ITEM 6

Town of Kittery

Planning Board Meeting

November 18, 2021

ITEM 6— 52 State Road—Shoreland Development and Preliminary Plan Review

Action: Accept or deny application as complete; continue application to a subsequent meeting schedule site walk / public hearing, Pursuant to §16.3 *Land Use Regulations*, Article III *Nonconformance* of §16.7 *General Development Requirements* and §16.10 *Development Plan Application* and review of the Town of Kittery Land Use and Development Code, owner/applicant Kevin Cambridge and agent Attar Engineering Inc. requests approval expand a legally nonconforming commercial structure and construct a 26 spaced parking lot with stormwater improvements lot on real property with an address of 52 State Road, (Tax Map 3, Lot 1) located in the Business-Local 1 (B-L1) Zone and the Shoreland Stream Protection Overlay Zone (OZ-SL-75).

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
No	Sketch Plan	June 24, 2021	APPROVED
YES	Site Visit	TBD	PENDING
YES	Preliminary Plan Review Completeness/Acceptance	May occur on November 18, 2021	PENDING
YES	Public Hearing	TBD	PENDING
YES	Preliminary Plan Approval	TBD	PENDING
YES	Final Plan Review and Decision	TBD	PENDING

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Project Introduction

52 State Road ("Project") is located within the Business—Local-1 (B-L1) zone and overlaid by the Shoreland Stream Protection (SP-OZ-75) Overlay zone. The subject parcel is the home to Terra Cotta and a single-family dwelling unit. Both structures are legally nonconforming as the violate the front yard setbacks and the business resides within the stream protection overlay zone. Currently, there is minimal parking in the front of the business and limited parking to the rear of the building. The proposed development plans to expand the commercial structure by 1,760-sf. and improve the rear parking lot by adding 26 spaces summing to 31 spaces. Moreover, a loading docking area will be added adjacent to the proposed expansion. Further, proposed landscaping throught the site and outdoor seating will be provided as well to the south facing side of the commercial building.

On June 9, 2021, Planning, Code Enforcement, MaineDEP and the applicant's engineer met on site to review the findings of Michael Mariano and attempt to confirm the location of the existing stream and to determine whether any evidence of a stream was present within the designated area as depicted by the zoning map. After trekking through the bush, examining local vegetation and retracing the water body back towards State Road, it was ultimately determined that a stream no longer appeared to run in between Map 8 - Lot 43 and the subject lot. It appeared at that moment the stream flowed through lot Map 8 - Lot 46 to a culvert abutting the rear property line of Map 8 - Lot 43, continuing to run underneath said lot, travelling through State Road and ultimately out falling into a wetland behind Map 3 - Lot 149 (Beach Pea).

On June 24, 2021, the Planning Board grant sketch plan review approval for the application. The Board has now entered the preliminary phase of the development review. The main task during this phase of the process is for the Board to have the applicant reintroduce the project and ask any initial questions that might spring up during the presentation. Thereafter, a vote to determine application completeness should be taken, followed by scheduling a site walk and public hearing. Moreover, the Board should request any additional information at this time for the applicant to present at the next meeting the application will be heard.

Preliminary Plan Review

Code Ref.	§16.2.2 Definitions	
	Standard	Comment
	Drainage Ditch A man-made, regularly maintained channel, trench or swale for conducting water that has a direction of flow to remove surface water or groundwater from land by means of gravity. For the purposes of this title, any new activity that reroutes a streambed or dredges a wetland is not considered to be a "drainage ditch." Where a drainage ditch widens out into a larger wetland, a route no more than 12 feet in width can be considered to be the drainage ditch. The remainder is considered wetlands unless it is demonstrated that the originally developed drainage ditch was designed to be greater than 12 feet in width.	The Planning Board needs to apply this definition to the water body to the rear of the lot and make a determination whether or not it is a wetland or drainage ditch for stormwater purposes.
	Stream A channel between defined banks, including the floodway and associated floodplain wetlands, where the channel is created by the action of surface water and characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock.	The Planning Board should discuss the issue of the stream or lack thereof. It appears based on a site walk this past summer that there is no identifiable elements suggestion a stream is located on the north lot line.

Code Ref.	§16.3.2.9.D B-L1 Zone Standards	
	Standard	Comment
§16.3.2.9.D(1)(c)	Minimum lot size: 20,000 square feet.	It appears that this standard is satisfied.
§16.3.2.9.D(1)(d)	Minimum street frontage per building: 50 feet.	It appears that this standard is satisfied.
§16.3.2.9.D(1)(e)	Maximum front yard: 30 feet. (NOTE: This area must be designed to promote a pedestrian public space, which includes, but is not limited to, landscaping, sidewalks and sitting areas. Parking and outdoor storage are prohibited anywhere in the front yard of the structure, except for seasonal sales items.)	Both the commercial building and dwelling unit encroach into the front setback, making them legally nonconforming.
§16.3.2.9.D(1)(f)	Minimum rear and side yards: 10 feet. (NOTE: Except as otherwise required by the buffer provisions of this title, and except where the side and/or rear yards abut a residential zone or use; in which case a minimum of 15 feet or 50% of the building height, whichever is greater, is required.)	It appears that this standard is satisfied.
§16.3.2.9.D(1)(g)	Maximum building height: 40 feet.	It is unclear what the existing and proposed building height for the commercial building will be.
§16.3.2.9.D(1)(h)	Maximum building and outdoor stored material coverage: 50%.	It appears this standard is satisfied.
§16.3.2.9.D(1)(i)	Minimum area dedicated to landscaped area: 15%.	It is unclear if this standard has been met.
§16.3.2.9.D(1)(l)	Minimum setback from streams, water bodies and wetlands: in accordance with Table 16.9, § 16.3.2.17 and Appendix A, Fee Schedules.	The Planning Board will need to have a discussion on this standard as there is contradicting information. It appears that the stream that did exist between the abutting and subject property no longer acts in its nature capacity, rather has apparently been redirected to stormwater infrastructure located on

		Map 8 Lot 43 that ultimately outfalls into a wetland across State Road.
16.3.2.9.D(2)(a)	Parking must be on the side or back yard.	It appears that this standard is satisfied.
§16.3.2.9.D(2)(b)	Shared access must be provided where feasible; and	It appears that this standard is satisfied, as it would be unfeasible to connect existing access from adjoining lots given the limited available space and, location of buildings and topography.
§16.3.2.9.D(2)(c)	New or revised parking must be visually screened through the use of landscaping, earthen berms and/or fencing from adjacent public streets or residential properties. (See the Design Handbook for appropriate examples.)	It appears some landscaping around the parking lot will be provided. The Planning Board should determine if the current landscaping plan provided is appropriate and acceptable.
§16.3.2.9.D(3)	Building design standards. Kittery's characteristic buildings reflect its historic seacoast past. The primary architectural styles are New England Colonial (such as Cape Cod and saltbox), Georgian, Federal and Classical Revival. New buildings must be compatible with Kittery's characteristic styles in form, scale, material and color. In general, buildings should be oriented to the street with the front of the building facing the street. Architectural design and structure location must reinforce the human scale and pedestrian nature of the neighborhood by using orientation and building massing, exterior building materials, and roofing as set forth below. The front or street facade must be designed as the front of the building. The front elevation must contain one or more of the following elements: 1) a "front door," although other provisions for access to the building may be provided; 2) windows; or 3) display cases. (See Design Handbook for examples of acceptable materials and designs.) Main entries should be clearly visible from the street and provide adequate cover from the weather. Strict imitation is not required. Design techniques can be used to maintain compatibility with characteristic styles and still leave enough flexibility for architectural variety. To achieve this purpose, the following design standards apply to new and modified existing building projects:	It is unclear what the building will look like as there were no architectural elevations provided in the application. Planning Board should request them to determine if this standard will be met.
§16.3.2.9.D(3)(a)	Exterior building materials and details. Building materials and details strongly define a project's architectural style and overall character. (See Design Handbook for examples of acceptable materials, building scale, and designs.) "One-sided" schemes are prohibited; similar materials and details must be used on all sides of a building to achieve continuity and completeness of design. Predominant exterior building materials must be of good quality and characteristic of Kittery, such as horizontal wood board siding, vertical wood boards, wood shakes, brick, stone or simulated stone, glass and vinyl, or metal clapboard.	It is unclear of the type of exterior materials to be used for the proposed expansion
§16.3.2.9.D(3)(b)	Roofs. A building's prominent roofs must be pitched a minimum of 4:12 unless demonstrated to the Planning Board's satisfaction that this is not practicable. Acceptable roof styles are gabled, gambrel and hipped roofs. Flat roofs, shed roofs and roof facades (such as "stuck on" mansards) are not acceptable as prominent roof forms except as provided above. Roof colors must be muted. (See Design Handbook for examples.) The roof design must screen or camouflage rooftop protrusions to minimize the visual impact of air-conditioning units, air handler units, exhaust vents, transformer boxes and the like. (See Design Handbook for examples of appropriate treatments.)	Again, no elevations were provided in the filing, so this standard is impossible to determine.
§16.3.2.9.D(3)(c)	Loading docks and overhead doors. Loading docks and overhead doors must be located on the side or rear of the building and must be screened from view from adjacent properties in residential use	It appears that this standard is satisfied.
§16.3.2.9.D(4)	Landscaping/site improvements. To achieve attractive and environmentally sound site design and appropriate screening of parking areas, in addition to the landscaping standards contained in Chapters 16.8 and 16.9, the following landscaping requirements apply to new and modified existing developments:	
§16.3.2.9.D(4)(a)	Fifteen percent of site area must be landscaped;	It is unclear of the total percentage of landscape on the lot. More information is needed.

§16.3.2.9.D(4)(b)	Outdoor spaces must be created to reinforce commercial activities and pedestrian-friendly access. Outdoor spaces are encouraged throughout the site with special attention along the sidewalk and street. Architectural features such as decorative pavers, planters and benches are encouraged in the creation of these spaces;	An outdoor patio and new access path are provided to the rear and side of the existing commercial building. Planning Board should determine if this is adequate.
§16.3.2.9.D(4)(c)	The space between the roadway and any buildings must be attractively landscaped using trees, flowers, shrubs, fencing or stone walls to reinforce the site's unique character and building design;	The proposed development is to occur in the rear and sides of the existing commercial building. There appears at the moment no additional space to add more vegetation/ landscaping in the front of the lot. The Planning Board should discuss if more landscaping is needed out front.
§16.3.2.9.D(4)(d)	A buffer between commercial and residential zones must be established and be landscaped with a visually pleasing mixed planting type;	It appears that this standard is satisfied.
§16.3.2.9.D(4)(e)	Solid fencing, berms and/or stone walls must be used to prevent headlights from shining on abutting residential property. Incorporating flowering vines and other plantings on fences and blank exterior walls is encouraged;	It appears that some vegetation fencing will be provided to intercept headlights from the parking lot. The Planning Board should inquire about the type of plants/trees are proposed so as to determine a barrio will be maintained year-round.
§16.3.2.9.D(4)(f)	Provide street trees in a pattern reflecting the existing streetscape. For new buildings, a minimum of one street tree must be planted for each 25 feet of street frontage. The trees may be spaced along the frontage or grouped or clustered to enhance the visual quality of the site. (See Design Handbook for examples.) The trees must be a minimum two-and-one-half-inch caliper and be at least 12 feet high at the time of planting. The species must be selected from the list of approved street trees in the Design Handbook. Existing large healthy trees must be preserved if practical and will count toward this requirement.	This standard is not applicable.
§16.3.2.9.D(4)(g)	For additions to existing buildings and changes of residential structures to a nonresidential use, one street-side tree (see list of street trees in Design Handbook) is required to be planted for every 1,000 square feet of additional gross floor area added or converted to nonresidential use. In instances where parking, display area, storage, building or necessary vehicle circulation exists at the time of enactment of this section, the required trees may be clustered and/or relocated away from the road as is necessary to be practicable. The preservation of existing large trees is encouraged; therefore, the Planning Board may permit the preservation of existing healthy, large, mature trees within developed areas of the site to be substituted for the planting of new trees;	It appears this standard is satisfied.
§16.3.2.9.D(4)(h)	Service and storage areas must be located to the rear of the building and be shielded using plantings and/or fencing. Facilities for waste storage such as dumpsters must be located within an enclosure and be visually buffered by fencing, landscaping and/or other treatments (see Design Handbook for examples of appropriate buffering);	Dumpster detail will need to be added to determine compliance.
§16.3.2.9.D(4)(i)	No storage may be in front of buildings except seasonal sales items;	It appears this standard is satisfied.
§16.3.2.9.D(4)(j)	Lighting and landscape plans must be provided and approved as a part of final plan; and;	It appears this standard is satisfied.
§16.3.2.9.D(4)(k)	Lighting along the street must be of a pedestrian scale using an architectural fixture appropriate to the neighborhood.	It appears this standard is satisfied.
§16.3.2.9.D(5)	Traffic and circulation standards. Sidewalks and roadways must be provided within the site to internally join abutting properties that are determined by the Planning Board to be compatible. In addition, safe pedestrian route(s) must be provided to allow pedestrians to move within the site and between the principal customer entrance and the front lot line where a sidewalk exists or will be provided or where the Planning Board determines that such a route is needed for adequate pedestrian safety and movement. (See Design Handbook for appropriate examples.)	Planning Board needs to decide if the option not to join abutting properties with pedestrian infrastructure is appropriate. Otherwise, it appears safe passage through the site has been achieved.
	§16.3.2.11.D(2)(k) Underground utilities are required	
	The Planning Board may allow an alternative, but it is incumbent upon the applicant to demonstrate why such a modification request should be granted.	It appears that this standard is satisfied.
§16.8.4.13.A	Where required, sidewalks must be installed to meet minimum requirements as specified in Table 1 of this chapter	This standard is not applicable.

Code Ref	§16.8 Article IV Streets and Pedestrian/Sidewalks Site Design Standards	
	Standard	Comment
§16.8.4.5.A	Vehicular access to the development must be arranged to avoid traffic use of local residential streets.	It appears that this standard is satisfied.
§16.8.4.5.B	Where a lot has frontage on two or more streets, the access to the lot must be provided to the lot across the frontage and to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians.	It appears that this standard is not applicable.
§16.8.4.5.C	The street giving access to the lot and neighboring streets which can be expected to carry traffic to and from the development must have traffic-carrying capacity and be suitably improved to accommodate the amount and types of traffic generated by the proposed use. No development may increase the volume/capacity ratio of any street above 0.8 nor reduce any intersection or link level of service to "D" or below.	It appears that this standard is not applicable.
§16.8.4.5.D	Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision must be made for turning lanes, traffic directional islands, frontage roads, driveways and traffic controls within public streets.	It appears that this standard is not applicable.
§16.8.4.5.E	Accessways must be of a design and have sufficient capacity to avoid hazardous queuing of entering vehicles on any street.	This standard appears to be satisfied.
§16.8.4.5.F	Where topographic and other conditions allow, provision must be made for circulation driveway connections to adjoining lots of similar existing or potential use: (1) When such driveway connection will facilitate fire protection services as approved by the Fire Chief; or (2) When such driveway will enable the public to travel between two existing or potential uses, generally open to the public, without need to travel upon a street.	The Planning Board should determine if interconnectivity between lots is appropriate in the application.
Code Ref	§16.8 Article VI Water Supply	
§16.8.6.1.A	A public water supply system with fire hydrants must be installed and approved in writing by the servicing water department.	The applicant is waiting on the Kittery Water Districts confirmation.
Code Ref.	§16.8 Article VII Sewage Disposal	
§16.8.7.2.C	Replacement of subsurface wastewater disposal systems (SWDS) for existing legal uses: (1) Where no expansion is proposed, the SWDS must comply with § 16.8.7.2 and Table 16.9 to the extent practicable and otherwise are allowed per the Maine Subsurface Wastewater Disposal Rules; or (2) Where expansion is proposed, the SWDS must comply with § 16.8.7.2 and Table 16.9 in addition to the Maine Subsurface Wastewater Disposal Rules. NOTE: For the purposes of this subsection, "expansion" is as defined in Section 9 of the Maine Subsurface Wastewater Disposal Rules.	This standard is not applicable as the proposed commercial business is connected to the Kittery sewer system.
Code Ref.	§16.8 Article VIII Surface Drainage	
§16.8.8.1 & §16.8.8.2	See section for all standards.	A post construction stormwater management plan was not submitted for review. The Planning Board should inquire why it was omitted from the filing.
Code Ref.	16.8 Article IX Parking, Loading and Traffic	
16.8.9.1.A	All development, special exceptions and changes in use must comply with the performance standards herein and, where applicable, those contained in Article V of this chapter. The Planning Board may impose additional reasonable requirements, which may include off-site improvements, based on the following considerations: (1) Sight distances along public rights-of-way; (2) The existence and impact upon adjacent access points and intersections; (3) Turning movements of vehicles entering and leaving the public streets; (4) Snow removal; and (5) General condition and capacity of public streets serving the facility.	Planning Board may want the applicant to revise the plan notes to state that in the instance the lot reaches it capacity for snow storage, all excess snow will be carried off site. Also, it is unclear where snow would be stored on site.

§16.8.9.1.E	All traffic flow in parking areas is to be clearly marked with signs and/or surface directions at all times.	The Planning Board may want the applicant to incorporate signage / pavement indications for traffic flow.
§16.8.9.1.F	Off-street parking must be constructed in accordance with Table 2 of this chapter, set out at the end of Article IX, Parking Loading and Traffic.	It appears that this standard is satisfied.
§16.8.9.4.F	A parking area must meet the wetland and water body setback requirements for structures for the district in which such areas are located, per Table 16.9, Minimum Setback from Wetlands and Water Bodies; except, in the Commercial Fisheries/Maritime Uses Overlay Zone, parking area must be set back at least 25 feet from the normal high-water line or the upland edge of a wetland. The setback requirement for a parking area serving public boat-launching facilities, in zones other than the Commercial, Business-Local, Residential-Urban Zones, and the Commercial Fisheries/Maritime Uses Overlay Zone, may be reduced to no less than 50 feet from the normal high-water line or upland edge of a wetland if the Planning Board finds no other reasonable alternative exists.	It appears that this standard is satisfied.
§16.8.9.4.G	Parking landscaping is required for parking areas containing 10 or more parking spaces and must have at least one tree per eight spaces. Such trees are to be located either within the lot or within five feet of it. Such trees are to be at least 1 1/2 inches in diameter, with no less than 25 square feet of unpaved soil or permeable surface area per tree. At least 10% of the interior of any parking area having 25 or more spaces is to be maintained with landscaping, including trees, in plots of at least five feet in width.	It appears that this standard is satisfied.
§16.8.9.4.I	If parking spaces are provided for employees, customers or visitors, then accessible parking spaces must be included in each such parking area in conformance with the following table: (see table) (1) Each accessible parking space must contain a rectangular area at least 19 feet long and eight feet wide with access to a designated and marked five-foot-wide aisle. All required accessible parking spaces are to be identified by a vertical sign displaying the international symbol of accessibility; pavement marking alone is not adequate to identify accessible parking spaces. (2) The total number of accessible parking spaces is to be distributed to serve the various accessible entrances as well as possible. (3) At least one accessible route is to connect from each accessible parking space to the accessible building entrance.	Applicant needs to provide one more accessible parking space as two are required given the amount of spaces provided. It is unclear if there is safe access from the upper parking lot to the commercial business for disable people.
§16.8.9.4.K	Where off-street parking for more than six vehicles is required or provided, the following construction requirements apply: (1) Appropriate driveways from streets or alleys, as well as maneuvering areas, must be provided. Location and width of approaches over public sidewalk are to be approved by the Commissioner of Public Works. When access to parking areas is available from more than one street, the location of points of ingress and egress are to have the approval of the Planning Board. (2) The surface of driveways, maneuvering areas and parking areas must be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six inches in depth, well-compacted and with a wearing surface equivalent in qualities of compaction and durability to fine gravel. (3) A system of surface drainage must be provided in such a way that the water runoff does not run over or across any public sidewalk or street or adjacent property. Where catch basins are required, oil traps are to be provided. (4) Where artificial lighting is provided, it must be shaded or screened so that no light source is visible from outside the area and its access driveways. (5) Where surface water drainage utilizes a municipal drainage system, the parking or driveway area may be required to have a bituminous asphalt surface or other approved equivalent.	It appears that this standard is satisfied.

Code Ref.	§16.8 Article XVII Utilities	
§16.8.17.2	Utilities, where feasible, are to be installed underground. The Board must require the developer to adopt a prudent avoidance approach when aboveground electrical installations are approved.	It is unclear on the site plan if lighting will be provided on the new lot.
Code Ref.	§16.8 Article XVIII Landscaping	
§16.8.18.1	Street trees, esplanades and open green spaces may be required, at the Board's discretion. Where such improvements are required, they are to be incorporated in the plan and executed as construction progresses. Said improvements must be maintained throughout the life of the development. A "life maintenance" note is to be included on the plan.	This standards generally appear to be satisfied.
Code Ref.	§16.8 Article XXIV Exterior Lighting	
§16.8.24.2.A	Lighting fixtures mounted on masts or poles must be cutoff fixtures except for period or historical fixtures meeting the provisions of Subsection G of this section.	It appears no additional exterior lighting is being proposed. The applicant should confirm.
§16.8.24.2.B	Floodlighting or other directional lighting may be used for supplemental illumination of sales or storage areas, provided that the floodlights are installed no higher than 12 feet above ground level, are aimed to avoid the source of the light being seen from adjacent streets or properties, and utilize lamps with an initial lumen rating not exceeding 39,000 lumens. The Town has the right to inspect the completed lighting installation and, if floodlights are used, to require that the floodlights be re-aimed or fitted with face louvers if necessary to control direct brightness or glare.	It appears no additional exterior lighting is being proposed. The applicant should confirm.

Code Ref.	§16.10 Article V Preliminary Plan Application Review and Approval Process Phase	
	Standard	Comment
§16.10.5.2.B(2)	With scale of the drawings no greater than one-inch equals 30 feet for developments less than 10 acres, and one inch equals 50 feet for all others;	It appears that this standard is satisfied.
§16.10.5.2.B(3)	Code block in the lower right-hand corner. The block must contain: (a) Name(s) and address(es) of the applicant and owner; (b) Name of the project; (c) Name and address of the preparer of the plan, with professional seal, if applicable; (d) Date of plan preparation/revision, and a unique ID number for the plan and any revisions;	It appears that this standard is satisfied.
§16.10.5.2.B(4)	Standard boundary survey conducted by a surveyor licensed in the State of Maine, in the manner recommended by the State Board of Registration for Land Surveyors;	It appears that this standard is satisfied.
§16.10.5.2.B(5)	An arrow showing true North and the magnetic declination, a graphic scale, and signature blocks for the owner(s) and members of the Planning Board;	It appears that this standard is satisfied.
§16.10.5.2.B(6)	Locus map showing the property in relation to surrounding roads, within 2,000 feet of any property line of the development;	It appears that this standard is satisfied.
§16.10.5.2.B(7)	Surveyed acreage of the total parcel, of rights-of-way, wetlands, and area to be disturbed and amount of street frontage;	It appears that this standard is satisfied.
§16.10.5.2.B(8)	Names and addresses of all owners of record of property abutting the development, including those across a street;	It appears that this standard is satisfied.
§16.10.5.2.B(9)	Locations of essential physical features such as watercourses, forest cover, and outcroppings;	It appears that this standard is satisfied.
§16.10.5.2.B(10)	Proposed development area conditions including, but not limited to: (a) Structures; their location and description including signs, to be placed on the site, floor plan of exterior walls and accesses located within 100 feet of the property line; (b) Utilities proposed including power, water, sewer, holding tanks, bridges, culverts and drainageways; (c) Sewage facilities type and placement. Test pit locations, at least two of which must meet the State of Maine Plumbing Code requirements, must be shown; (d) Domestic water source; (e) Parks, open space, or conservation easement locations; (f) Lot lines, interior and exterior, right-of-way, and street alignments;	It appears that these standards are satisfied.

	(g) Road and other paved ways plans, profiles and typical sections including all relevant data; (h) Setbacks existing and proposed; (i) Machinery permanently installed locations likely to cause appreciable noise at the lot lines; (j) Raw, finished or waste materials to be stored outside the buildings, and any stored material of a toxic or hazardous nature; (k) Topographic contours of existing contours and finished grade elevations within the development; (l) Pedestrian ways/sidewalks, curbs, driveways, fences, retaining walls and other artificial features locations and dimensions proposed; (m) Temporary marker locations adequate to enable the Planning Board to readily locate and appraise the layout of the development; (n) Land proposed to be dedicated to public use and the conditions of such dedication; (o) Natural features or site elements to be preserved.	
§16.10.5.2.C(1)	Vicinity map and aerial photograph showing the property in relation to surrounding properties, roads, geographic, natural resource (wetland, etc.), historic sites, applicable comprehensive plan features such as proposed park locations, land uses, zones, and other features within 500 feet from any boundary of the proposed development;	It appears that this standard is satisfied.
§16.10.5.2.C(2)	Existing Development Area Conditions, including but not limited to: (a) Location and description of all structures, including signs, existing on the site, together with accesses located within 100 feet of the property line; (b) Essential physical features such as watercourses, wetlands, floodplains, wildlife habitat areas, forest cover, and outcroppings; (c) Utilities existing, including power, water, sewer, holding tanks, bridges, culverts and drainageways;	It appears that this standard is satisfied.
§16.10.5.2.C(3)	Legal interest documents showing legal interest of the applicant in the property to be developed. Such documents must contain the description upon which the survey was based;	It appears that this standard is satisfied.
§16.10.5.2.C(4)	Property encumbrances currently affecting the property, as well as any proposed encumbrances;	It appears that this standard is satisfied.
§16.10.5.2.C(5)	Water District approval letter, if public water is used, indicating there is adequate supply and pressure to be provided to the development;	The applicant is still waiting on this letter.
§16.10.5.2.C(6)	Erosion and sedimentation control plan endorsed by the York County Soil and Water Conservation District or the Town's engineering consultant;	It appears that this standard is satisfied.
§16.10.5.2.C(7)	Stormwater management preliminary plan for stormwater and other surface water drainage prepared by a registered professional engineer including the general location of stormwater and other surface water drainage areas;	The applicant did not submit a plan for review.
§16.10.5.2.C(8)	Soil survey for York County covering the development. Where the soil survey shows soils with severe restrictions for development, a high intensity Class "A" soil survey must be provided;	It appears that this standard is satisfied.
§16.10.5.2.C(9)	Vehicular traffic report estimating the amount and type of vehicular traffic that will be generated by the development on a daily basis and for peak hours;	The applicant did not submit a report for review.
§16.10.5.2.C(10)	Traffic impact analysis in accordance with § 16.10.5.2D(1) for developments involving 40 or more parking spaces or which are projected to generate more than 400 vehicle trips per day;	This standard appears not to be applicable.
§16.10.5.2.C(12)	Town Sewage Department or community system authority letter, when sewage disposal is to be through a public or community system, approving the connection and its location;	The applicant is still waiting on this letter.
§16.10.5.2.E	Letters of evaluation of the development by the Chief of Police, Fire Chief, Commissioner of Public Works, and, for residential applications, the superintendent of schools, must be collected and provided by the Town Planner.	The applicant is still waiting on this letters. They will be provided after the relevant departments review the project.
§16.10.5.2.F	Additional requirements. In its consideration of an application/plan, the Planning Board may at any point in the review require the applicant to submit additional materials, studies, analyses, and agreement proposals as it may deem necessary for complete understanding of the application. Such materials may include:	At the planning Board discretion.

	(1) Traffic impact analysis… (2) Environmental analysis… (3) Hydrological analysis…	

Next Steps

Overall, the site plan appears to conform with the standards outlined in §16.3, §16.8 and §16.10 with minor issues as stated above.. Procedurally, the Planning Board should vote on plan completeness, then on scheduling the site walk and public hearing.

Recommended Motions

Below are recommended motions for the Board's use and consideration:

Motion to accept application as complete

Move to accept the preliminary site plan application as complete from owner/applicant Kevin Cambridge and agent Attar Engineering Inc. requests approval expand a legally nonconforming commercial structure and construct a 26 spaced parking lot with stormwater improvements lot on real property with an address of 52 State Road, (Tax Map 3, Lot 1) located in the Business-Local 1 (B-L1) Zone and the Shoreland Stream Protection Overlay Zone (OZ-SL-75).

Motion to continue application

Move to continue a preliminary site plan application from owner/applicant Kevin Cambridge and agent Attar Engineering Inc. requests approval expand a legally nonconforming commercial structure and construct a 26 spaced parking lot with stormwater improvements lot on real property with an address of 52 State Road, (Tax Map 3, Lot 1) located in the Business-Local 1 (B-L1) Zone and the Shoreland Stream Protection Overlay Zone (OZ-SL-75).

Motion to schedule site walk

Move to schedule a site walk on ___(**insert date**)___ at ___(**insert time**)___ on real property with the address of 31 Water Street, Tax Map 1, Lot 52, for the purpose of the Planning Board to better understand the site conditions and proposed preliminary site plan application filed by owner/applicant Kevin Cambridge and agent Attar Engineering Inc. requests approval expand a legally nonconforming commercial structure and construct a 26 spaced parking lot with stormwater improvements lot on real property with an address of 52 State Road, (Tax Map 3, Lot 1) located in the Business-Local 1 (B-L1) Zone and the Shoreland Stream Protection Overlay Zone (OZ-SL-75).

Motion to schedule public hearing

Move to schedule a public hearing on December 9, 2021 at 6:00 pm to consider a shoreland development application from owner/applicant Kevin Cambridge and agent Attar Engineering Inc. requests approval expand a legally nonconforming commercial structure and construct a 26 spaced parking lot with stormwater improvements lot on real property with an address of 52 State Road, (Tax Map 3, Lot 1) located in the Business-Local 1 (B-L1) Zone and the Shoreland Stream Protection Overlay Zone (OZ-SL-75).

ATTAR
ENGINEERING, INC
CIVIL STRUCTURAL MARINE

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

October 28th, 2021
Project No. C206-21

RE: Site Plan Review 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 for your review and consideration a Site Plan Review Application and associated plans and attachments for the above-mentioned project. 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) zoning district.

This application was previously before the Planning Board in May and June of 2021, during which time the Town requested a Shoreland Application for a stream protection setback depicted on the Town's GIS mapping service that partially falls on the subject parcel. A site visit with the Town and MDEP was conducted and it was determined that no Shoreland setback shall apply to this parcel nor this proposed development.

The applicant is proposing to construct an addition to the existing 1,100 square foot business. The 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 proposed addition will allow for the removal of the current 3-bay hand-dishwashing area and installation of a more efficient commercial dishwashing unit. As stated above, there are no changes of use associated with this development – there will be no restaurant services, no sit-down areas, no public restrooms, and no additional restrooms are proposed for staff. There are no expected increases to either existing municipal utility.

The parcel is located within the MS4 District, and the applicant has received confirmation from the Town's Public Works Inspector that this development's stormwater runoff shall be accepted into the MS4 closed system beneath Route 1. Correspondence is included 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;

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

cc: Kevin Cambridge, Terra Cotta Pasta Co.
C206-21 Cover SPR 28Oct2021

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 PLAN REVIEW

FEE FOR SITE PLAN REVIEW:	☑ **$300. 00 PLUS THE GREATER OF:**	☐ **$50/USE OF UNIT; OR**	☑ **$5.00/100 SQ FT OF GROSS FLOOR AREA**	**Application Fee Paid:** $ 388 Date: 10/28/21
		☐ **$0.50/LINEAR FOOT OF DOCK, SLIP & FLOAT; OR**	☐ **$20.00/ UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS**	**ASA Fee Paid:** (TITLE 3.3 TOWN CODE) $_____ Date:_____

PROPERTY DESCRIPTION	**Parcel ID**	**Map**	3	**Lot**	1	**Zone:** B-L1 **Base:** **Overlay:** SPO (former) **MS4:** ☑ YES ☐ NO		**Total Land Area (Square Feet)**	30,960
	Physical Address	52 State Road, Kittery ME 03904							

PROPERTY OWNER'S INFORMATION	**Name**	Kevin Cambridge	**Mailing Address**	52 State Road, Kittery ME 03904
	Phone	603.817.4249		
	Fax			
	Email	kevin.cambridge@terracottapasta.com		
APPLICANT'S AGENT INFORMATION	**Name**	Michael J. Sudak	**Name of Business**	Attar Engineering, Inc.
	Phone	207.439.6023	**Mailing Address**	1284 State Road, Eliot ME 03903
	Fax	207.439.2128		
	Email	mike@attarengineering.com		

PROJECT DESCRIPTION

Existing Use:

Commercial Kitchen, Retail, Warehouse/Storage

Project Name: Terra Cotta Expansion

Proposed Use: No proposed Change of Use - expansion of all three listed existing land uses. Expansion to existing company building, expansion to existing on-site parking, and relocation of outdoor patio/seating area.

WAIVER REQUEST

DESCRIPTION	Ordinance Section	Describe why this request is being made.
	****EXAMPLE**** 16.32.560 (B)- OFFSTREET PARKING.	****EXAMPLE**** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.

Related Kittery Land Use Code concerning waivers and modifications:

16.10.8.2.5 Conditions or Waivers.
Conditions required by the Planning Board at the final plan review phase must have been met before the final plan may be given final approval unless so specified in the condition or specifically waived, upon written request by the applicant, by formal Planning Board action wherein the character and extent of such waivers which may have been requested are such that they may be waived without jeopardy to the public health, safety and general welfare.

16.7.4.1 Objectives Met. In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified.

I certify that, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the plans submitted without notifying the Kittery Planning Department of any changes.

Applicant's Signature:	Michael A. Sudak	**Owner's Signature:**	
Date:	10/28/21 agent	**Date:**	

COMPLETED BY OFFICE STAFF

ASA CHARGE		AMOUNT	ASA CHARGE		AMOUNT
REVIEW			**SERVICES**		
LEGAL FEES	(TBD)		RECORDER		$35
ENGINEERS REVIEW	(TBD)		FACT FINDING	(TBD)	
ABUTTER NOTICES			3RD PARTY INSPECTIONS	(TBD)	
POSTAGE		$20	OTHER PROFESSIONAL SERVICES		$50
LEGAL NOTICES			**PERSONNEL**		
ADVERTISING		$300	SALARY CHARGES IN EXCESS OF 20 HOURS		
SUPPLIES					
OFFICE		$5			
	SUB TOTAL			SUB TOTAL	
				TOTAL ASA REVIEW FEES	

Minimum Submission Requirements

- ☑ 15 COPIES OF THIS APPLICATION
- ☑ 15 COPIES OF THE PROPOSED SITE PLAN – 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- ☑ 1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES

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

Related Ordinances: Kittery Land Use Code- Title 16

16.10.5.2 Planner Review and Confirmation of Submittal Content - Preliminary Plan.
A completed application must include on the plan or attached thereto, the following items, unless upon the applicant's written request, the Planning Board, by formal action, waives or defers any requirement(s) for submission.

A. A minimum of fifteen (15) paper copies of the application form, plan and all attachments thereto plus if applicable, five (5) paper copies of the 24 x 36 inches size plan sheets.

B. Plan must include:

1. Plan sheets drawn on a reproducible medium and must measure no less than eleven (11) inches by seventeen (17) inches and no larger than twenty-four (24) inches by thirty-six (36) inches; with a:

2. Scale of the drawings no greater than one inch equals thirty (30) feet for developments less than ten (10) acres, and one inch equals fifty (50) feet for all others;

3. Code block in the lower right-hand corner. The block must contain:

   a. Name(s) and address(es) of the applicant and owner,
   b. Name of the project.
   c. Name and address of the preparer of the plan, with professional seal, if applicable,
   d. Date of plan preparation/revision, and a unique ID number for the plan and any revisions;

4. Standard boundary survey conducted by a surveyor licensed in the state of Maine, in the manner recommended by the State Board of Registration for Land Surveyors;

5. An arrow showing true north and the magnetic declination, a graphic scale, and signature blocks for the owner(s) and members of the Planning Board;

6. Locus map showing the property in relation to surrounding roads, within two thousand (2,000) feet of any property line of the development,

7. Surveyed acreage of the total parcel, of rights-of-way, wetlands, and area to be disturbed and amount of street frontage;

8. Names and addresses of all owners of record of property abutting the development, including those across a street;

9. Locations of essential physical features such as watercourses, forest cover, and outcroppings

10. Proposed development area conditions including, but not limited to:

    a. Structures; their location and description including signs, to be placed on the site, floor plan of exterior walls and accesses located within one hundred (100) feet of the property line;

    b. Utilities proposed including power, water, sewer, holding tanks, bridges, culverts and drainage ways;

c. Sewage facilities type and placement. Test pit locations, at least two of which must meet the State of Maine Plumbing Code requirements, must be shown;

d. Domestic water source;

e. Parks, open space, or conservation easement locations;

f. Lot lines, interior and exterior, right-of-way, and street alignments;

g. Road and other paved ways plans, profiles and typical sections including all relevant data;

h. Setbacks Existing and proposed;

i. Machinery permanently installed locations likely to cause appreciable noise at the lot lines;

j. Raw, finished or waste materials to be stored outside the buildings, and any stored material of a toxic or hazardous nature;

k. Topographic contours of existing contours and finished grade elevations within the development;

l. Sidewalks, curbs, driveways, fences, retaining walls and other artificial features locations and dimensions proposed;;

m. Landscaping required including size and type of plant material;

n. Temporary markers locations adequate to enable the Planning Board to readily locate and appraise the layout of the development;

o. Land proposed to be dedicated to public use and the conditions of such dedication;

p. Natural features or site elements to be preserved.

C. Supporting documentation must include:

1. Vicinity map and aerial photograph showing the property in relation to surrounding properties, roads, geographic, natural resource (wetland, etc.), historic sites, applicable comprehensive plan features such as proposed park locations, land uses, zones, and other features within five hundred (500) feet from any boundary of the proposed development;

2. Existing Development Area Conditions including but not limited to:

a. Location and description of all structures, including signs, existing on the site, together with accesses located within one hundred (100) feet of the property line;

b. Essential physical features such as watercourses, wetlands, flood plains, wildlife habitat areas, forest cover, and outcroppings;

c. Utilities existing, including power, water, sewer, holding tanks, bridges, culverts and drainage ways;

3. Legal interest documents showing legal interest of the applicant in the property to be developed. Such documents must contain the description upon which the survey was based;

4. Property encumbrances currently affecting the property, as well as any proposed encumbrances;

5. Water District approval letter, if public water is used, indicating there is adequate supply and pressure to be provided to the development;

6. Erosion and sedimentation control plan endorsed by the York County soil and water conservation district;

7. Stormwater management plan for stormwater and other surface water drainage prepared by a registered professional engineer including a Maintenance Plan and Agreement that defines maintenance responsibilities, responsible parties, shared costs, and schedule. Where applicable, a Maintenance Agreement must be included in the Document of Covenants, Homeowners Documents and/or as riders to the individual deed and recorded with the York County Registry of Deeds.

8. Soil survey for York County covering the development. Where the soil survey shows soils with severe restrictions for development, a high intensity Class "A" soil survey must be provided;

9. Vehicular traffic report estimating the amount and type of vehicular traffic that will be generated by the development on a daily basis and for peak hours.

10. Traffic impact analysis in accordance with subsection (E)(2) for developments involving forty (40) or more parking spaces or which are projected to generate more than four hundred (400) vehicle trips per day;

11. Test pit(s) analysis prepared by a licensed site evaluator when sewage disposal is to be accomplished by subsurface disposal, pits, prepared by a licensed site evaluator;

12. Town Sewage Department or community system authority letter, when sewage disposal is to be through a public or community system, approving the connection and its location;

    a. Additional submissions as may be required by other sections of this Code such as for clustered development, mobile home parks, or junkyards must be provided.

    b. Letters of evaluation of the development by the Chief of Police, Fire Chief, Commissioner of Public Works, and, for residential applications, the superintendent of schools, must be collected and provided by the Town Planner.

    c. Additional Requirements. In its consideration of an application/plan, the Planning Board may at any point in the review, require the applicant to submit additional materials, studies, analyses, and agreement proposals as it may deem necessary for complete understanding of the application.

1. Such materials may include:

1. Traffic impact study, including the following data:

    a. An executive summary outlining the study findings and recommendations.

    b. A physical description of the project site and study area encompassed by the report with a diagram of the site and its relationship to existing and proposed development sites within the study area.

    c. A complete description of the proposed uses for the project site (in cases where specific uses have not been identified, the highest traffic generators within the category best fitting the proposed development must be used to estimate traffic generators).

    d. Existing land uses and zone(s) in the vicinity of the site must be described. Any proposals for the development of vacant parcels or redevelopment of parcels within the study area of which the municipality makes the applicant aware, must be included in the description.

    e. Roadway geometry and existing traffic control devices on all major streets and intersections affected by the anticipated traffic generated.

    f. Trip generation must be calculated for the proposed project and other proposed new projects and redevelopment projects within the study area using the most recent data available from the Institute of Transportation Engineers' (ITE) Trip Generation Guide, and/or actual field data collected from a comparable trip generator (i.e., comparable in size, location and setting). This data will be presented in a summary table

such that assumptions on trip generation and rates arrived at by the engineer are fully understandable to the Planning Board.

g. The anticipated trip distribution of vehicles entering and exiting the proposed site during the appropriate peak hour(s) must be described and diagrammed.

h. Trip assignment, the anticipated utilization of study area roadways by traffic generated by the proposed project, must be described and diagrammed.

i. Existing traffic conditions in the study area will be identified and analyzed based upon actual field counts and/or recent available machine counts.

j. Existing traffic conditions in the study area will be described and diagrammed, specifically AADT, appropriate peak design hour(s), traffic volumes, roadway and intersection capacities, and levels of service.

k. Existing safety conditions must be evaluated based upon the traffic accident data available for the most current three years and described including link and node critical rate factors (CRF).

l. Future traffic conditions on the roadway system will be estimated based on existing volumes, projected traffic growth in the general study area, projected traffic from approved development, and traffic generated by the proposed project, specifically AADT traffic, appropriate peak hour(s) traffic volumes, roadway and intersection capacity, roadway and intersection levels of service will be analyzed. When other projects are being proposed within the impact area of the project, the Planning Board may require these projects to be incorporated into the analysis.

m. When the analysis of the proposed project's impact on traffic indicates unsatisfactory CRF, levels of service or operating capacity on study area roadways and intersections, a description of proposed improvements to remedy identified deficiencies must be included.

n. The base data collected and analyzed during the course of the traffic impact study must be made available upon request of the Planning Board.

2. o. If a development that requires a traffic impact study is within five hundred (500) feet of York or Eliot, Maine or if the study identifies impacts on segments of Route 1 or Route 236 or on their intersections located in York or Eliot, Maine, the applicant must provide evidence that a copy of the impact study has been given to the impacted municipality's chief administrative officer;

3. Environmental Analysis. An analysis of the effects that the development may have upon surrounding lands and resources, including intensive study of groundwater, ecosystems, or pollution control systems, as the Planning Board, upon review and recommendation by the Conservation Commission, may deem necessary;

4. Hydrologic Analysis. When required, an analysis of the effects that the development may have on groundwater must be conducted in accordance with Section 16.32.520. This analysis is always required for mobile home park proposals.

5. Wireless Communication Services Facilities (WCSF) Analysis.

a. A visual impact analysis prepared by a landscape architect or other qualified professional acceptable to the Town that quantifies the amount of visual impact on properties located within five hundred (500) feet, within two thousand five hundred (2,500) feet and within two miles of the WCSF. This analysis will include recommendations to mitigate adverse visual impacts on such properties;

b. An analysis prepared by a qualified professional acceptable to the Town that describes why this site and structure is critical to the operation for which it is proposed. The analysis must address, at a minimum: existing and proposed service area; how this WCSF is integrated with other company operations, particularly other structures in Kittery and surrounding communities; future expansion needs in the area; the effect on company operations if this structure is not constructed in this location; other sites evaluated for location of this

structure and how such sites compare to the proposed site; other options, if any, which could be used to deliver similar services, particularly if the proposed equipment can be co-located (shared use) on an existing structure; and an analysis to the projected life cycle of this structure and location;

c. Certification by a structural engineer that construction of the structure satisfies all federal, state and local building code requirements as well as the requirement of maximum permitted co-location at the site as approved by the Planning Board / Town Planner;

d. Payment of all required performance guarantees as a condition of plan approval, with a note on the plan so stating;

e. Payment of the Planning Board application fees;

f. And all other requirements per Section 16.10.

16.10.7.2 Final Plan Application Submittal Content.

A. A complete final plan application must fulfill all the requirements of a preliminary plan as indicated in subsection 16.36.??? of this section and must show the following items, unless the Planning Board, by formal action, upon the applicant's written request, waives or defers any requirement(s) for submission. If no changes occurred to the preliminary plan it also may be considered to be the final plan.

B. Preliminary plan information including vicinity map and any amendments thereto suggested or required by the Planning Board, or other required reviewing agency;

C. Street names and lines, pedestrian ways, lots, easements, and areas to be reserved for or dedicated to public use;

D. Street length of all straight lines, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings;

E. Lots and blocks within a subdivision numbered in accordance with local practice;

F. Markers/permanent reference monuments: Their location, source references, and where required, constructed in accordance with specifications herein;

G. Structures; their location and description including signs, to be placed on the site, floor plans and elevations of principal structures as well as detail of all structures showing building materials
and colors, and accesses located within one hundred (100) feet of the property line;

H. Outdoor lighting and signage plan; if the

1. Lighting plan, if the application involves the construction of more than five thousand (5,000) square feet of nonresidential floor area, or the creation of more than twenty thousand (20,000) square feet of impervious area, or the creation of three or more dwelling units in a building; prepared by a qualified lighting professional, showing at least the following at the same scale as the site plan:

a. All buildings, parking areas, driveways, service areas, pedestrian areas, landscaping, and proposed exterior lighting fixtures;
b. All proposed lighting fixture specifications and illustrations including photometric data, designation as "cut-off" fixtures, color rendering index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures;
c. Mounting height of all exterior lighting fixtures;
d. Lighting analyses and luminance level diagrams or photometric point by point diagrams on a twenty (20) foot grid showing that the proposed installation conforms to the lighting level standards of the ordinance codified in this Section together with statistical summaries documenting the average luminance, maximum luminance, minimum luminance, average to minimum uniformity ratio, and maximum to minimum uniformity ratio for each parking area, drive, canopy, and sales or storage area;

Terra Cotta Pasta Co.
52 State Road
Kittery, ME 03904

Bart McDonough
Town Planner
Town of Kittery
200 Rogers Rd
Kittery, ME 03904

October 28th, 2021

Dear Mr. McDonough,

Please be informed that Kenneth Wood, P.E. and Michael Sudak, E.I.T. of Attar Engineering, Inc. will be acting as my agents for the applications and permitting of Terra Cotta Pasta Company on State Road in Kittery, ME.

Please contact me if I can provide any additional information.

Sincerely;

Kevin Cambridge
Terra Cotta Pasta Co.

cc: Kenneth Wood, P.E. Attar Engineering, Inc.

02325

STATE OF MAINE

YORK, SS SUPERIOR COURT

Gerald F. Giles
Harry P. Jarvis
Richard C. Marshall, Jr.
Gail E. Marshall
Marshall Rental Center, Inc.

v.

Richard R. Wing

CV-84-606

SETTLEMENT AND BOUNDARY LINE AGREEMENT

NOW COME the Plaintiffs and Defendant, and in final settlement of the above case, agree that the following Order may be entered establishing the boundary line between land of the parties and determining their rights.

1. The boundary line between property of Richard C. Marshall, Jr. and Gail E. Marshall set forth in the deed recorded at 3537-55, and property of Richard R. Wing and Sandra Wing set forth in the deed at 2124-301, is as set forth in the "Standard Boundary Survey of Richard R. & Sandra Wing" prepared by Wright-Pierce Engineers dated 10/28/88, signed by Alice M. Goodwin, R.L.S.

2. The survey will be recorded by the Defendant.

3. The Defendant will have Wright-Pierce stake the property line pursuant to the survey, and establish, as a minimum, front and rear corner pins.

4. A permanent restraining order is entered prohibiting the Plaintiffs from entering onto the property of the Defendant, and prohibiting the Defendant from entering onto the property of the Plaintiffs.

5. A permanent restraining order is entered effective 7/1/89 prohibiting the Plaintiffs from using the drainage pipe running through the property of the Defendant to the catch basin at State Road (U. S. Route #1).

6. Plaintiffs' at their expense shall, prior to 7/1/89, construct a drainage facility on their own property running to State Road (U. S. Route #1) and then to the existing catch basin.

7. Defendant at his expense, shall remove the existing stockade fence. If Defendant re-establishes the fence within his own boundary, he will do so in accordance with all applicable local ordinances and state laws.

8. In order to cooperate in the removal of the existing stockade fence, Defendant is permitted to enter Plaintiff's property for the limited purpose of said removal. Plaintiff shall provide three (3) weeks advance notice of start date for the work provided for in Paragraph (6) above. Within seven (7) days thereafter, Defendant shall remove the stockade fence.

Dated this 14th day of December, 1988.

Richard R. Wing, Defendant

Sandra Wing

David K. Fulton, Attorney for Defendant

Gerald F. Giles, Plaintiff

Harry P. Jarvis, Plaintiff

Richard C. Marshall, Jr.
Plaintiff

Gail E. Marshall
Plaintiff

Marshall Rental Center, Inc.
Plaintiff

By: Richard C. Marshall
Richard C. Marshall, Jr.
President

Gerald F. Giles
Gerald F. Giles
Attorney for Plaintiffs

State of New Hampshire
Rockingham, ss

December 14, 1988

Personally appeared Richard C. Marshall, Jr. and Gail E. Marshall, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

Notary Public
My Commission Expires: 5/23/89

State of Maine
York, ss

December , 1988

Personally appeared Richard R. Wing and Sandra Wing known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

Notary Public/Justice of the Peace

MARGARET K. SPENCER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 12, 1993

RECEIVED YORK S.S.
1989 JAN 20 AM 11: 18
ATTEST: Gwen M Ponzetti
REGISTER OF DEEDS

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: A : 10/28/21		
JOB NO: C206–21 / FILE: TERRA COTTA BASE.DWG / SHEET: 1		

150 foot Abutters List Report

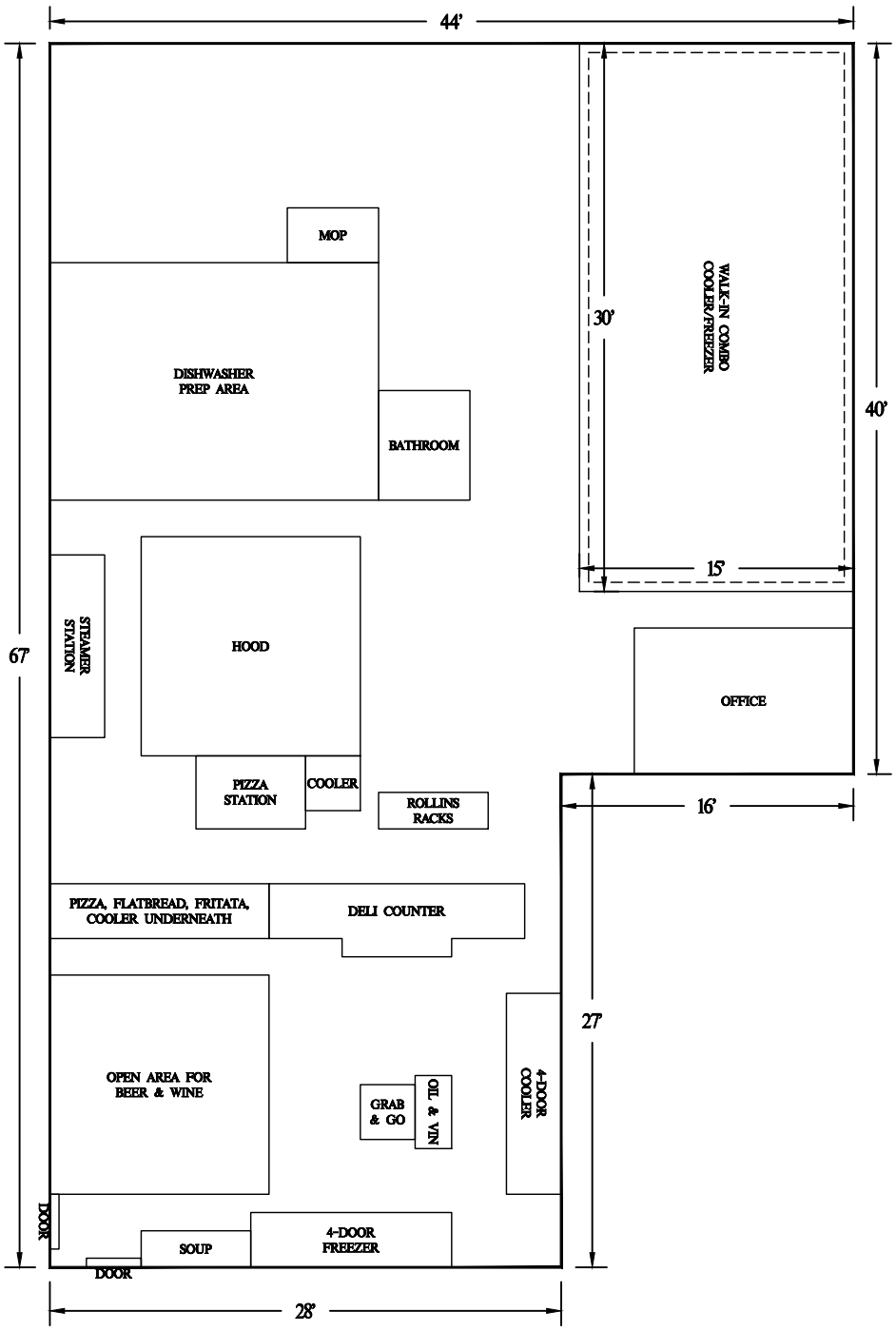
Kittery, ME
October 28, 2021

Subject Property:

Parcel Number:	3-1	Mailing Address:	52 STATE ROAD LLC
CAMA Number:	3-1		51 TILTON AVENUE
Property Address:	52 STATE ROAD		KITTERY, ME 03904

Abutters:

Parcel Number:	3-147C	Mailing Address:	REGATTA GROUP LLC
CAMA Number:	3-147C		4 NUBBLE POINT
Property Address:	47 STATE ROAD		YORK, ME 03909
Parcel Number:	3-148	Mailing Address:	LATHYRUS HOLDINGS LLC
CAMA Number:	3-148		148 PLEASANT STREET
Property Address:	53 STATE ROAD		ELIOT, ME 03903
Parcel Number:	3-149	Mailing Address:	WALSH, PHILIP M WALSH, VIRGINIA A
CAMA Number:	3-149		PO BOX 509
Property Address:	55 STATE ROAD		KITTERY, ME 03904-0509
Parcel Number:	3-2	Mailing Address:	GRANITE STATE PIONEER GROUP LLC
CAMA Number:	3-2		5 CHAUNCEY CREEK ROAD
Property Address:	50 STATE ROAD		KITTERY, ME 03905-5202
Parcel Number:	3-4	Mailing Address:	MORRIS, JENNIFER R
CAMA Number:	3-4		44 STATE ROAD
Property Address:	44 STATE ROAD		KITTERY, ME 03904-1520
Parcel Number:	4-189	Mailing Address:	CHURCH OF CHRIST
CAMA Number:	4-189		48 LOVE LANE
Property Address:	48 LOVE LANE		KITTERY, ME 03904
Parcel Number:	4-189	Mailing Address:	CHURCH OF CHRIST
CAMA Number:	4-189-EX		48 LOVE LANE
Property Address:	48 LOVE LANE		KITTERY, ME 03904
Parcel Number:	8-29	Mailing Address:	57 STATE ROAD LLC
CAMA Number:	8-29		4 NUBBLE POINT
Property Address:	57-59 STATE ROAD		YORK, ME 03909
Parcel Number:	8-43	Mailing Address:	MARSHALL JR, RICHARD C MARSHALL, GAIL E
CAMA Number:	8-43		27 WATER STREET
Property Address:	56 STATE ROAD		KITTERY, ME 03904-1630
Parcel Number:	8-46	Mailing Address:	HIGGINS, JOHN M HIGGINS, DEBORAH T
CAMA Number:	8-46		12 LYNDON WAY
Property Address:	11-13 LYNDON WAY		KITTERY, ME 03904-1413



STOREFRONT PARKING & ROUTE 1

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

SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: MJS
DATE: 10/28/21		REVISION DATE: – : –
JOB NO: C206–21	FILE: TERRA COTTA BASE.DWG	SHEET: 1

LOCATION:
52 STATE ROAD
KITTERY ME 03904
TAX MAP 3, LOT 1

INFORMATION:
INTERIOR FLOOR PLAN

TERRA COTTA PASTA CO.
C/O KEVIN CAMBRIDGE
52 STATE RD. KITTERY

Stream & Wetland Inventory Report

Terra Cotta Pasta
52 State Road
Kittery, Maine
Tax Map 3 Lot 1

May 26, 2021

On May 24 2021, a field investigation was performed on the reference property. The purpose of the investigation was to locate streams, ditches and wetlands that would affect a proposed expansion of Terra Cotta Pasta. A development plan and a separate plan with aerial overlay by Attar Engineering, Eliot Maine were used as control.

There are no streams, drainage ditches or wetlands on the subject property or on the abutting property at 50 State Road (parcel 3-2)

A transect was run northeasterly from the iron pipe at the NE property corner of Terra Cotta Pasta along the property boundary between parcel 8-43 (Marshall) and parcel 8-46 (Higgins). At approximately 60' northeast of the referenced pipe is the nearest point of a palustrine forested, broad-leaved deciduous wetland (classification PFO1). In approximately 35' on the same course, the wetland becomes a predominantly emergent persistent artificially flooded wetland (classification PEM1K). Standing water was observed at an outfall pipe at Marshall's and scattered throughout the wetland on the Marshalls lot and on parcel 8-46.

While standing water was present throughout the wetlands described, no stream indicators were observed – no mineral bottoms in areas of standing water, no defined channels and no evidence of flowing water that would cause scouring.

The limit of the investigation was approximately 200' northeast of the NE property corner of Terra Cotta property.

In my opinion, there are no streams or stream segments within 200 feet of the NE property corner of Terra Cotta Pasta with wetlands present as described above.

Michael Mariano

ME Licensed Soil Scientist # 192
ME Site Evaluator # 219
NH Wetland Scientist #183
NH Certified Soil Scientist #076

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

Powered by the OpenGov platform

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 <JKellogg@kitteryme.org>; Bart McDonough <BMcDonough@kitteryme.org>; Craig Alfis <CEO@kitteryme.org>; Mike Sudak <mike@attarengineering.com>
Cc: billrob54@comcast.net; Kevin Cambridge <kevin.cambridge@terracottapasta.com>; Dave Evans <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 <JKellogg@kitteryme.org>
Date: 3/17/21 2:55 PM (GMT-05:00)
To: Bart McDonough <BMcDonough@kitteryme.org>, Ken Wood <Ken@attarengineering.com>, Craig Alfis <CEO@kitteryme.org>
Cc: billrob54@comcast.net, Kevin Cambridge <kevin.cambridge@terracottapasta.com>, Dave Evans <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
jkellogg@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 Ive 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

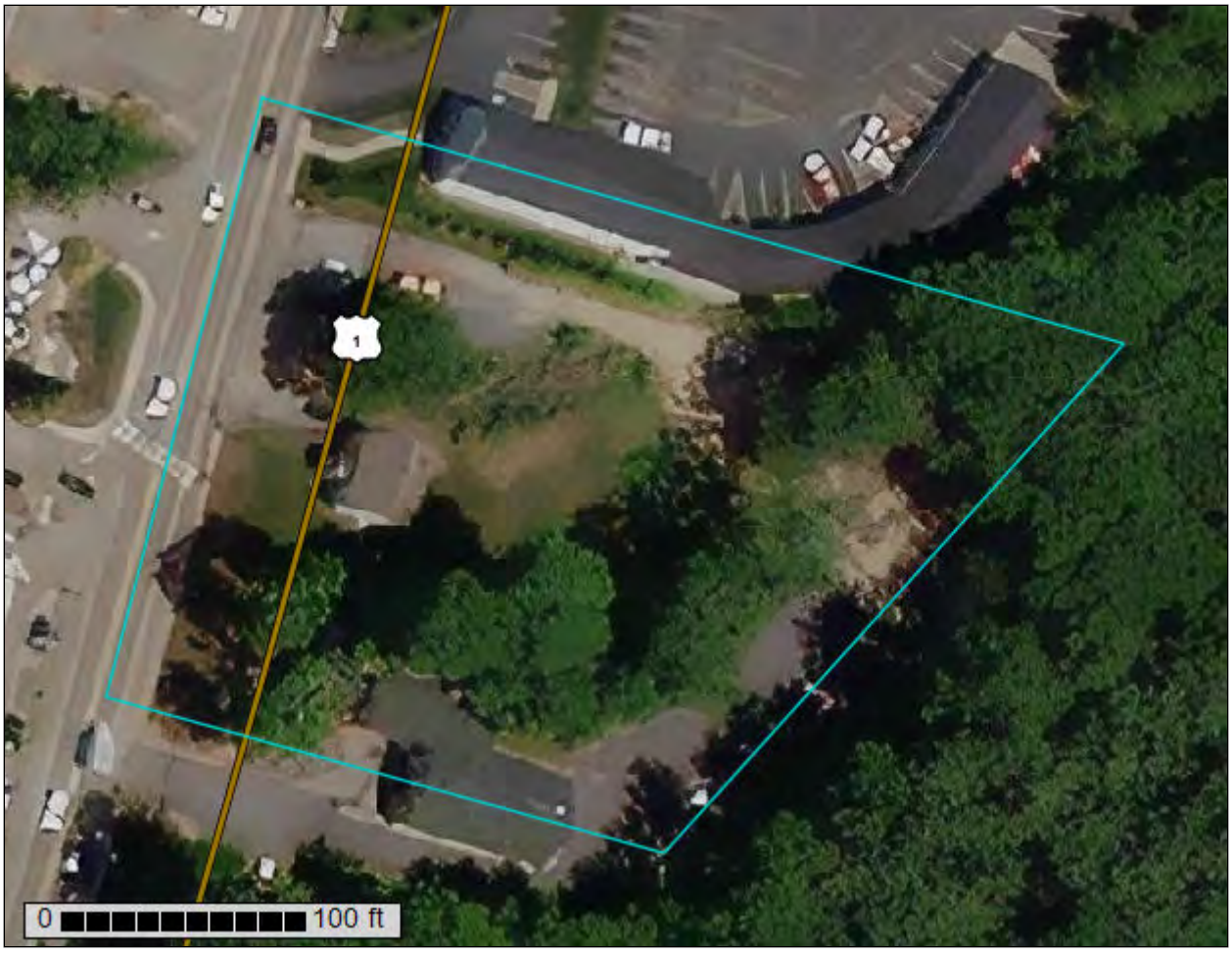
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for York County, Maine



October 28, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Ur—Urban land.....14
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:792 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 20, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LnC	Lyman loam, 8 to 15 percent slopes, rocky	1.0	55.8%
Ur	Urban land	0.8	44.2%
Totals for Area of Interest		**1.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

LnC—Lyman loam, 8 to 15 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2trq9
Elevation: 0 to 690 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Lyman, rocky, and similar soils: 86 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Rocky

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainflank, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Hydric soil rating: No

Ur—Urban land

Map Unit Composition

Urban land: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 8 percent
Drainage class: Moderately well drained
Depth to water table: About 24 to 72 inches
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

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Mike Sudak

From: Mike Sudak
Sent: Thursday, October 28, 2021 10:29 AM
To: DRich@kitteryme.org
Cc: JMcCann@kitteryme.org
Subject: Terra Cotta Pasta Company Expansion
Attachments: TCPC Prelim Plan Set 28Oct2021.pdf

Good Morning David,

Attached please find the preliminary plan set for the proposed expansion of Terra Cotta Pasta Company on Route 1. The proposed addition will allow for the removal of the existing 3-bay hand-washing station, and the installation of a commercial dishwashing unit. There shall be no change of use with this development – no restaurant services, no public seating areas, no public restrooms, and no additional bathrooms for staff are proposed.

Please let me know if the Public Works Department has any questions or concerns about this application. I look forward to hearing from you.
Thanks and take care.
-Mike

Michael J. Sudak, EIT
Civil Engineer
Attar Engineering, Inc.
1284 State Road
Eliot, Maine 03903
Ph: (207) 439-6023
Fax: (207) 439-2128
Cell: (978) 317-3398

Mike Sudak

From: Mike Sudak
Sent: Thursday, October 28, 2021 10:24 AM
To: mrogers@kitterywater.org
Cc: lindajkwd@comcast.net
Subject: Terra Cotta Pasta Company Expansion
Attachments: TCPC Prelim Plan Set 28Oct2021.pdf

Good Morning Michael,

Attached please find the preliminary plan set for the proposed expansion of Terra Cotta Pasta Company on Route 1. The proposed addition will allow for the removal of the existing 3-bay hand-washing station, and the installation of a commercial dishwashing unit. There shall be no change of use with this development – no restaurant services, no public seating areas, no public restrooms, and no additional bathrooms for staff are proposed.

Please let me know if the Water District has any questions or concerns about this application. I look forward to hearing from you.
Thanks and take care.
-Mike

Michael J. Sudak, EIT
Civil Engineer
Attar Engineering, Inc.
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Fax: (207) 439-2128
Cell: (978) 317-3398

Mike Sudak

From: Mike Sudak
Sent: Thursday, October 28, 2021 10:37 AM
To: RRichter@KitteryPolice.com
Cc: DLindman@KitteryPolice.com
Subject: Terra Cotta Pasta Company Expansion
Attachments: TCPC Prelim Plan Set 28Oct2021.pdf

Good Morning Robert,

Attached please find the preliminary plan set for the proposed expansion of Terra Cotta Pasta Company on Route 1. The proposed addition will allow for the removal of the existing 3-bay hand-washing station, and the installation of a commercial dishwashing unit. There shall be no change of use with this development – no restaurant services, no public seating areas, no public restrooms, and no additional bathrooms for staff are proposed.

Please let me know if the Police Department has any questions or concerns about this application. I look forward to hearing from you.
Thanks and take care.
-Mike

Michael J. Sudak, EIT
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Ph: (207) 439-6023
Fax: (207) 439-2128
Cell: (978) 317-3398

Home ›› dobrien

Contact David W. O'Brien

Your name *

Michael Sudak

Your e-mail address *

mike@attarengineering.com

Subject *

Terra Cotta Pasta Company Expansion

Message *

Good Morning David,

Attached please find the preliminary site plan for the proposed expansion of Terra Cotta Pasta Company on Route 1.
The proposed addition will allow for the removal of the existing 3-bay hand-washing station, and the installation of a commercial dishwashing unit. There shall be no change of use with this development – no restaurant services, no public seating areas, no public restrooms, and no additional bathrooms for staff are proposed.

Please let me know if the Fire Department has any questions or concerns about this application. I look forward to hearing from you.
Thanks and take care.
-Mike

Attachments

Files must be less than **2 MB**.
Allowed file types: **txt doc pdf docx jpg gif png**.
Attachment #1

Choose File TCPC Expa...8Oct2021.pdf

Your name *

Michael Sudak

Your e-mail address *

mike@attarengineering.com

Subject *

Terra Cotta Expansion

Message *

Good Morning Timothy,

Attached please find the preliminary site plan for the proposed expansion to Terra Cotta Pasta Company on Route 1.
The proposed addition will allow for the removal of the existing 3-bay hand-washing station and installation of a commercial dishwashing unit. The business shall remain in its current use - no restaurant services, no patron seating, no public bathrooms, and no additional bathrooms are proposed for staff.

Please let me know if the Sewer Department has any questions or concerns with this application. I look forward to hearing from you.
Thanks and take care,
-Mike

Attachments

Files must be less than **2 MB**.
Allowed file types: **txt doc pdf docx jpg gif png**.
Attachment #1

Choose File | TCPC Expa...8Oct2021.pdf

150 foot Abutters List Report

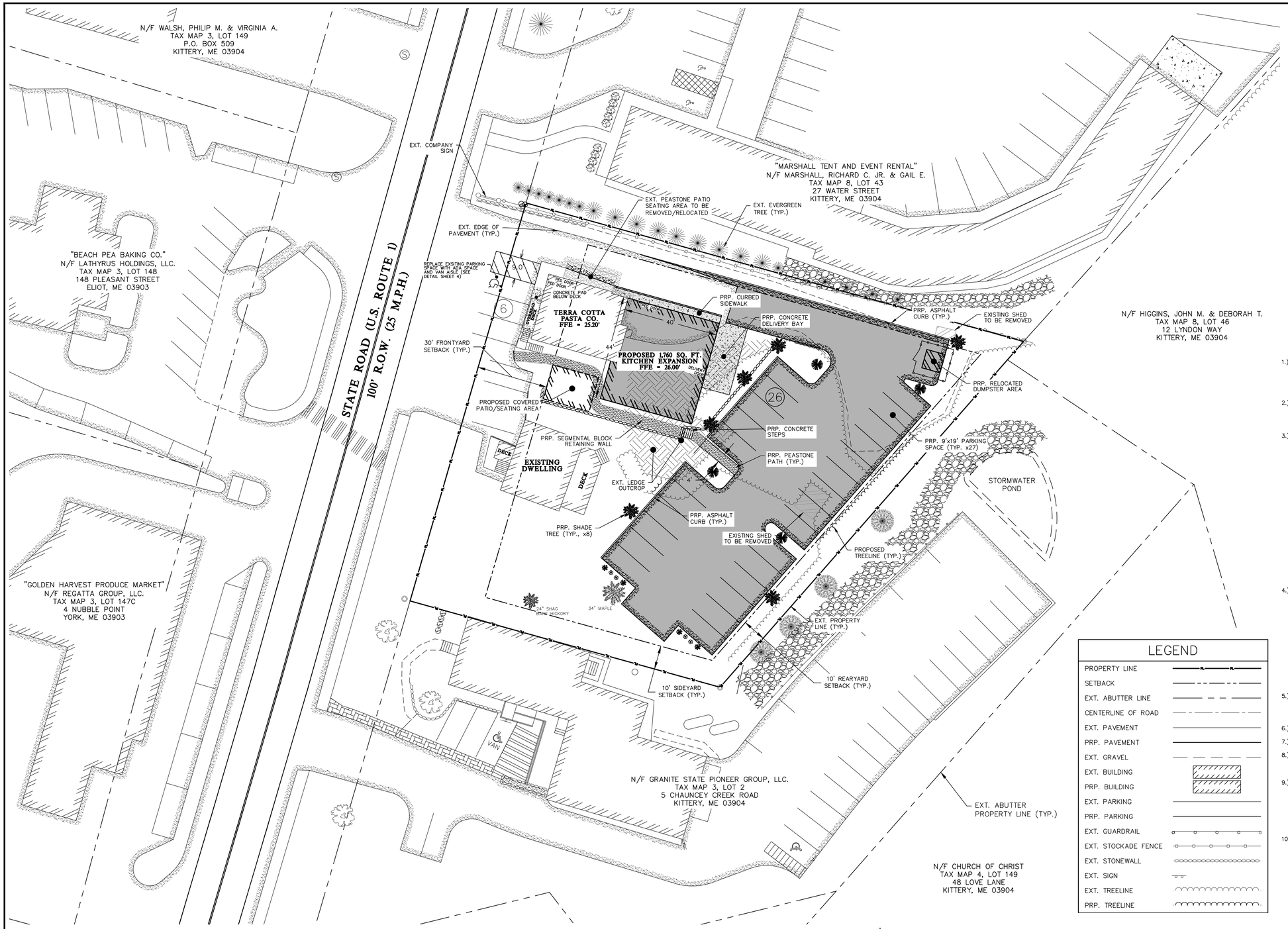
Kittery, ME
October 28, 2021

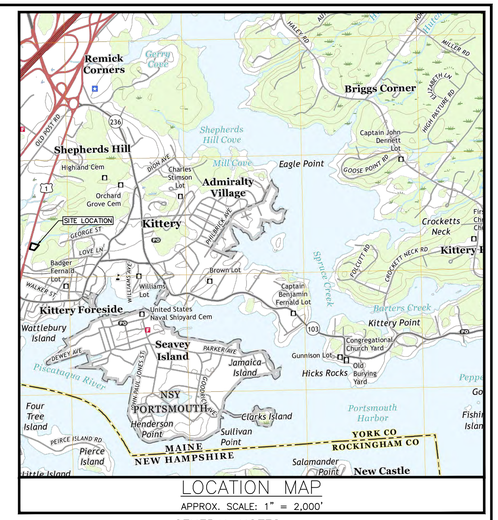
Subject Property:

Parcel Number:	3-1	Mailing Address:	52 STATE ROAD LLC
CAMA Number:	3-1		51 TILTON AVENUE
Property Address:	52 STATE ROAD		KITTERY, ME 03904

Abutters:

Parcel Number:	3-147C	Mailing Address:	REGATTA GROUP LLC
CAMA Number:	3-147C		4 NUBBLE POINT
Property Address:	47 STATE ROAD		YORK, ME 03909
Parcel Number:	3-148	Mailing Address:	LATHYRUS HOLDINGS LLC
CAMA Number:	3-148		148 PLEASANT STREET
Property Address:	53 STATE ROAD		ELIOT, ME 03903
Parcel Number:	3-149	Mailing Address:	WALSH, PHILIP M WALSH, VIRGINIA A
CAMA Number:	3-149		PO BOX 509
Property Address:	55 STATE ROAD		KITTERY, ME 03904-0509
Parcel Number:	3-2	Mailing Address:	GRANITE STATE PIONEER GROUP LLC
CAMA Number:	3-2		5 CHAUNCEY CREEK ROAD
Property Address:	50 STATE ROAD		KITTERY, ME 03905-5202
Parcel Number:	3-4	Mailing Address:	MORRIS, JENNIFER R
CAMA Number:	3-4		44 STATE ROAD
Property Address:	44 STATE ROAD		KITTERY, ME 03904-1520
Parcel Number:	4-189	Mailing Address:	CHURCH OF CHRIST
CAMA Number:	4-189		48 LOVE LANE
Property Address:	48 LOVE LANE		KITTERY, ME 03904
Parcel Number:	4-189	Mailing Address:	CHURCH OF CHRIST
CAMA Number:	4-189-EX		48 LOVE LANE
Property Address:	48 LOVE LANE		KITTERY, ME 03904
Parcel Number:	8-29	Mailing Address:	57 STATE ROAD LLC
CAMA Number:	8-29		4 NUBBLE POINT
Property Address:	57-59 STATE ROAD		YORK, ME 03909
Parcel Number:	8-43	Mailing Address:	MARSHALL JR, RICHARD C MARSHALL, GAIL E
CAMA Number:	8-43		27 WATER STREET
Property Address:	56 STATE ROAD		KITTERY, ME 03904-1630
Parcel Number:	8-46	Mailing Address:	HIGGINS, JOHN M HIGGINS, DEBORAH T
CAMA Number:	8-46		12 LYNDON WAY
Property Address:	11-13 LYNDON WAY		KITTERY, ME 03904-1413





LOCATION MAP

APPROX. SCALE: 1" = 2,000'

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–L1) ZONING DISTRICT. 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 NAVD88, 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–L1) 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).(a):
15%

* – FRONT YARD SETBACK MUST BE DESIGNED TO PROMOTE A PEDESTRIAN PUBLIC SPACE, AS PER §16.3.2.9.D.(1).(e)
** – SIDE & REAR YARD SETBACKS MUST BE 15' WHEN ABUTTING A RESIDENTIAL ZONING DISTRICT, AS PER §16.3.2.9.D.(1).(f)

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 > 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 (32 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.] = 7.56%
DEVELOPED CONDITION: [4,182 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

INDEX OF SHEETS

1.) OVERALL SITE PLAN
2.) EXISTING CONDITIONS PLAN
3.) GRADING & UTILITY PLAN
4.) SITE DETAILS

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.

GRID

GRAPHIC SCALE
0 20 40 60 80 (FEET)

TAX MAP 3, LOT 1

NO.	DESCRIPTION	DATE
A	PRELIMINARY PLAN SUBMISSION	10/28/21
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY SITE 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:	APPROVED BY:	DRAWN BY:
1" = 20'		MJS
DATE:		REVISION DATE:
04/22/21		A : 10/28/21
JOB NO: C206–21	FILE: TERRA COTTA BASE.DWG	SHEET: 1

MAP 3, LOT 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

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

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

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

TAX MAP 3, LOT 1

TERRA COTTA
PASTA CO.
FFE = 25.20'

EXISTING
DWELLING

EXT. COMPANY SIGN

EXT. MUNICIPAL BASIN
RIM ELEV. = 25.85'

F.I.R. 0.2' HIGH IN CHAIN LINK FENCE LINE. THIS IRON DOES NOT APPEAR TO BE OCCUPYING THE POSITION DEPICTED ON REF. PLAN RECORDED AT Y.C.R.D. IN PLAN BOOK 178, PAGE 1.

EXT. 15" CPP
INV. IN = 21.60'

EXISTING RIP-RAP SWALE
SURFACE RUNOFF ENTERS
INTO DOWNSTREAM CULVERT

S74°26'17"E
218.01'

EXISTING
SHED

F.I.R. 0.7' HIGH WITH PUNCH MARK IN ALUMINUM CAP AND STAMPED WRIGHT PIERCE PLS 1306. HELD FOR ALIGNMENT OF PLAN REFERENCE PLAN 178/1.

S41°24'49"W
10.33'

EXT. PAVED
PARKING AREA

EXT. GRAVEL
PARKING AREA

EXT. LEDGE
OUTCROP

EXT. TEMPORARY
DUMPSTER AREA

EXISTING
SHED

STORMWATER
POND

S41°15'41"W
163.90'

EXISTING
TREELINE (TYP.)

EXT. PROPERTY
LINE (TYP.)

10' REARYARD
SETBACK (TYP.)

10' SIDEYARD
SETBACK (TYP.)

N74°26'17"W
135.83'

30' FRONTYARD
SETBACK (TYP.)

N15°33'43"E
174.01'

F.I.R. 0.1' HIGH WITH PUNCH MARK IN ALUMINUM CAP AND STAMPED WRIGHT PIERCE PLS 1306. THIS IRON DOES NOT APPEAR TO BE OCCUPYING THE POSITION DEPICTED ON THE REFERENCE PLAN 178/1.

F.I.R. 0.1' HIGH WITH PUNCH MARK IN ALUMINUM CAP AND STAMPED WRIGHT PIERCE PLS 1306. HELD TO ANCHOR THE ALIGMENT OF REF. PLAN 178/1.

24" SHAG BARK HICKORY

34" MAPLE

EXT. ABUTTER
PROPERTY LINE (TYP.)

GRID

LEGEND

PROPERTY LINE	
SETBACK	
EXT. ABUTTER 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	XXX
EXT. MINOR CONTOUR	XXX
EXT. CATCH BASIN	
EXT. SEWER MANHOLE	S
EXT. POWER POLE	
EXT. STORM LINE	D
EXT. SEWER LINE	S
EXT. OVERHEAD ELEC	OHU
FOUND IRON ROD	

GRAPHIC SCALE
0 20 40 60 80 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	
A	PRELIMINARY PLAN SUBMISSION	10/28/21

KENNETH A. WOOD
No. 5992
STATE OF MAINE
LICENSED PROFESSIONAL ENGINEER

EXISTING CONDITIONS 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:	APPROVED BY:	DRAWN BY:
1" = 20'		MJS
DATE:		REVISION DATE:
04/22/21		A : 10/28/21
JOB NO: C206-21	FILE: TERRA COTTA BASE.DWG	SHEET: 2

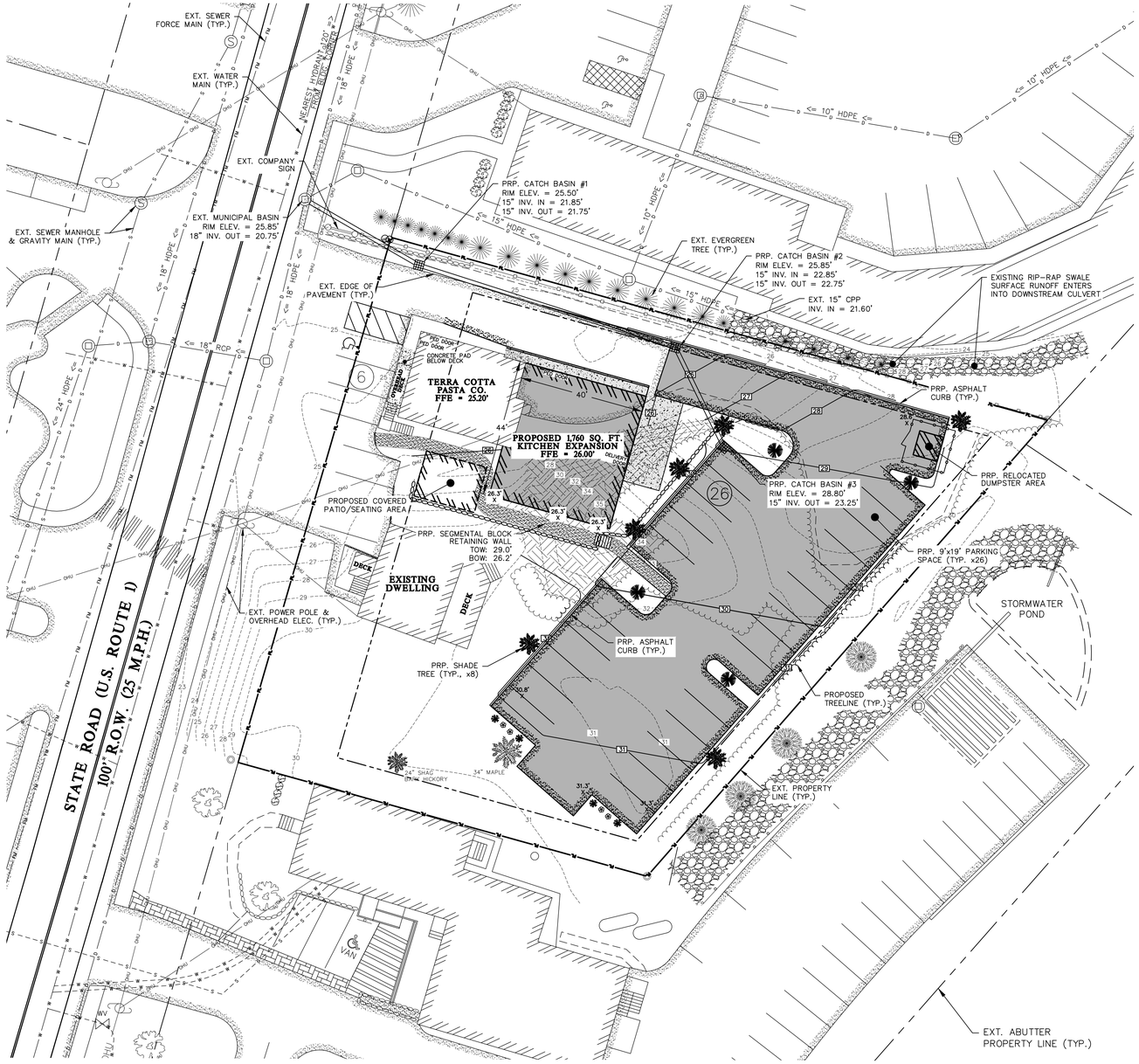
MAP 3, LOT 1

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 §16.8.8.2 "POST-CONSTRUCTION STORMWATER MANAGEMENT"



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	
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0' x
EXT. CATCH BASIN	
PRP. CATCH BASIN	
EXT. SEWER MANHOLE	
EXT. POWER POLE	
EXT. STORM LINE	D
PRP. STORM LINE	D
EXT. SEWER LINE	S
EXT. OVERHEAD ELEC	OHU

SYM.	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE/UNIT
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE OCTOBER GLORY	4	2-2.5"C
LL	LARIX LARICINA	AMERICAN LARCH	6	2.5-3"C

SYM.	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE/UNIT
IV	IRIS VERSICOLOR	BLUE FLAG IRIS	4	1'-3' HT
SS	JUNIPERUS COMMUNIS VAR. DEPRESSA	COMMON JUNIPER	4	1'-3' HT

GRID

GRAPHIC SCALE
0 20 40 60 80 (FEET)

TAX MAP 3, LOT 1

NO.	DESCRIPTION	DATE
A	PRELIMINARY PLAN SUBMISSION	10/28/21
	REVISIONS	

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

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

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: MJS
DATE: 04/22/21		REVISION DATE: A : 10/28/21
JOB NO: C206-21	FILE: TERRA COTTA BASE.DWG	SHEET: 3

MAP 3, LOT 1

EROSION & SEDIMENTATION CONTROL NOTES

1. 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.

2. 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.

3. 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.

4. 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-K201) 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.

5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFOIL AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.

6. 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.

7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.

8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.

9. 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 90% COVER WITH MATURE, HEALTHY PLANTS FOR PLANTED AREAS AND FOR SODDED AREAS, COMPLETE BINDING OF SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.

11. 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.

12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.

13. 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.

14. SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES.

15. TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.

16. 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. 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.

17. 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.

18. ALL SEDIMENT BARRIERS AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

19. SEDIMENT BARRIERS SHALL BE INSTALLED DOWN-GRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.

20. 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.

21. 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. 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

1. 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".

2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.

3. ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.

4. 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.

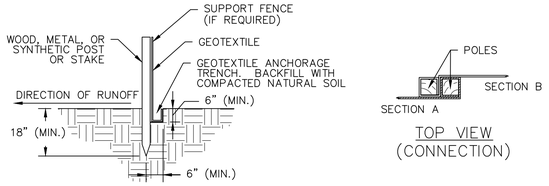
5. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

A. 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.

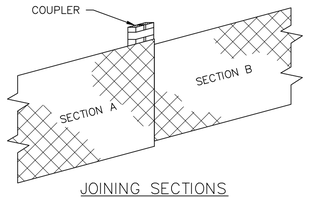
B. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPS OR SIGNIFICANT REPAIR OF BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR 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.

C. 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 BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, 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

TOP VIEW (CONNECTION)

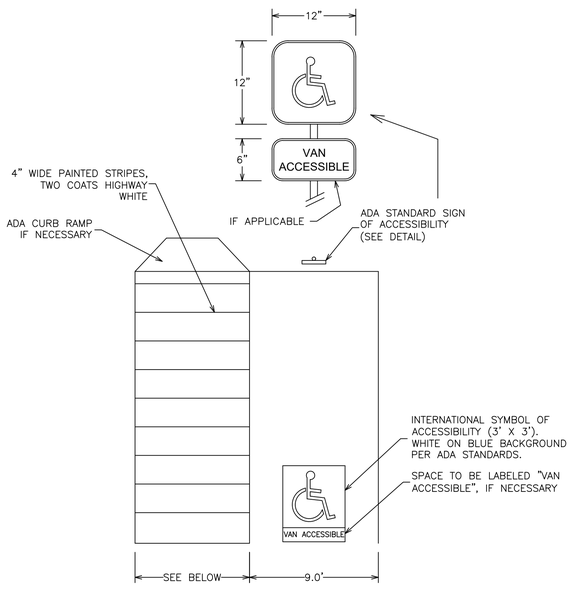


JOINING SECTIONS
THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

NOTES:

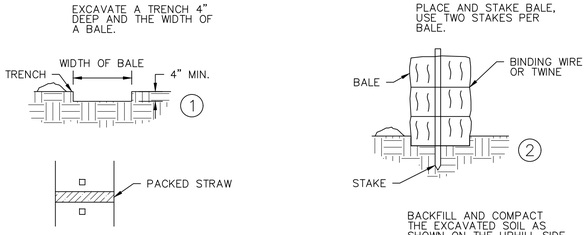
1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH TIE WIRES, AND TO WOOD POSTS WITH STAPLES.
2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

TEMPORARY SILT FENCE - NTS



ACCESSIBLE PARKING SPACE DETAIL

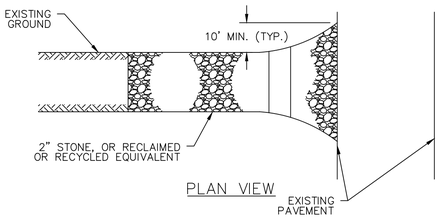
AISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 8' WIDE FOR VANS (NTS)



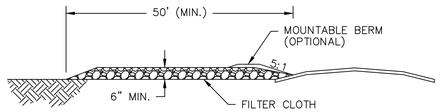
NOTES:

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

HAY BALE BARRIER - NTS



PLAN VIEW

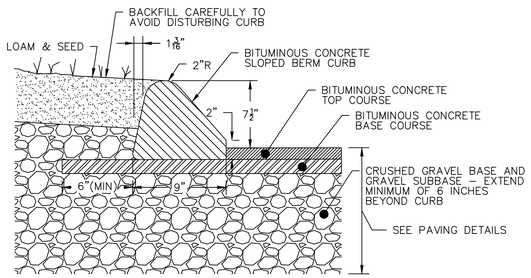


PROFILE

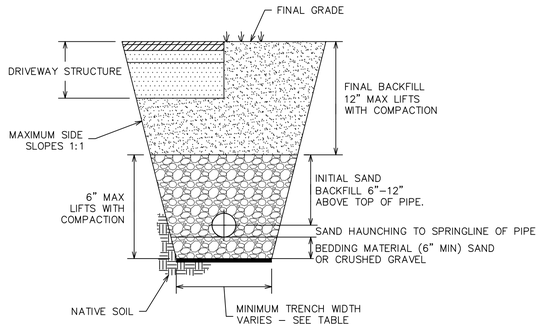
NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE



BITUMINOUS CONCRETE CURB

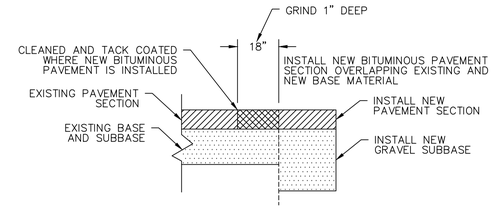


HDPE CULVERT TRENCH DETAIL

(NTS)

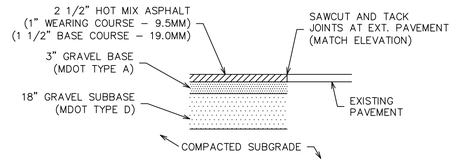
TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
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

TAX MAP 3, LOT 1

NO.	DESCRIPTION	DATE
A	PRELIMINARY PLAN SUBMISSION	10/28/21

REVISIONS

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

SITE DETAILS
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: AS NOTED	APPROVED BY:	DRAWN BY: MJS
DATE: 04/22/21		REVISION DATE: A : 10/28/21
JOB NO: C206-21	FILE: TERRA COTTA BASE.DWG	SHEET: 4

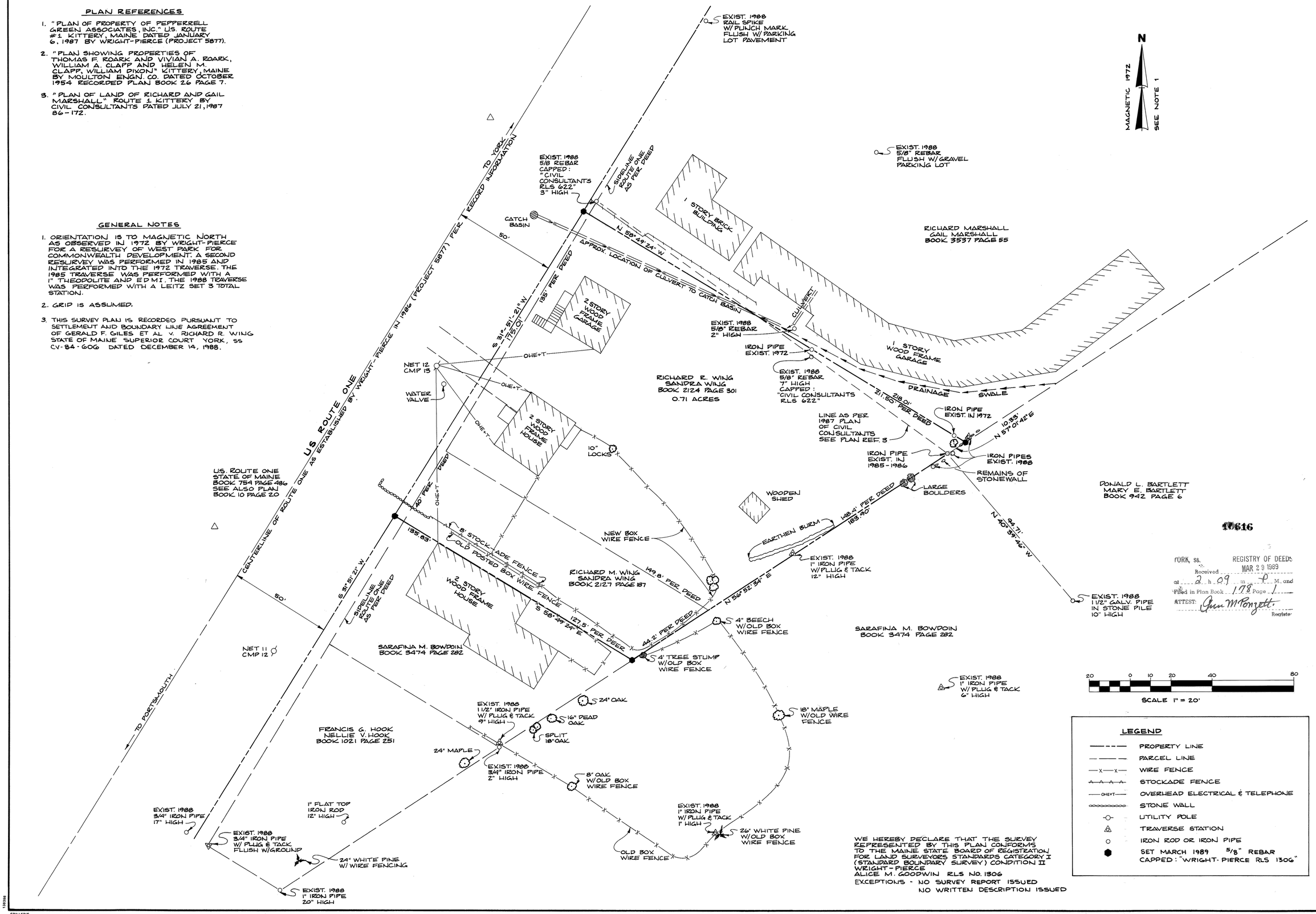
MAP 3, LOT 1

PLAN REFERENCES

1. "PLAN OF PROPERTY OF PEPPERRELL GREEN ASSOCIATES, INC." U.S. ROUTE #1 KITTERY, MAINE DATED JANUARY 6, 1987 BY WRIGHT-PIERCE (PROJECT 5877).
2. "PLAN SHOWING PROPERTIES OF THOMAS F. ROARK AND VIVIAN A. ROARK, WILLIAM A. CLAPP AND HELEN M. CLAPP, WILLIAM PIXON" KITTERY, MAINE BY MOULTON ENGN. CO. DATED OCTOBER 1954 RECORDED PLAN BOOK 26 PAGE 7.
3. "PLAN OF LAND OF RICHARD AND GAIL MARSHALL" ROUTE 1 KITTERY BY CIVIL CONSULTANTS DATED JULY 21, 1987 86-172.

GENERAL NOTES

1. ORIENTATION IS TO MAGNETIC NORTH AS OBSERVED IN 1972 BY WRIGHT-PIERCE FOR A RESURVEY OF WEST PARK FOR COMMONWEALTH DEVELOPMENT. A SECOND RESURVEY WAS PERFORMED IN 1985 AND INTEGRATED INTO THE 1972 TRAVERSE. THE 1985 TRAVERSE WAS PERFORMED WITH A 1" THEODOLITE AND EDMI. THE 1988 TRAVERSE WAS PERFORMED WITH A LEITZ SET 3 TOTAL STATION.
2. GRID IS ASSUMED.
3. THIS SURVEY PLAN IS RECORDED PURSUANT TO SETTLEMENT AND BOUNDARY LINE AGREEMENT OF GERALD F. GILES ET AL v. RICHARD R. WING STATE OF MAINE SUPERIOR COURT YORK, SS CV-84-606 DATED DECEMBER 14, 1988.



LEGEND

- PROPERTY LINE
- PARCEL LINE
- WIRE FENCE
- STOCKADE FENCE
- OVERHEAD ELECTRICAL & TELEPHONE
- STONE WALL
- UTILITY POLE
- TRAVERSE STATION
- IRON ROD OR IRON PIPE
- SET MARCH 1989 5/8" REBAR CAPPED: "WRIGHT-PIERCE RLS 1306"

WE HEREBY DECLARE THAT THE SURVEY REPRESENTED BY THIS PLAN CONFORMS TO THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS CATEGORY I (STANDARD BOUNDARY SURVEY) CONDITION II
WRIGHT-PIERCE
ALICE M. GOODWIN RLS NO. 1306
EXCEPTIONS - NO SURVEY REPORT ISSUED
NO WRITTEN DESCRIPTION ISSUED

NO	REVISIONS	APP'D	PROGRESS PRINTS
1			
2			
3			
4			
5			

DRAWN BY HJK
CHECKED BY AMG
DATE 10-28-88
APPROVED BY AMG
DATE 10-28-88
BOOK NO. 1161
PROJECT NO. 6095
SCALE 1" = 20'

STATE OF MAINE ALICE M. GOODWIN 1306 REGISTERED LAND SURVEYOR

WRIGHT-PIERCE ENGINEERS
99 Main Street Topsham, Maine 04086 (207) 725-8721
170 Commerce Way Portsmouth, N.H. 03801 (603) 436-0174

STANDARD BOUNDARY SURVEY OF RICHARD R. & SANDRA WING

US. ROUTE ONE
KITTERY, MAINE

1 OF 1

12339
SPILLER'S