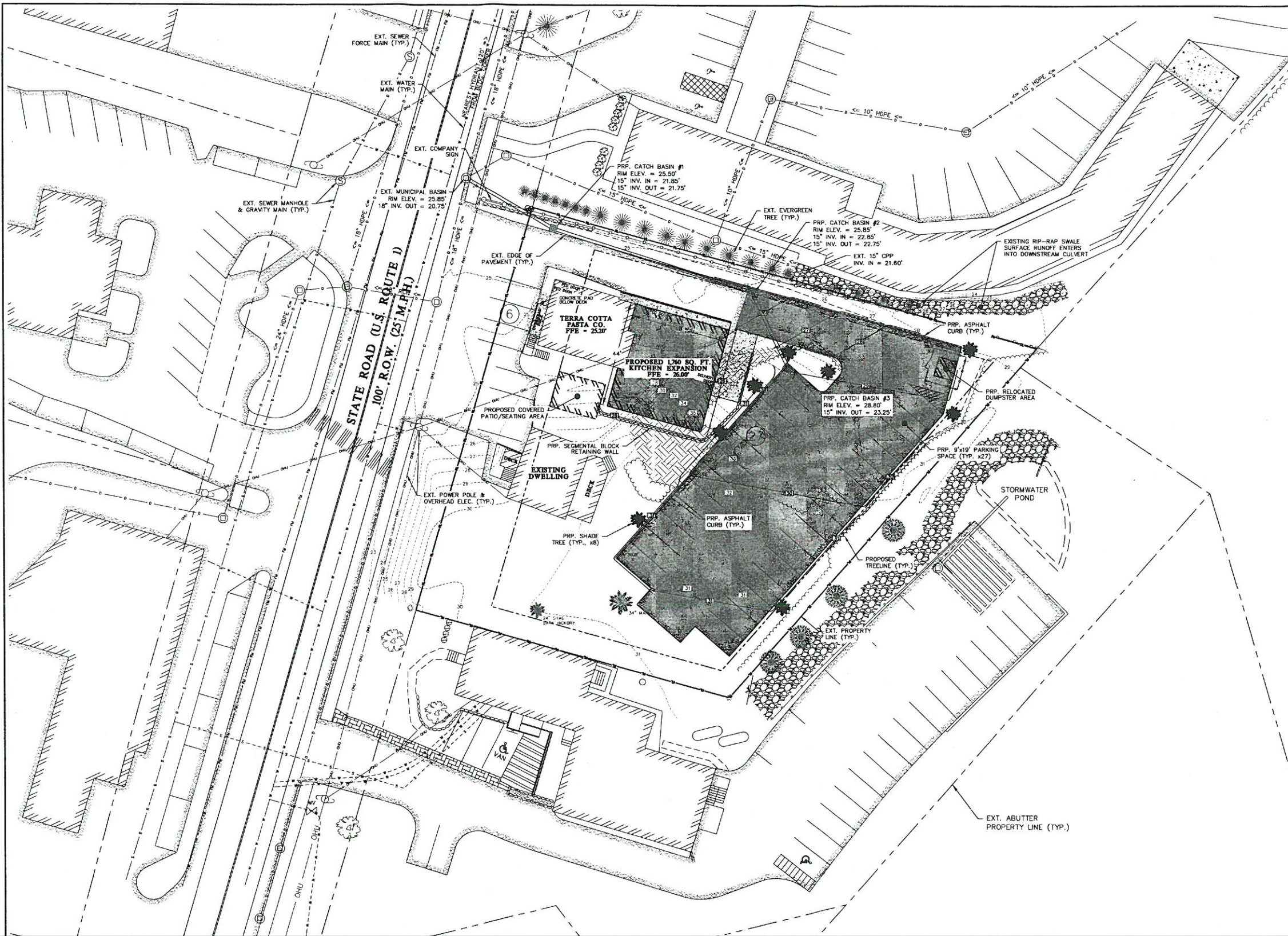
SCALE: 1" = 20'
DATE: 04/22/21
JOB NO: C206-21

APPROVED BY: *[Signature]*
DATE: 4/22/21
FILE: TERRA COTTA BASE.DWG

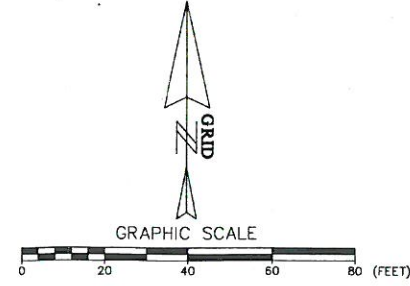
DRAWN BY: MJS
REVISION DATE: - : -
SHEET: 2

GRADING & UTILITY NOTES

- 1.) ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL (UNLESS NOTED OTHERWISE). PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HDPE CULVERT TRENCH DETAIL.
- 2.) PROPOSED CATCH BASINS AND STORM DRAIN LINES ARE SUBJECT TO A ROAD CONSTRUCTION PERMIT FOR THE MINOR DISTURBANCE TO THE U.S. ROUTE 1 RIGHT-OF-WAY. SITE STORMWATER RUNOFF SHALL BE DEDICATED TO THE MS4 SYSTEM THROUGH THE EXISTING BASIN DEPICTED ADJACENT TO THE SIDELINE BETWEEN THE SUBJECT PARCEL AND LOT 8/43.
- 3.) ALL PROPOSED CATCH BASINS SHALL BE MAINTAINED IN ACCORDANCE WITH §16.B.8.2 "POST-CONSTRUCTION STORMWATER MANAGEMENT"



LEGEND	
PROPERTY LINE	— — — — —
SETBACK	— — — — —
EXT. ABUTTER LINE	— — — — —
CENTERLINE OF ROAD	— — — — —
EXT. PAVEMENT	— — — — —
PRP. PAVEMENT	— — — — —
EXT. GRAVEL	— — — — —
EXT. BUILDING	[Hatched Box]
PRP. BUILDING	[Hatched Box]
EXT. PARKING	— — — — —
PRP. PARKING	— — — — —
EXT. GUARDRAIL	— — — — —
EXT. STOCKADE FENCE	— — — — —
EXT. STONEWALL	— — — — —
EXT. SIGN	— — — — —
EXT. TREELINE	— — — — —
PRP. TREELINE	— — — — —
EXT. MAJOR CONTOUR	— — — — — XXX
EXT. MINOR CONTOUR	— — — — — >>>
PRP. MAJOR CONTOUR	— — — — — XXX
PRP. MINOR CONTOUR	— — — — — XXX
PRP. SPOT GRADE	102.0'
EXT. CATCH BASIN	[Square]
PRP. CATCH BASIN	[Square]
EXT. SEWER MANHOLE	⊙
EXT. POWER POLE	⊕
EXT. STORM LINE	— D —
PRP. STORM LINE	— D —
EXT. SEWER LINE	— S —
EXT. OVERHEAD ELEC.	— O-H —



NO.	DESCRIPTION	DATE

TAX MAP 3, LOT 1

GRADING & UTILITY PLAN
TERRA COTTA EXPANSION
STATE ROAD, KITTERY, MAINE

FOR: TERRA COTTA PASTA COMPANY
C/O KEVIN CAMBRIDGE, 52 STATE ROAD
KITTERY, ME 03904

ATTAR ENGINEERING, INC.
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APPROVED BY: [Signature]
DATE: 4/22/21

DRAWN BY: MJS
REVISION DATE: - : -

JOB NO: C206-21 FILE: TERRA COTTA BASE.DWG SHEET: 3

EROSION & SEDIMENTATION CONTROL NOTES

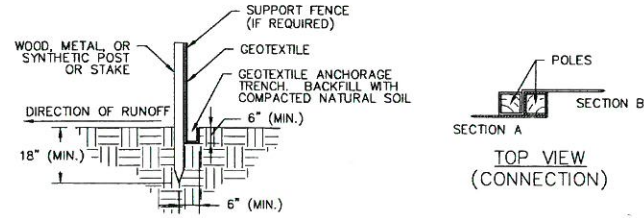
- PRIOR TO ANY SNOW EVENT, SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
- TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
- SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K20) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
- POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFLOID AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
- TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. TEMPORARY STABILIZATION WITH MULCH OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY SHALL BE TEMPORARILY STABILIZED WITH MULCH WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
- ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.
- ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED PER E&S NOTE 6. PERMANENT STABILIZATION MEANS 50% COVER WITH MATURE, HEALTHY PLANTS FOR PLANTED AREAS AND FOR SOODED AREAS, COMPLETE BINDING OF SOO ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOO OR DIE-OFF.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
- SLOPES BETWEEN 2:1 AND 3:1 (INCLUDING 3:1) SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS. SLOPES BETWEEN 2:1 AND 1.5:1 (INCLUDING 2:1) SHALL BE ANCHORED WITH RIPRAP. SLOPES ARE PROHIBITED FROM BEING STEEPER THAN 1.5:1.
- EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
- THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
- SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES.
- TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES. ANY SPILL OR RELEASE OF HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE MDEP. FOR OIL SPILLS, CALL 1-800-482-0777; FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664.
- WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
- ALL SEDIMENT BARRIERS AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- SEDIMENT BARRIERS SHALL BE INSTALLED DOWN-GRADE OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.
- THE PROPOSED STORMWATER MANAGEMENT AREAS INTENDED FOR USE AS PERMANENT. POST-CONSTRUCTION BMP'S SHALL BE USED TO TEMPORARILY MANAGE FLOWS DURING CONSTRUCTION. THESE BMP'S SHALL BE MAINTAINED DURING THEIR TEMPORARY USE BY INSTALLING THE APPROPRIATE MEASURES DURING CONSTRUCTION, INCLUDING UNDERDRAINS, SOIL FILTER MEDIA, ETC. SEDIMENT REMOVAL AND SLOPE STABILIZATION SHALL TAKE PLACE AS NECESSARY FOR TEMPORARY CONSTRUCTION MANAGEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES (DETAILED BELOW).

ROAD & DRIVEWAY CONSTRUCTION NOTES

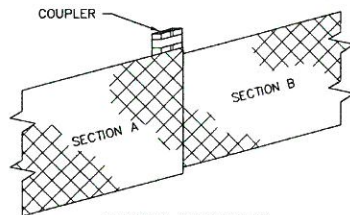
- ROADS & DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".
- ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.
- ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.
- ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

- INSPECTION AND CORRECTIVE ACTION:** INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK, PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES, AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN SAID 24 HOUR PERIOD. A TOWN-APPOINTED ENGINEER WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS AND SHALL ALSO ENSURE THAT THE RECOMMENDED MAINTENANCE IS PERFORMED.
- MAINTENANCE:** IF BEST MANAGEMENT PRACTICES (BMP'S) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMP'S OR SIGNIFICANT REPAIR OF BMP'S ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT WHICH PRODUCES 0.5 INCHES OR MORE WITHIN A 24 HOUR PERIOD. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- DOCUMENTATION:** KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMP'S THAT NEED MAINTENANCE, BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMP'S ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEETING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMP'S, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.



TOE-IN METHOD



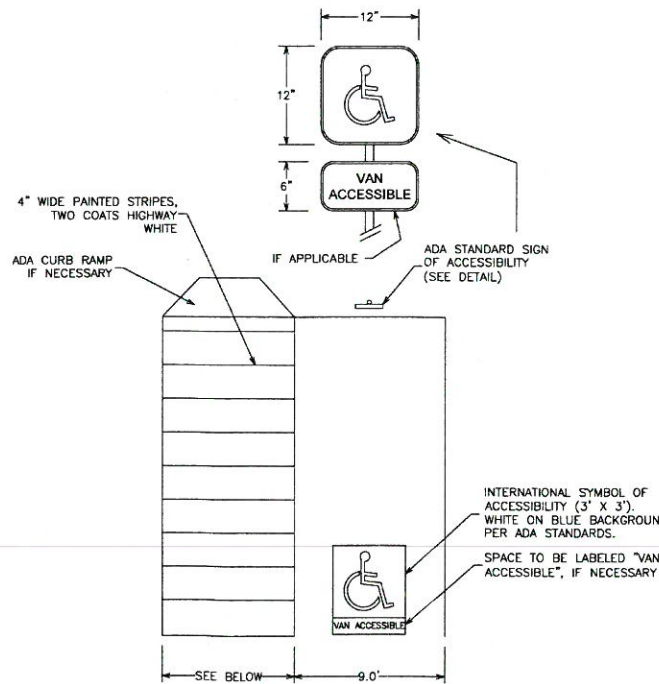
JOINING SECTIONS

THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

NOTES:

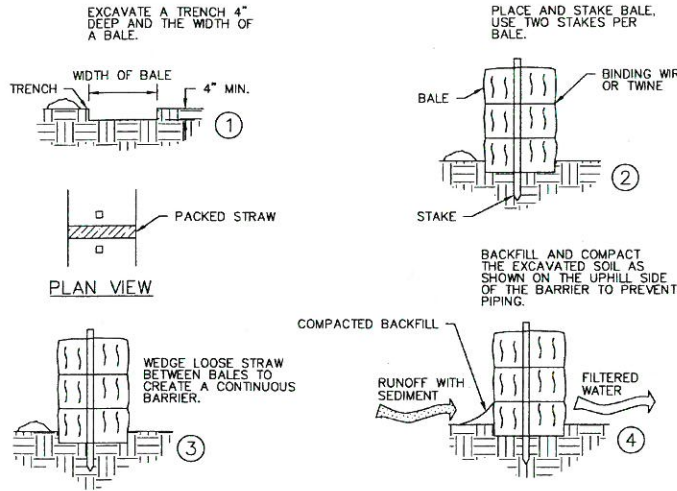
- DEPENDENT UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH THE WIRES, AND TO WOOD POSTS WITH STAPLES.
- POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE - NTS



ACCESSIBLE PARKING SPACE DETAIL

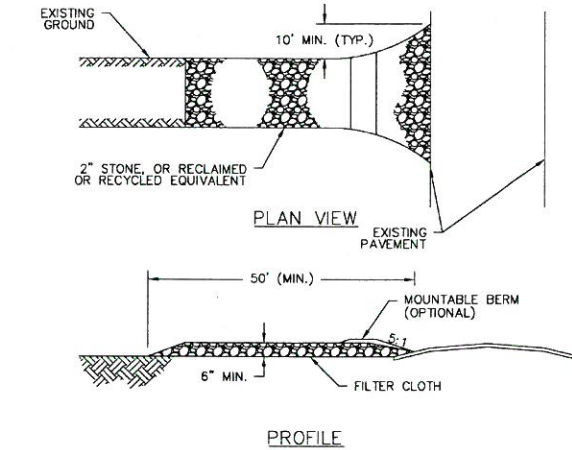
ASIS SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS (NTS)



HAY BALE BARRIER - NTS

NOTES:

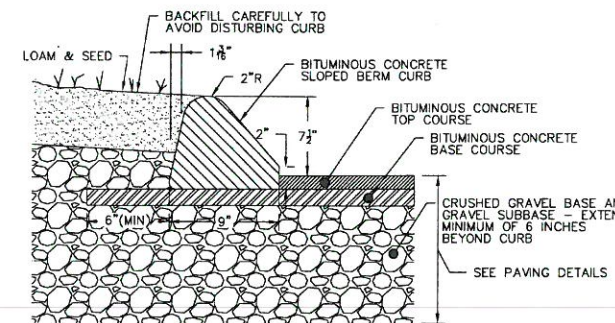
- PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR.
- PLACE BALES 10' AWAY FROM THE TOE OF SLOPE.
- IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (100' MAX.)



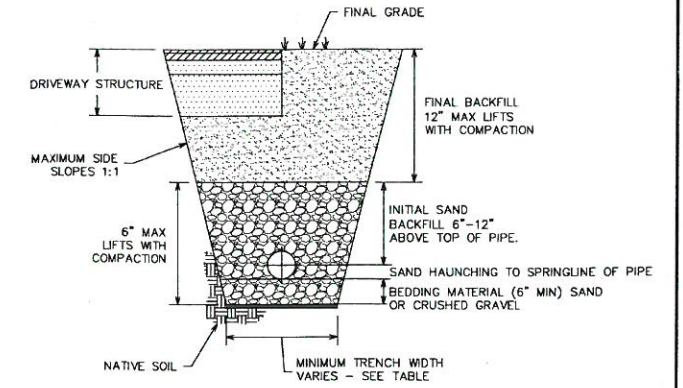
NOTES:

- GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
- PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE



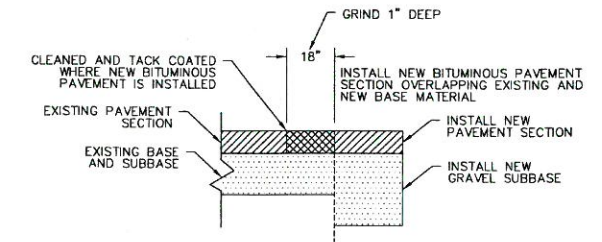
BITUMINOUS CONCRETE CURB



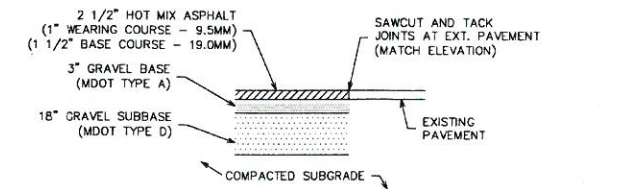
HDPE CULVERT TRENCH DETAIL (NTS)

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	38
24	48
30	66
36	78
42	83
48	89
60	102



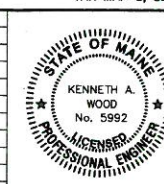
PAVEMENT JOINT CROSS SECTION NEW PAVEMENT ABUTTING EXISTING PAVEMENT



ASPHALT PARKING (DRIVEWAY) CROSS SECTION (NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

NO.	DESCRIPTION	DATE



SITE DETAILS
TERRA COTTA EXPANSION
STATE ROAD, KITTERY, MAINE

TAX MAP 3, LOT 1

FOR: TERRA COTTA PASTA COMPANY
C/O KEVIN CAMBRIDGE, 52 STATE ROAD
KITTEY, ME 03904

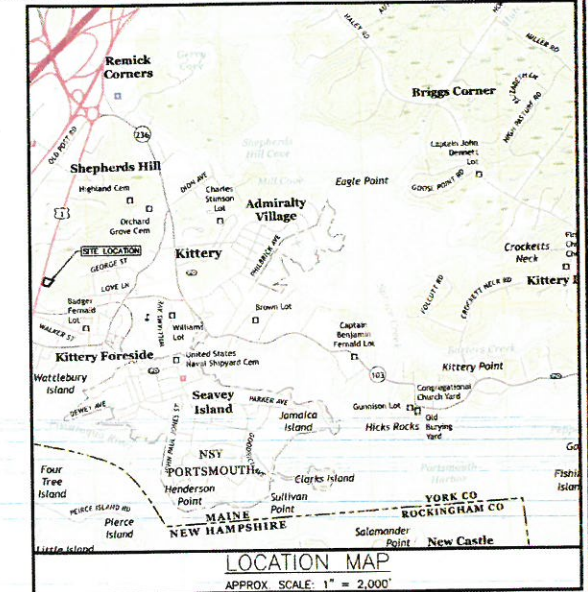
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03803
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED
DATE: 04/22/21

APPROVED BY: *[Signature]*

DRAWN BY: MJS
REVISION DATE: - : -

JOB NO: C206-21 FILE: TERRA COTTA BASE.DWG SHEET: 4

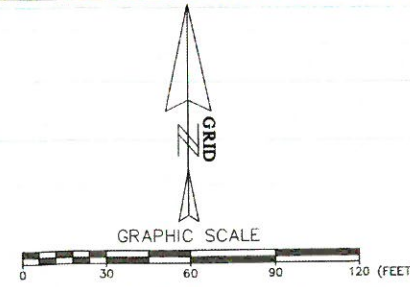


EXPANSION/CONSTRUCTION ANALYSIS WITHIN SHORFLAND OVERLAY ZONE

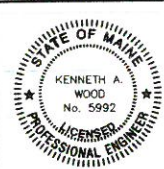
- 1.) STRUCTURE CALCULATION
 EXISTING: 1,073 SQ. FT. WITHIN SPO ZONE
 PROPOSED: 3,094 SQ. FT. WITHIN SPO ZONE
 INCREASE: $\frac{(3,094 - 1,073)}{1,073} = 188\%$
 CLASSIFICATION: NEW AND DEMO/REBUILD OF EXISTING SHEDS AND COVERED PATIO
- 2.) PARCEL DE-VEGETATION CALCULATION
 PERCENTAGE ALLOWED: 70% IN UNDERLYING B-1 ZONE
 EXISTING: 7,739 SQ. FT. WITHIN SPO ZONE
 PROPOSED: 10,355 SQ. FT. WITHIN SPO ZONE
 PERCENTAGE PROPOSED: $\frac{14,876}{10,355} = 144\%$ TOTAL AREA OF SPO ZONE WITHIN SUBJECT PARCEL
 $\frac{10,355}{14,876} \Rightarrow 69.6\%$
- 3.) BUILDING COVERAGE CALCULATION
 PERCENTAGE ALLOWED: 50% IN UNDERLYING B-1 ZONE
 EXISTING: 1,073 SQ. FT. $\frac{1,073}{14,876} \Rightarrow 7.2\%$
 PROPOSED: 3,094 SQ. FT.
 PERCENTAGE PROPOSED: $\frac{3,094}{14,876} \Rightarrow 20.8\%$

LEGEND	
PROPERTY LINE	———
SETBACK	-----
EXT. ABUTTER LINE	-----
CENTERLINE OF ROAD	-----
EXT. PAVEMENT	-----
PRP. PAVEMENT	-----
EXT. GRAVEL	-----
EXT. BUILDING	[Hatched Box]
PRP. BUILDING	[Hatched Box]
EXT. PARKING	-----
PRP. PARKING	-----
EXT. GUARDRAIL	-----
EXT. STOCKADE FENCE	-----
EXT. STONEWALL	-----
EXT. SIGN	-----
EXT. TREELINE	-----
PRP. TREELINE	-----
EXT. MAJOR CONTOUR	-----
EXT. MINOR CONTOUR	-----
PRP. MAJOR CONTOUR	-----
PRP. MINOR CONTOUR	-----
PRP. SPOT GRADE	-----
EXT. CATCH BASIN	-----
PRP. CATCH BASIN	-----
EXT. SEWER MANHOLE	-----
EXT. POWER POLE	-----
EXT. STORM LINE	-----
PRP. STORM LINE	-----
EXT. SEWER LINE	-----
EXT. OVERHEAD ELEC.	-----

TOWN OF KITTERY PLANNING BOARD	DATE



NO.	DESCRIPTION	DATE



TAX MAP 3, LOT 1

SHORFLAND DEVELOPMENT PLAN
 TERRA COTTA EXPANSION
 STATE ROAD, KITTERY, MAINE

FOR: TERRA COTTA PASTA COMPANY
 C/O KEVIN CAMBRIDGE, 52 STATE ROAD
 KITTERY, ME 03904

ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE • SURVEYING
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 30'	APPROVED BY: <i>[Signature]</i>	DRAWN BY: MJS
DATE: 04/22/21		REVISION DATE:
JOB NO: C206-21	FILE: TERRA COTTA BASE.DWG	SHEET: 5