

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

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

Meeting Agenda May 7, 2020 6:00 P.M.

The public may submit public comments for the Public Hearings and the Public Segment of the agenda via email, US Mail, or by dropping written comments in the Drop Box outside the Town Hall entrance. Emailed comments should be sent to TownComments@kitteryme.org.

Comments received by noon on the day of the meeting will be read into the record by the KPA Chair.

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Agenda Amendments and Adoption
- 4. Acceptance of Previous Minutes March 5, 2020
- 5. Harbormaster Report and Budget Report
- 6. All Items involving Town Officials or invited guests
- 7. Public Hearing
 - a. The Kittery Port Authority moves to hold a public hearing on an application from Christopher Eckel Trust 3 Knight Ave, Kittery ME 03904 (Map 4, Lot 70) for the reconstruction of an existing shed constructed on piers. Agent: Rykerson Architecture.
- 8. Piers, Wharves & Floats
 - a. The Kittery Port Authority moves to review and accept an application from Kenneth P. & Terri M. Miller 4 Lawrence Lane, Kittery PT ME 03905 (Map 18, Lot 35) for an 6'x45' extension to a existing fixed pier. The existing 3'x46' gangway and 10'x20' float will be reused. The extension will create a structure with 150' of total length. Agent: Steven Riker, Ambit Engineering. (Continued from 3/5/2020)- Postponed to June 4, 2020

Due to the Declaration of a State of Emergency for the State of Maine and Town of Kittery, this meeting will be held remotely in accordance with LD 2167. The meeting will be broadcast on Channel 22, Facebook, and live broadcast from the Town's website.

- b. The Kittery Port Authority moves to review and accept an application from Paul J. & Jessica O. Mckeon 96 Pepperrell Road, Kittery Point ME (Map 27, Lot 47) for addition of a 5' x 12" boat cradle to an existing structure. Agent: Steven Ricker, Ambit Engineering.
- c. The Kittery Port Authority moves to review and accept an application from Shelly Tamis 14 Goose Point, Kittery Point ME for a season prefab 4'x 16' dock.
- 9. Public Segment
- 10. Unfinished Business
 - a. Frisbee Float repairs
 - b. Future Planning list (Postponed until June)
- 11. New Business
- 12. Committee and Other Reports
 - a. Communications from the Chairperson

The Chair approved the in-kind replacement for Danielle Taylor-Hughes & Cory Ilaria 8 Island Ave, Kittery ME for the replacement of an existing 30.5' x 21" boat house and boat house support structure.

- 13. Board Member Issues or Comments
- 14. Executive Session
- 15. Adjournment

PORT AUTHORITY MEETING

UNAPPROVED

Council Chambers

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1	1	Call to	Ordor
		(2011)	CHOPI

- 2 Chair Philbrook called the meeting to order at 6:00 P.M.
- 3 Members present: Vice Chair Charles Patten, Niles Pinkham,
- 4 Bryan Bush, Alan Johnston, John McCollett, and Chair Kelly Philbrook.
- 5 Members absent: Steve Lawrence
- 6 2. Pledge of Allegiance
- 7 3. Agenda Amendments and Adoption None
- 4. Acceptance of Previous Minutes: February 6, 2020
- 9 Chair Philbrook moved to approve the minutes as amended from February 6, 2020.
- 10 Seconded by Mr. Bush
- 11 Motion carried 6-0-0

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- Harbormaster Report and Budget Report
 - Harbormaster reported on: Most of the work being done is coming out of the CIP fund. The budget is at 63.4 % with three and half months remaining in the fiscal year. The Harbormaster is meeting with the Financial Director concerning the revenue. Online mooring there are 97 mooring renewals approved, 102 approved on the wait list, 107 renewals under review, 284 incompletes. The Harbormaster provided a work list with target dates of completion. April 6, 2020 float in, rain date April 7, 2020. Ordered all materials for the anchoring of the commercial float. Transit moorings installed prior to April 6, 2020. The version 3.0 for the push plate for the Carolina is done. Both boats are being de-winterized. The black board installed on the new shed. CIP is done. The need for a better way of recording launch permits. Scheduling a blessing of the fleet. The Harbormaster meeting with the Financial Director and the Town Manager on taking credit card payments on site. Discussed violation books. Budget meeting with the Financial Director and the Town Manager on March 12, 2020. He also presented a list of unused, surrendered and temp moorings.
- 26 Mr. Bush asked the Harbormaster when the cameras would be restored.
- 27 Mr. McCollett asked a question about excise tax.
- 28 6. All Items involving Town Officials or invited guests None
- 7. Public Hearing

30 31 32 33		a.	from Christopher Eckel Trust, 3 Knight Ave, Kittery, ME 03904 (Map 4, Lot 70) for the reconstruction of an existing shed constructed on piers. Agent: Rykerson Architecture. POSTPONED TO APRIL 2, 2020.
34 35		b.	The Kittery Port Authority moves to hold a public hearing on changes to the Rules and Regulations to align with staff and administrative help.
36			Chair Philbrook discussed changes to the Rules and Regulations.
37			Chair Philbrook moved to approve the changes to the Rules and Regulations section 4.
38			Piers, Wharves, Floats, and other Marine related structures, and section 2.5.2 Tying to
39			Public Facilities to align with staff and administrative help. With a draft date of January 24,
40			2020.
41			Seconded by Vice Chair Patten.
42			Motion carried 6-0-0
43	8.	Pie	ers, Wharves & Floats
44		a.	The Kittery Port Authority moves to review and accept an application from
45			Kenneth P. & Terri M. Miller, 4 Lawrence Lane, Kittery PT, ME 03905 (Map 18,
46			Lot 35) for a 6'x45' extension to an existing fixed pier. The existing 3'x46'
47			gangway and 10'x20' float will be reused. The extension will create a structure
48			with 150' of total length. Agent: Steven Riker, Ambit Engineering.
49			Steven Riker presented the plans for a 6'x45' extension to an existing fixed pier at
50			4 Lawrence Lane, Kittery PT, ME.
51			Vice Chair Patten, Mr. Johnston, Chair Philbrook, the Harbormaster, Mr. Pinkham, Mr.
52			McCollett, and Mr. Bush had questions for and discussed with Steven Riker the plans for a
53			6'x45' extension to an existing fixed pier at 4 Lawrence Lane, Kittery PT, ME.
54			Chair Philbrook moved to continue this matter to the April 2, 2020 meeting by nature of the
55			question of legal standing. In addition, request the Town Manger to seek a legal opinion on
56			how this fits into the riparian lines for our rules and regulations and as to how this shared
57			piece of land can be used or not.
58			Seconded by Vice Chair Patten.
59			Motion carried 6-0-0
60	9.	Pu	ublic Segment (Three Mins.)
61		Jo	sh Blake pays respects to the KPA for all the hard work and gave the board members a care
62			ckage from the Health food store.

Jane Durgin, 6 Cooks Street, Kittery, expressed concerns about Wood Island.

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64	10.	Unfinished Business
65		a. Frisbee Float Repairs
66 67 68		Vice Chair Patten reported that all the welding is done, 8 to 10 feet left on decking, then it should be able to put it back into the water. The Harbormaster spray cleaned it and the side boards need to be put on. Still on schedule for end of March due date.
69	11.	New Business - None
70	12.	Committee and Other Reports
71		a. Communications from the Chairperson
72 73 74		The Harbormaster went in place of Chair Philbrook to a meeting with the Conservation Committee Chair in Portsmouth N.H. in reference to a piece of art for the Pepperrell Cove pier.
75 76		Conservation Committee Chair would like an approval from the KPA board for the piece of art.
77		Approved 6-0-0
78		Workshop follow-up
79 80		Chair Philbrook stated due to not having enough people to make a quorum there was no official workshop, but was able to create a list of things to plan for in the future.
81		Chair Philbrook presented and discussed the list with the members of the board.
82		Wood Island update
83		Chair Philbrook gave an overview on Wood Island.
84	13.	Board Member Issues or Comments
85		Vice Chair Patten – None
86		Mr. Johnston – None
87		Mr. Bush – None
88		Mr. Pinkham – None
89 90		Mr. McCollett – Asked about the liability on the kayak rakes. Chair Philbrook and the Harbormaster responded to his concerns.
91	14.	Executive Session - None
92	15.	Adjournment

Chair Philbrook moved to adjourn at 7:43 P.M. seconded by Mr. Bush.

94 Motion carried 6-0-0

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Submitted by Kim Tackett

Disclaimer: The following minutes constitute the author's understanding of the meeting. Whilst every effort has been made to ensure the accuracy of the information, the minutes are not intended as a verbatim transcript of comments at the meeting, but a summary of the discussion and actions that took place. For complete details, please refer to the video of the meeting on the Town of Kittery website.

TOWN OF KITTERY KITTERY PORT AUTHORITY

Map:		
Lot:		
Date	Submitted:	
12	12/2019	

Application for

PIERS, WHARFS, FLOATS AND OTHER MARINE-RELATED STRUCTURES

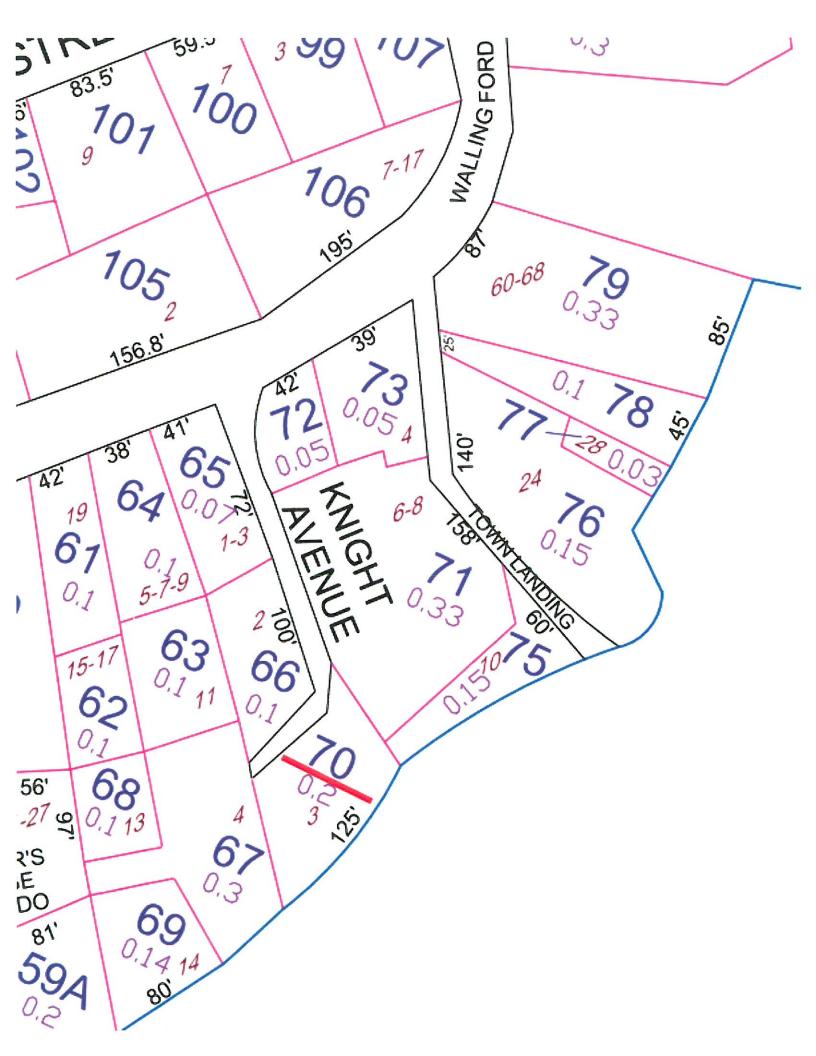
Contact: kpa@kitteryme.org

Website: kitteryme.gov

NOTE: Ten (10) sets of plans, applications, maps and other necessary information are required at submittal. The following application is submitted for the construction, modification, reconstruction of a:

	Reconstruction of Existing shed constructed on piers.			
1.	This project is an in-kind repair/replacement, which will not expand, move, or modify the style of the existing structure: Yes, it is in-kind repair No, there will be modifications			
2.	Property Owner(s): Christopher Eckel Trust			
3.	Property Address: 3 Knight Ave. Kittery			
4.	Telephone Number:(603) 714-9695 Email:cgeckel@gmail.com (REQUIRED)			
5.	Property Size (Acres/SF):O.19 Ac/8355 SFZoning District(s):MU-KF			
6.	The shore frontage of this property is feet, measured at the high water line in a straight line, stake to stake.			
7.	This is my first Kittery Port Authority application for this property: Yes No If No, please explain:			
8.9.	LEGAL INTEREST: The applicant demonstrates a legal interest in the property by including a copy of the following: Deed, Purchase and Sale Agreement. ADDITIONAL PERMITS/APPROVALS THAT MAY BE REQUIRED: (attach applications to submittal)			
	Army Corps of Engineers Department of Conservation			
	Dept. of Environmental Protection Permit			
	CONSTRUCTION PLAN: Provide a description of the property showing all proposed construction showing the lot lines and exact positions of the proposed structure with dimensions and elevations from readily identifiable reference points. Date: 12-2-2019			
Pro	perty Owner Signature: hust opher loge tabel Date: 12-2-2019			
Age	ent Name: Deane Rykerson Agent Firm: Rykerson Architecture			
-	ent Phone:207 439 8755 Agent Email: rykersonarchitecture@comcast.net (REQUIRED)			
AP	PLICATION FEE (\$100) and ASA* (minimum \$45). Include a check payable to the Town of Kittery.			
Fee	e Paid, Amount: \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			

*APPLICANT SERVICE ACCOUNTS: PER TITLE 3.3 OF THE KITTERY CODE AND SECTION IV.D.9 OF THE KPA RULES & REGULATIONS, COSTS ASSOCIATED WITH PUBLIC NOTICE ADVERTISMENT, POSTAGE, RECORDER TIME, ETC.



Deane Rykerson 1 Salt Marsh Lane Kittery Point ME 03905

207 439 8755 mobile 207 439 8791 rykersonarchitecture@comcast.net

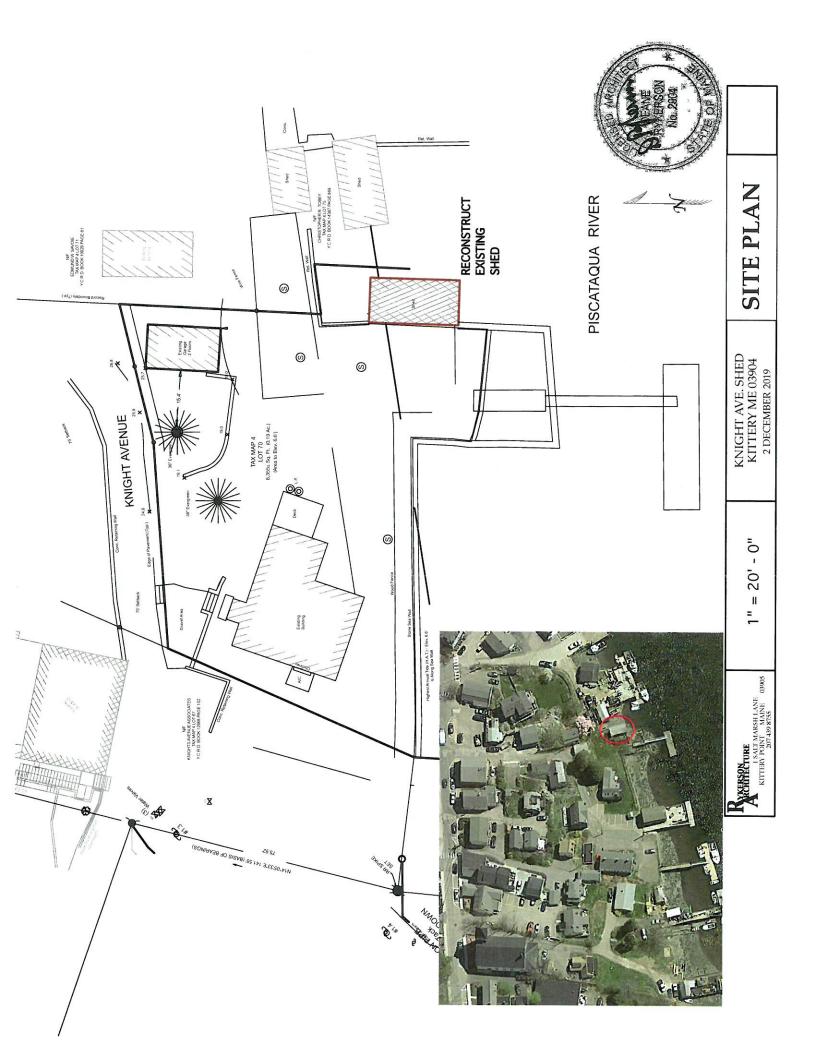
Address: 3 Knight Ave. Kittery ME 03904

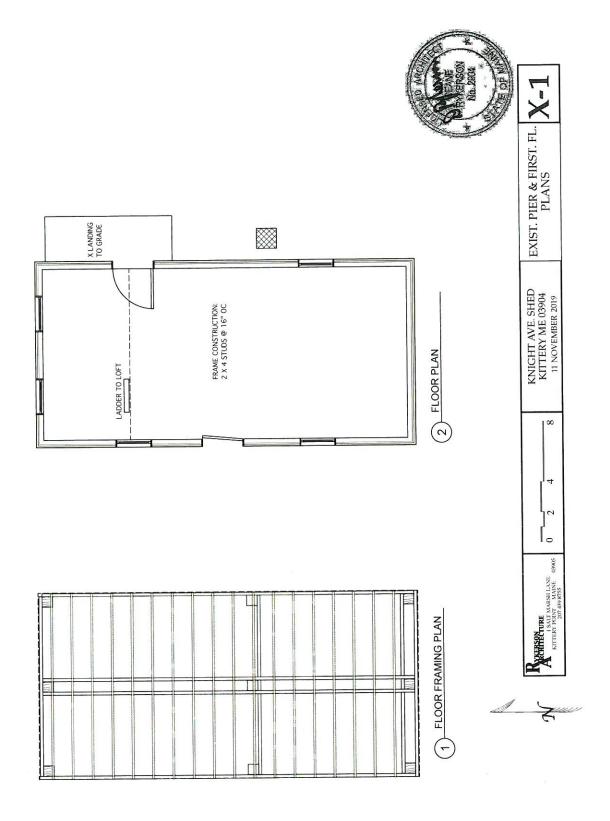
Map 4, Lot 70

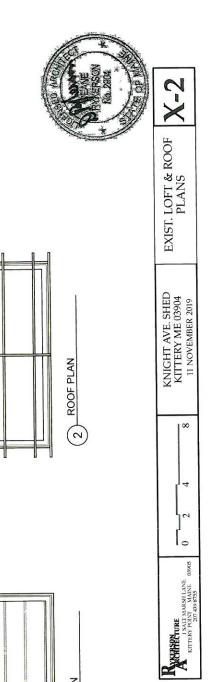
Abutters within 150 ft. of shorefront property line

Oonald S. Foye TR	5 Church St.	
Night 14, LLC	14 Knight Ave.	
Night 4, LLC	4 Knight Ave.	*
Christopher R. Tobey	10 Town Landing	
Betty L. Crawford TR	24 Wallingford Sq.	
	Night 4, LLC Christopher R. Tobey	Night 4, LLC 4 Knight Ave. Christopher R. Tobey 10 Town Landing

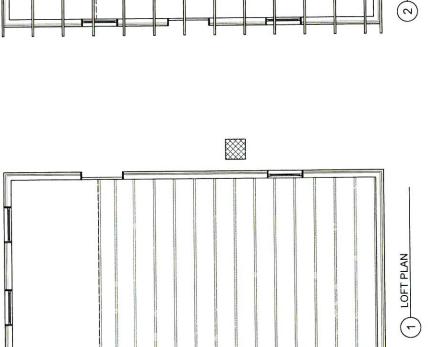




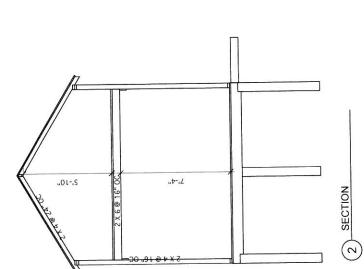


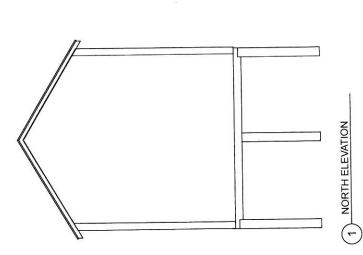


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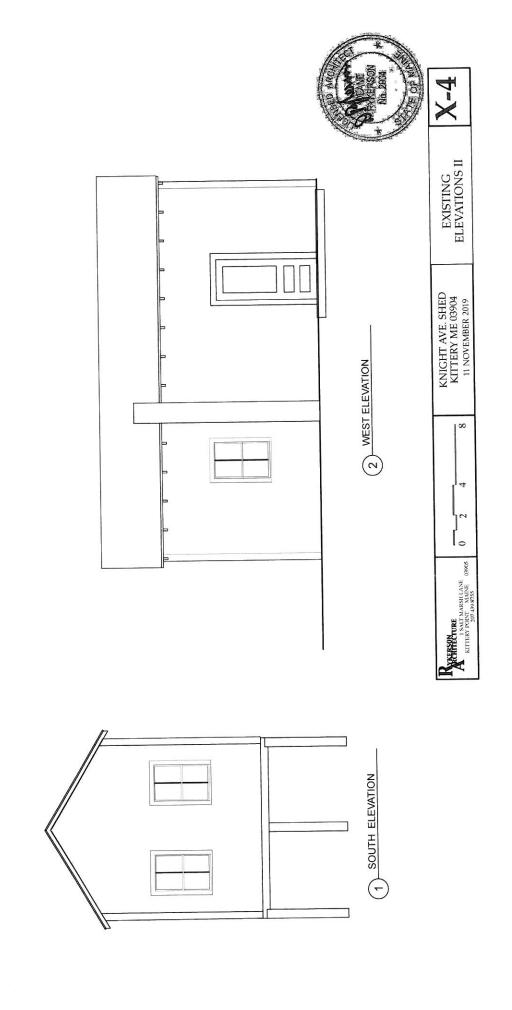




EXISTING ELEVATIONS I

KNIGHT AVE. SHED KITTERY ME 03904 11 NOVEMBER 2019

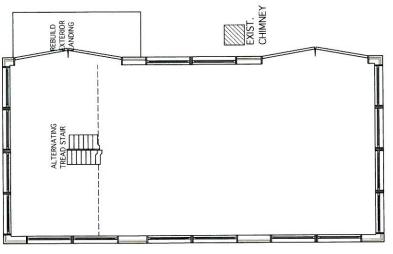
0 KURTEKTURE SAIT ARSH LAKE KITTEKTURIY MAINE (1990S





(1) FLOOR FRAMING PLAN

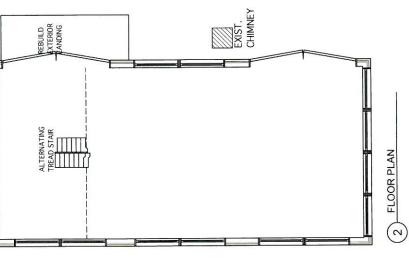
A-1

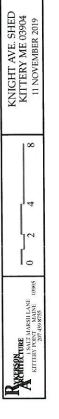


NEW FLOOR FRAMING: PT 2 X 8 @ 16" OC

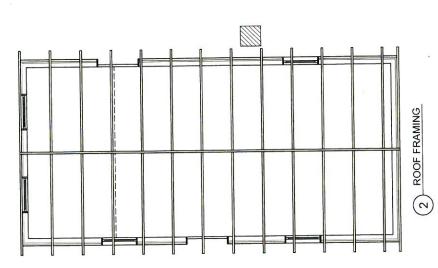
NEW PIERS BY MARINE CONTRACTOR

NEW 3 x 10 PRESSURE TREATED GIRDERS









6" LVI @ 24" OC

GALV. METAL GRATING TOPPED W/ TEMPERED

ALTERNATING
TREAD STAIR



KERSOUVEE SAIT MASSILLANE KITTEN POINT MANE 207-429-8755

1 LOFT PLAN

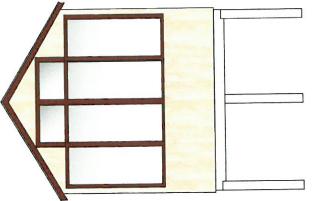
KNIGHT AVE. SHED KITTERY ME 03904 11 NOVEMBER 2019

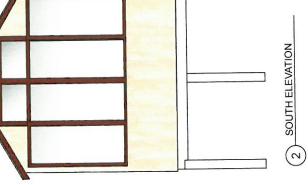
PROPOSED LOFT & ROOF PLAN

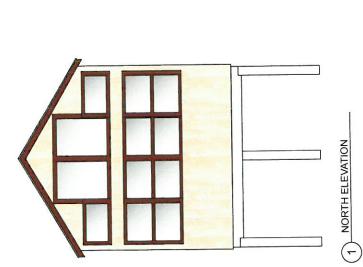
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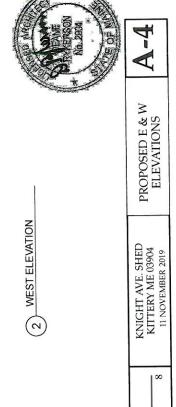
PROPOSED N & S ELEVATIONS

A-3

KNIGHT AVE. SHED KITTERY ME 03904 11 NOVEMBER 2019

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KEHTEKUNE I SALT MASSH LANE KITTEN DOUT MAINE 03905

PLAN REFERENCES:

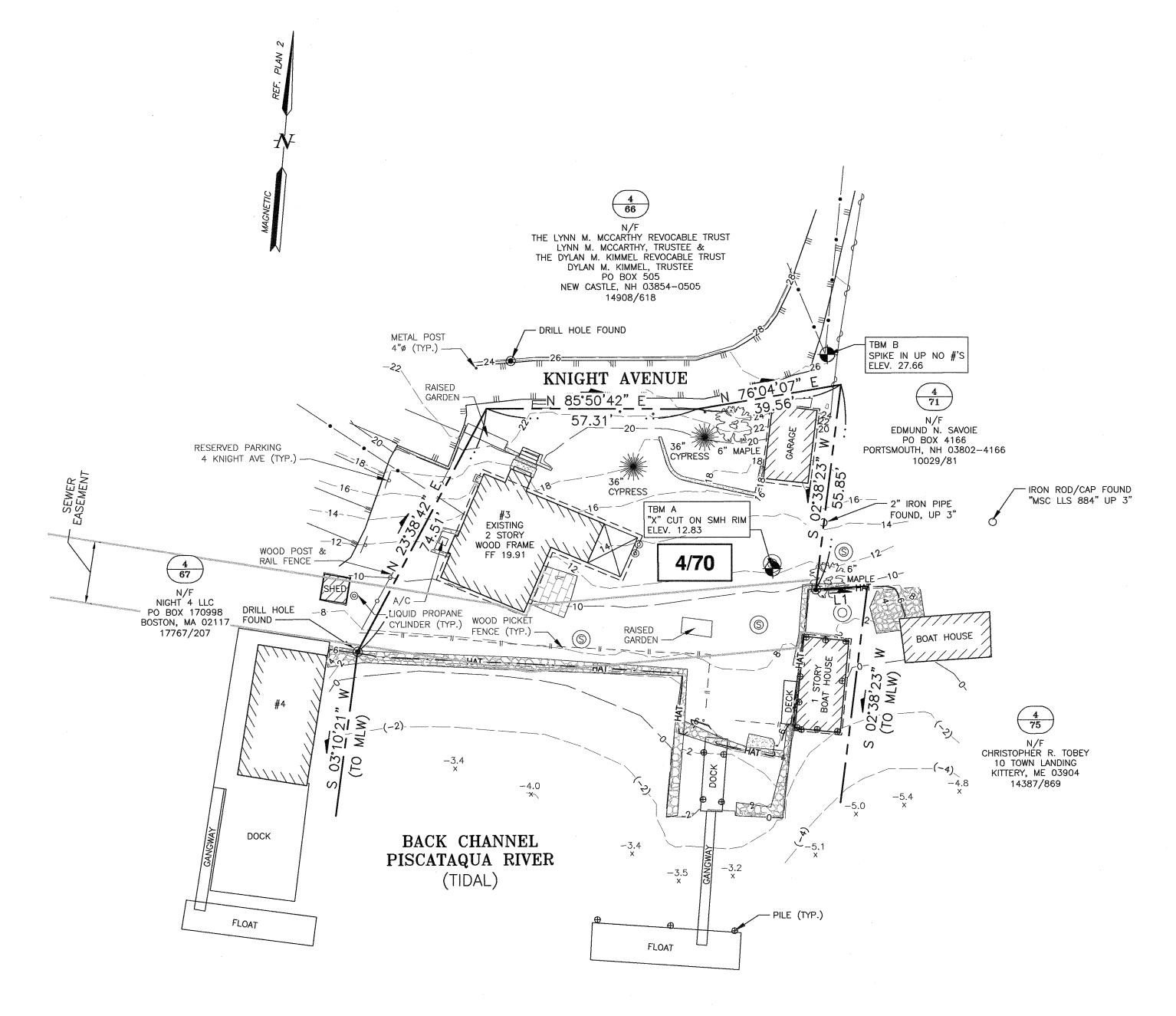
1) EASEMENT PLAN OF LAND IN KITTERY, MAINE, SCALE 1" = 40', MARCH 1968 BY WHITMAN & HOWARD INC., ENGINEERS AND ARCHITECTS, Y.C.R.D. PLAN BOOK 47 PAGE 20

2) SHORELAND DEVELOPMENT PLAN FOR PROPERTY AT 3 KNIGHT AVENUE KITTERY, YORK COUNTY, MAINE OWNED BY CHRISTOPHER G. ECKEL REVOCABLE TRUST, SCALE 1" = 10' PREPARED BY EASTERLY SURVEYING, INC. DATED 12/21/15 REVISED 5/12/16, Y.C.R.D. PLAN BOOK 382 PAGE 3

LEGEND:

NOW OR FORMERLY RECORD OF PROBATE STAIN LINE YCRD YORK COUNTY REGISTRY OF DEEDS RAILROAD SPIKE MAP 11/LOT 21 OIR FND IRON ROD FOUND IRON PIPE FOUND O IP FND IR SET IRON ROD SET DRILL HOLE FOUND OH FND DRILL HOLE SET O DH SET BOUND WITH DRILL HOLE BND w/DH ST BND W/DH STONE BOUND WITH DRILL HOLE

TO BE REMOVED



LENGTH TABLE

LINE BEARING L1 N 82*20'22' E

DISTANCE

14.00'

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.

GRAPHIC SCALE

PAUL A. DOBBERSTEIN, PLS #2526



AMBIT ENGINEERING, INC.

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

NOTES:

1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 4 AS LOT 70.

2) OWNERS OF RECORD: CGE REVOCABLE TRUST CHRISTOPHER G. ECKEL, TRUSTEE PO BOX 02339232 SIOUX FALLS, SD 57186 16526/873

3) PARCEL IS IN FLOOD HAZARD ZONE A2 (ELEV. 9) AS SHOWN ON FIRM PANEL 230171 0008 D, REVISED JULY 3,

4) EXISTING LOT AREA: PER REFERENCE PLAN 2 $8,280 \pm S.F.$ $0.19 \pm AC.$

5) PARCEL IS LOCATED IN KF-KITTERY FORESIDE & SHORELAND PROTECTION ZONES

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA: 5,000 S.F. LOT AREA PER DWELLING UNIT: 2,500 S.F. MINIMUM STREET FRONTAGE: 0 FEET MINIMUM SHORE FRONTAGE: 25 FEET SETBACKS: FRONT: 10 FEET SIDE: 10 FEET

REAR: 10 FEET SETBACK FROM WATER BODIES: 75 FEET WATER DEPENDENT USE: 0 FEET MAXIMUM BUILDING HEIGHT: 40 FEET MAXIMUM BUILDING COVERAGE: 60% MINIMUM OPEN SPACE ON THE SITE: 40%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AT #3 KNIGHT AVENUE.

8) PROPERTY IS SUBJECT TO A RIGHT OF WAY AT YCRD 1559/71. PROPERTY INCLUDES AN EASEMENT TO MAINTAIN A SEWER LINE ACROSS LAND NOW OR FORMERLY OF DAVID L. DESVERGNES "AS THE SAME NOW EXISTS".

9) DATUM: NAVD 1988, MEAN SEA LEVEL BENCHMARK: USGS DISC STAMPED D-605 1975 AT THE OLD KITTERY POST OFFICE. ELEVATION: 32.66

10) PARCEL IS SUBJECT TO A SEWER EASEMENT AS SHOWN ON PLAN REFERENCE #1. YCRD 1818/683

11) PARCEL BENEFITS FROM WHATEVER RIGHTS, TITLE & INTEREST IN AND TO THE WHARF ADJOINING SAID LAND, AND THE USE OF THE FLATS BETWEEN HIGH WATER AND LOW WATER. THE PARCEL BENEFITS FROM RIGHT TO USE THE PRIVATE WAY TO GOVERNMENT STREET. PARCEL IS SUBJECT TO AN EASEMENT AT YCRD 834/357.

12) BOUNDARY SHOWN HEREON FROM REFERENCE PLAN 2

BOAT HOUSE RECONSTRUCTION ECKEL RESIDENCE 3 KNIGHT AVENUE KITTERY, MAINE

I			
0	ISSUED FOR COMMENT	4/28/20	
NO.	DESCRIPTION	DATE	
REVISIONS			

SCALE 1"=20'

MARCH 2020

EXISTING CONDITIONS PLAN

FB 412 PG 2

1293.01

TAX MAP 4 LOT 70



LOCATION MAP

DEVEGETATED AREAS (TO MEAN HIGH WATER)				
STRUCTURE	EXISTING DEVEGETATED (S.F.)	POST—CONSTRUCTION DEVEGETATED (S.F.)		
MAIN STRUCTURE	900	900		
PAVED AREAS	- 0	0		
PORCH	112	112		
RETAINING WALLS	318	318		
GARAGE	243	243		
CONCRETE	43	43		
DECKS, STAIRS & PATIO	201	201		
BOAT HOUSE	0	0		
TOTAL	1,817	1,817		
LOT SIZE (TO HAT LINE)	8,355	8,355		
% DEVEGETATED AREA	21.7%	21.7%		

FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS

DATE

OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS

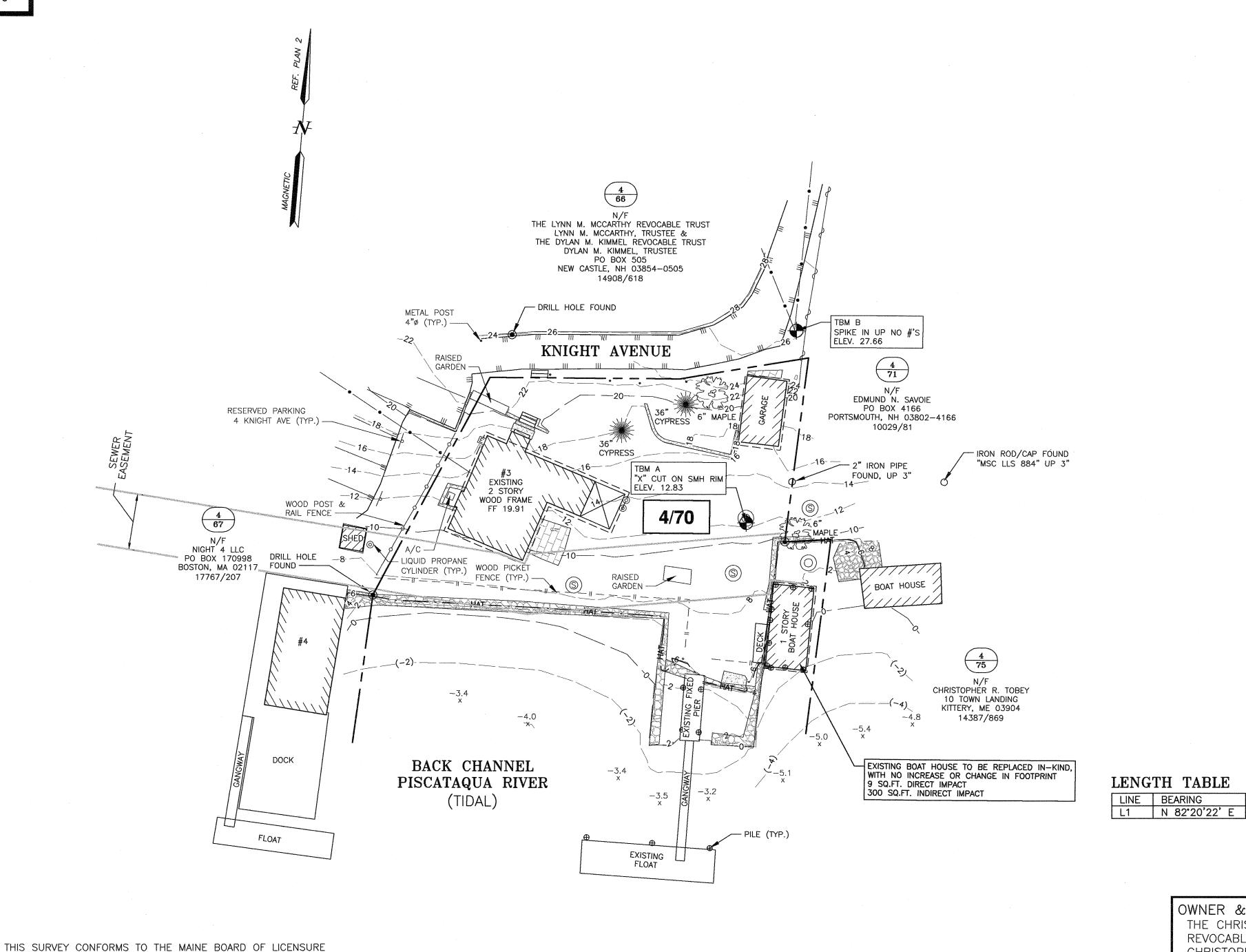
NOTED ON THIS PLAN.

PAUL A. DOBBERSTEIN, PLS #2526

LEGEND:		
N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
YCRD	YORK COUNTY REGISTRY OF DEEDS	
11 21	MAP 11 / LOT 21	
) D	RAILROAD SPIKE FOUND	
0	IRON ROD/IRON PIPE FOUND	
<u> </u>	IRON PIPE FOUND	
	STONE/CONCRETE BOUND FOUND RAILROAD SPIKE SET	
•	IRON ROD SET	
0	DRILL HOLE SET	
0	GRANITE BOUND SET	
	BOUNDARY BUILDING SETBACK	
- MHW		
MLW		
	MAINE DEP HIGHEST ANNUAL TIDE LINE	
	FRESHWATER WETLAND LINE	
S WB	WETLAND BUFFER LINE SEWER LINE	
G	GAS LINE	
D	STORM DRAIN	
	WATER LINE UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC/WIRES	
	CONTOUR	
97x3	SPOT ELEVATION	
	EDGE OF PAVEMENT (EP) WOODS / TREE LINE	
7 7 7	•	
Ø Ø ⊸• «So	UTILITY POLE (w/ GUY)	
GSO O	GAS SHUT OFF	
1/5 ₀	WATER SHUT OFF/CURB STOP	
	GATE VALVE	
HYD +⊙+	HYDRANT	
GWE	METER (GAS, WATER, ELECTRIC)	
	CATCH BASIN	
	SEWER MANHOLE	
	DRAIN MANHOLE	
\sim	WELL	
(W)		
6	PHOTO LOCATION/DIRECTION	
AC TP 6	AIR CONDITIONER UNIT TEST PIT	
	SIGNS	
<u>A-1</u>	EDGE OF WETLAND FLAGGING	
AC .	SWAMP / MARSH ASBESTOS CEMENT PIPE	
CI	CAST IRON PIPE	
CMP	CORRUGATED METAL PIPE	
CMU	CONCRETE MASONRY UNIT	
COP	COPPER PIPE DUCTILE IRON PIPE	
PVC	POLYVINYL CHLORIDE PIPE	
RCP	REINFORCED CONCRETE PIPE	
VC	VITRIFIED CLAY PIPE	
EL. EP	ELEVATION EDGE OF PAVEMENT	
FF	FINISHED FLOOR	
INV.	INVERT	
TBM TYP.	TEMPORARY BENCHMARK TYPICAL	
VGC/SGC	VERTICAL/SLOPED GRANITE CURB	
CCB	CAPE COD BERM	
LSA	LANDSCAPED AREA	

LANDSCAPED AREA

LSA



GRAPHIC SCALE

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AMBIT ENGINEERING, INC. Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3 Portsmouth, N.H. 03801-7114 Tel (603) 430-9282 Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 4 AS LOT 70.

2) OWNERS OF RECORD: THE CHRISTOPHER G. ECKEL REVOCABLE TRUST OF 2012 CHRISTOPHER G. ECKEL, TRUSTEE PO BOX 02339232 SIOUX FALLS, SD 57186 16526/873

3) PARCEL IS IN FLOOD HAZARD ZONE A2 (ELEV. 9) AS SHOWN ON FIRM PANEL 230171 0008D, REVISED JULY 3,

4) EXISTING LOT AREA: (PER REFERENCE PLAN) $8,280 \pm S.F.$ $0.19 \pm AC.$

5) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RECONSTRUCTION OF AN EXISTING BOAT HOUSE ON ASSESSOR'S MAP 4 LOT 70 IN THE TOWN OF KITTERY.

6) NAVD 1988, MEAN SEA LEVEL BENCHMARK: USGS DISC STAMPED D-605 1975 AT THE OLD KITTERY POST OFFICE. ELEVATION: 32.66

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

8) MEAN HIGH WATER LINE (MHW) IS AT ELEVATION 3.81 PER NOAA STATION 8419870-SEAVEY ISLAND, PORTSMOUTH HARBOR ME.

9) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

10) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER

11) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.

BOAT HOUSE RECONSTRUCTION ECKEL RESIDENCE 3 KNIGHT AVENUE KITTERY, MAINE

0	ISSUED FOR COMMENT	4/28/20
NO.	DESCRIPTION	DATE
	REVISIONS	

1293.01

SCALE 1"=20'

DISTANCE

OWNER & APPLICANT:

SIOUX FALLS, SD 57186

200 GRIFFIN ROAD UNIT 3

PORTSMOUTH, N.H. 03801

PO BOX 02339332

AMBIT ENGINEERING

PREPARED BY:

WETLAND IMPACT AREA

TEMPORARY TIDAL CONSTRUCTION IMPACT: 300 SQ.FT

TIDAL DIRECT IMPACT: 9 SQ.FT

THE CHRISTOPHER G. ECKEL REVOCABLE TRUST OF 2012

CHRISTOPHER G. ECKEL, TRUSTEE

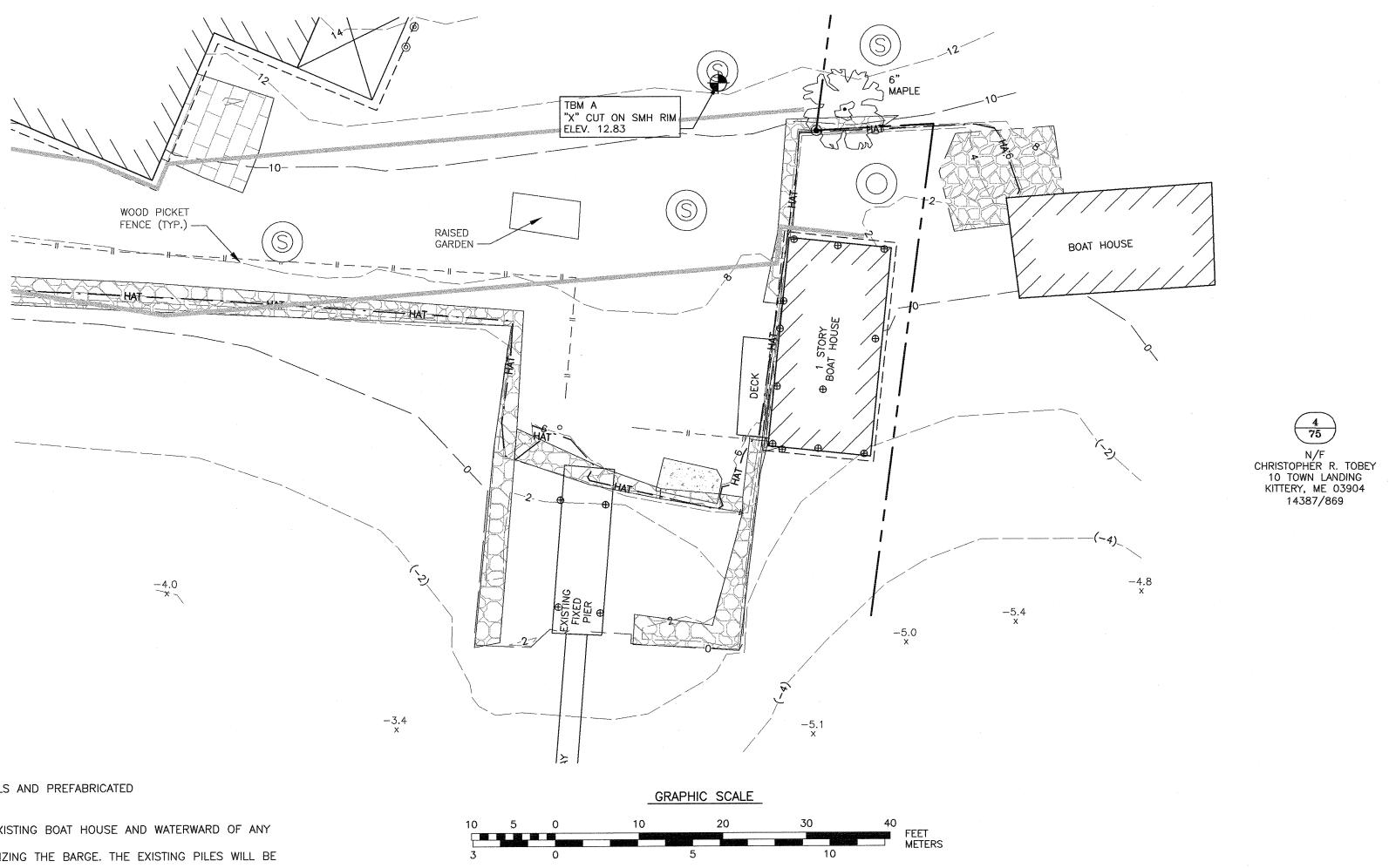
14.00'

MARCH 2020

ME DEP PERMIT **PLAN**

FB 412 PG 2

TAX MAP 4 LOT 70



SEQUENCE OF CONSTRUCTION

1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS AND PREFABRICATED

COMPONENTS THE SITE VIA AVAILABLE ACCESS.) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.

3) THE BARGE WILL BE POSITIONED ALONGSIDE THE LOCATION OF THE EXISTING BOAT HOUSE AND WATERWARD OF ANY

EMERGENT VEGETATION TO MINIMIZE IMPACTS 4) THE EXISTING BOAT HOUSE SUPERSTRUCTURE WILL BE REMOVED UTILIZING THE BARGE. THE EXISTING PILES WILL BE

5) INSTALLATION OF THE NEW PILES WILL BE PERFORMED FROM A CRANE BARGE USING VIBRATORY HAMMER.

6) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION. 7) SUPER STRUCTURE OF THE BOAT HOUSE IS BUILT. MATERIALS ARE LIFTED FROM THE BARGE AND SET INTO POSITION BY

HEAVY EQUIPMENT IN WETLANDS OR MUDFLATS

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

TIME OF YEAR WORK WINDOWS/RESTRICTIONS

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

CATEGORY 2 REVIEW: T.O.Y. RESTRICTION T.O.Y. WORK WINDOW (WORK ALLOWED) (NO WORK) JUL. 15 THROUGH SEP. 30 NON-TIDAL WATERS OCT. 01 THROUGH JUL. 14 APR. 10 THROUGH NOV. 07 NOV. 08 THROUGH APR. 09 TIDAL WATERS

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

FLOODPLAINS AND FLOODWAYS

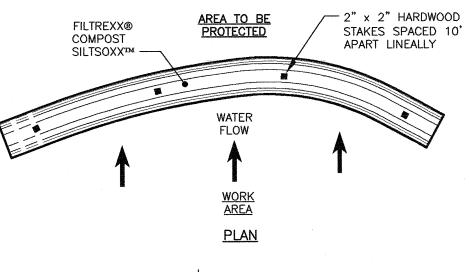
- A. APPROPRIATE MEASURES MUST BE TAKEN TO MINIMIZE FLOODING TO THE MAXIMUM EXTENT PRACTICABLE.
- B. ACTIVITIES WITHIN 100-YEAR FLOODPLAINS MUST COMPLY WITH APPLICABLE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)-APPROVED STATE AND/OR LOCAL FLOODPLAIN MANAGEMENT PERMITTING REQUIREMENTS. PROPONENTS MAY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

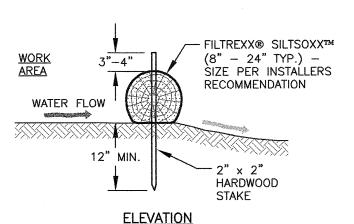
STORAGE OF SEASONAL STRUCTURES.

SEASONAL OR RECREATIONAL STRUCTURES SUCH AS PIER SECTIONS, FLOATS, AQUACULTURE STRUCTURES, ETC. THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN AN UPLAND LOCATION LANDWARD OF HIGHEST ANNUAL TIDE (H.A.T.) OR ORDINARY HIGH WATER (OHW) AND NOT IN WETLANDS, TIDAL WETLANDS, THEIR SUBSTRATE OR ON MUDFLATS. THESE SEASONAL STRUCTURES MAY BE STORED ON THE FIXED, PILE-SUPPORTED PORTION OF THE STRUCTURE THAT IS WATERWARD OF H.A.T. OR OHW. SEASONAL STORAGE OF STRUCTURES IN NAVIGABLE WATERS, E.G., IN A PROTECTED COVE ON A MOORING, REQUIRES CORPS APPROVAL AND LOCAL HARBORMASTER APPROVAL.

SPAWNING, BREEDING, AND MIGRATORY AREAS.

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





ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.

- 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
- 4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS. 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE

FILTREXX® SILTSOXX™ FILTRATION SYSTEM

OWNER & APPLICANT: CGE REVOCABLE TRUST CHRISTOPHER G. ECKEL PO BOX 02339332 SIOUX FALLS, SD 57186

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

Portsmouth, N.H. 03801-7114 Tel (603) 430-9282 Fax (603) 436-2315

AMBIT ENGINEERING, INC. Civil Engineers & Land Surveyors 200 Griffin Road - Unit 3

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.
- 4) NUMBER OF PILES TO BE DRIVEN FOR BOAT HOUSE REPLACEMENT NOT TO EXCEED 8 AS DEPICTED ON PROPOSED PERMIT PLAN. ALSO NOTE TIME OF YEAR AND NOISE RESTRICTIONS FOR DRIVING OF PILES.

BOAT HOUSE RECONSTRUCTION ECKEL RESIDENCE 3 KNIGHT AVENUE KITTERY, MAINE

4/28/20 ISSUED FOR COMMENT DATE **DESCRIPTION** REVISIONS

SCALE: 1" = 10'

MARCH 2020

PROPOSED BOAT HOUSE REPLACEMENT **DETAILS & NOTES**

FB 412 PG 2

TAX MAP 4 LOT 70

1293.01



LETTER OF TRANSMITTAL

TO: Town of Kittery

Kittery Port Authority 200 Rogers Rd Ext. Kittery, ME 03904

FROM: AMBIT ENGINEERING, INC.

Civil Engineers and Land Surveyors 200 Griffin Road, Unit 3 Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

DATE:	4/14/2020		JOB NO. 2552.82		
ATTENT	ION: Kitter	y Port Author	rity		
RE:	RE: Application for Boat Cradle				
()	96 Pe	pperrell Road,	Kittery Point, ME		
WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA ☐ SHOP DRAWING ☐ COPY OF LETTER ☐ PRINTS ☐ CHANGE ORDER ☐ SPECIFICATIONS ☐ SAMPLES ☐ OTHER					
COPIES	DATE	REVISION	DESCRIPTION		
10	4/14/20		KPA Application Packages		
10	4/14/20		Maine DEP NRPA Application		
10	3/20	3/26/20	Plan Sets (full size)		
THESE ARE TRANSMITTED AS CHECKED BELOW ☐ FOR YOUR APPROVAL ☐ FOR YOUR USE ☐ AS REQUESTED ☐ FOR BIDS DUE ☐ FOR REVIEW AND COMMENT ☐ RETURNED AFTER LOAN TO US					
REMARKS					
COPY TO File					

TOWN OF KITTERY KITTERY PORT AUTHORITY

Map: 27
Lot: 47
Date Submitted:
April 14, 2020

Application for

PIERS, WHARFS, FLOATS AND OTHER MARINE-RELATED STRUCTURES

Contact: kpa@kitteryme.org Website: kitteryme.gov NOTE: Ten (10) sets of plans, applications, maps and other necessary information are required at submittal. The following application is submitted for the construction, modification, reconstruction of a: The project proposes a 5' x 12' boat cradle on the subject lot. 1. This project is an in-kind repair/replacement, which will not expand, move, or modify the style of the existing structure: x No, there will be modifications Yes, it is in-kind repair 2. Property Owner(s): Paul J. & Jessica O. McKeon 3. Property Address: 96 Pepperrell Road, Kittery Point, ME. Email: pmckeon@b2wsoftware.com Telephone Number: 603-231-3205 (REQUIRED) (REQUIRED) Zoning District(s): R-KPV 5. Property Size (Acres/SF): 12,333 sq. ft. 6. The shore frontage of this property is 84.3 feet, measured at the high water line in a straight line, stake to stake. 7. This is my first Kittery Port Authority application for this property: Yes If No, please explain: 8. LEGAL INTEREST: The applicant demonstrates a legal interest in the property by including a copy of the following: Deed, Purchase and Sale Agreement. 9. ADDITIONAL PERMITS/APPROVALS THAT MAY BE REQUIRED: (attach applications to submittal) x Army Corps of Engineers Department of Conservation Other (specify): X Dept. of Environmental Protection Permit 10. CONSTRUCTION PLAN: Provide a description of the property showing all proposed construction showing the lot lines and exact positions of the proposed structure with dimensions and elevations from readily identifiable reference points. Applicant Signature: Date: Agent-See Authorization Date: April 14, 2020 Property Owner Signature: Steven D. Riker Agent Name: Agent Firm: Ambit Engineering, Inc. Agent Email: sdr@ambitengineering.com 603-430-9282 Agent Phone: (REQUIRED) (REOUIRED) APPLICATION FEE (\$100) and ASA* (minimum \$45). Include a check payable to the Town of Kittery.

Date: _____ ASA Paid, Amount:_____

*APPLICANT SERVICE ACCOUNTS: PER TITLE 3.3 OF THE KITTERY CODE AND SECTION IV.D.9 OF THE KPA RULES & REGULATIONS,

COSTS ASSOCIATED WITH PUBLIC NOTICE ADVERTISMENT, POSTAGE, RECORDER TIME, ETC.

14 April 2020

Maine Department of Environmental Protection 312 Canco Road Portland, ME 04103

Re:

NRPA Individual Permit Application

Tax Map 27, Lot 47 96 Pepperrell Road Kittery Point, ME

To Whom it May Concern:

This letter transmits a Maine Department of Environmental Protection, Natural Resources Protection Act Individual Permit Application request to permit 8 sq. ft. of direct impact and 51 sq. ft. of indirect impact for the installation of as boat cradle located along the shoreline of the above referenced site along the Piscataqua River (see ME DEP Permit Plan-Sheet C2 attached).

Attached to this application you will find a plan set including a ME DEP Permit Plan-Sheet C1, and a Details Plan-Sheet D1. The plan set depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and impact areas. Also attached to this application you will find the following: USGS Project location map, tax map, recorded deed, certified mail receipts for abutter notification, a field survey checklist, a coastal wetland characterization, a photo log, project description worksheets for docks, and a notice of intent to file.

Lastly, in utilizing the Maine Office of GIS, the site is located directly adjacent to Tidal Wading Bird & Waterfowl Habitat and Molluscan Shellfish Beds.

It is our opinion that due to the minor impacts associated with this project, compensation should not be required.

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

Respectfully submitted,

Steven D. Riker, CWS

NH Certified Wetland Scientist/Permitting Specialist

Ambit Engineering, Inc.

Cc: US Army Corp of Engineers, Maine Project Office

Maine Bureau of Lands Kittery Town Clerk

Maine Historic Preservation Commission

1 May, 2019

To Whom It May Concern

RE: Maine Department of Environmental Protection, Natural Resources Protection Act Application and Town of Kittery Shoreland Zoning Permit Application for residential site improvements for Paul & Jessica McKeon, 96 Pepperrell Road, Kittery, ME.

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

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

Sincerely,

Paul & Jessica McKeon

96 Pepperrell Road

KitteryPoint, ME 03905

603-231-3205

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT → PLEASE TYPE OR PRINT IN BLACK INK ONLY

1. Name of Applicant:	Paul J. & Jessica O. McKeon				5.Name of Agent: Steven D. Riker Ambit Engineer				ineering, Inc.			
2. Applicant's Mailing Address:	233 Vaughan Street, Unit 402, Portsmouth, NH 03801				6. Agent Addres	200 (200 Griffin Road, Unit 3, Portsmouth, NH 03801					
3. Applicant's Daytime Phone #: 603-231-320			05		7. Agent's Daytime Phone #:			603-430-9282				
	irod irom crarer apprount			n@b2wsoftware.com		8. Agent's Email Addres		ess:	sdr@ambitengineering.com			
9. Location of Activity (Nearest Road, Street				rell Ro	ad	10. Town:	Kittery Poi	nt	11. County: York			
Resource: Great F (Check all that apply) Great F Coasta Freshw Wetlan				d gnificar	nce	13. Name 14. Amou (Sc 8 sq. ft		Piscataqua River				
			Mountain	Парка		51 sq.	ft. indirect imp	act (crad	le)			
15. Type of Wetland: (Check all that apply)	☐ For ☐ Scr ☐ Em	ested ub S	d hrub		Tier		OR FRESHV Ti	VATER er 2	WETL	ANDS	Tier	3
	☐ Wet Meadow ☐ Peatland ☐ Open Water ☐ Other Tidal			10	■ 0 - 4,999■ 5,000-9,9■ 10,000-1	999 sq ft		43,560	3,560 sq. ft.		□ > 43,560 sq. ft. or □ smaller than 43,560 sq. ft., not eligible for Tier 1	
16. Brief Activity Description:							sq. ft. of indi ed site adjace					of a
17. Size of Lot or Parc & UTM Locations:		12,3	33_square	feet, or	<u> </u>	acres UT	M Northing:	13.08262	22_ UT	M East	ing: -7 <u>(</u>	0.702519
18. Title, Right or Inte	rest:	⊠ ov	vn	□ lea	se □ pur	chase opti	on 🗆 writte	en agre	ement			
19. Deed Reference N		ec a la c	Book#: 17	810 F	Page: 819		p and Lot Nu			#: 27	Lot	#: 47
21. DEP Staff Previous	sly					22. Part project:	of a larger	☐ Yes		er-the- t:	□ Yo	
23. Resubmission	☐ Ye	-	If yes, previous		Previous			is project				
of Application?: 24. Written Notice of Violation?:			If yes, na enforcem	name of DEP ement staff involved:					25. Previous Wetland Yes Alteration:			
26. Detailed Direction to the Project Site	s W	Vest.F		03 West	for 1.21, then	•	oad (ME-236 V onto Pepperell I					
27. TIER						TIEF	R 2/3 AND IND	OIVIDUA	L PERI	AITS	dias.	
 Ittle, right or interest documentation Topographic Map Narrative Project Description Plan or Drawing (8 1/2" x 11") Photos of Area Statement of Avoidance & Minimization Statement/Copy of cover letter to MHPC 			☐ Title, right or interest documer ☐ Topographic Map ☐ Copy of Public Notice/Public Information Meeting Documentat ☐ Wetlands Delineation Report (Attachment 1) that contains the Information listed under Site Cor ☒ Alternatives Analysis (Attachn including description of how wetl impacts were Avoided/Minimized			□ Functional Assessment (Attachment 3), if required tation rt required □ Compensation Plan (Attachment 4), if required □ Appendix A and others, if required □ Statement/Copy of cover letter to MHPC □ Description of Previously Mined Peatland, if required						
28. FEES Amount En	closed	1:	\$529.0	00								
CEI	RTIF	ICA	NOITA	SAN	D SIGN	ATURE	ES LOCA	TED	ONF	PAGI	E 2	

PAGE 2 08/08

<u>IMPORTANT</u>: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following:

DEP SIGNATORY REQUIREMENT

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

CORPS SIGNATORY REQUIREMENT

USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fines not more than \$10,000 or imprisoned not more than five years or both. I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

DEP SIGNATORY REQUIREMENT

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #8 for the agent)."

Agent-See Authorization Date: April 14, 2020
SIGNATURE OF AGENT/APPLICANT

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.

(pink)

APPENDIX A: MDEP VISUAL EVALUATION FIELD SURVEY CHECKLIST

(Natural Resources Protection Act, 38 M.R.S.A. §§ 480 A - Z)

Name of applicant: Paul J. McKeon & Jessica O. McKeon Phone	: 603-231-320	5	
Application Type: Maine DEP NRPA Individual			
Activity Type: (brief activity description)Installation of a box	at cradle.		
Activity Location: Town: Kittery Point Court: Y	ork		
GIS Coordinates, if known: Lat:43.082622 Lon:	-70.702519		
Date of Survey: April 25, 2019 Observer: Steven D. Riker	Phone:	603-430-9	282
	Distance Betwe Activity and R	esource (in M	liles)
1. Would the activity be visible from:	0-1/4	1/4-1	1+
A. A National Natural Landmark or other outstanding natural feature?			X
B. A State or National Wildlife Refuge, Sanctuary, or Preserve or a State Game Refuge?			X
C. A state or federal trail?			X
D. A public site or structure listed on the National Register of Historic Places? *Bray House on abutting property	x		
E. A National or State Park? *Fort McClary State Park		X	
F. 1) A municipal park or public open space?	X		
2) A publicly owned land visited, in part, for the use, observation, enjoyment and appreciation of natural or man-made visual qualities?	x		<u> </u>
3) A public resource, such as the Atlantic Ocean, a great pond or a navigable river?	x		
2. What is the closest estimated distance to a similar activity?	. X		
3. What is the closest distance to a public facility intended for a similar use?	$\bar{\mathbf{x}}$		
4. Is the visibility of the activity seasonal? (i.e., screened by summer foliage, but visible during other states.)	seasons)	□Yes	x No
5. Are any of the resources checked in question 1 used by the p during the time of year during which the activity will be vis		x Yes	□No

A listing of National Natural Landmarks and other outstanding natural features in the State of Maine can be found at: www.nature.nps.gov/nnl/Registry/USA_map/states/Maine/maine.htm . In addition, unique natural areas are listed in the Maine Atlas and Gazetteer published by DeLorme.

(pink)

APPENDIX B: MDEP COASTAL WETLAND CHARACTERIZATION: INTERTIDAL & SHALLOW SUBTIDAL FIELD SURVEY CHECKLIST

NAME OF APPLICANT: Pau	ıl J. & Jessica C	. McKeon	PHONE:60	03-231-3205	
APPLICATION TYPE: Main ACTIVITY LOCATION: TO	e DEP NRPA I WN: Kitter	ndividual v Point	COUNTY:	York	
ACTIVITY DESCRIPTION:	fill □ pier	□ lobster pou	ınd 🛛 shorelir		
DATE OF SURVEY: May 3	, 2019	OBSERVE	R: Steven D	. Riker	
TIME OF SURVEY: 8:30	AM	TIDE AT S	URVEY: 5:08 AM	I low tide @ Seavey	Island, NH
SIZE OF DIRECT IMPACT OI	R FOOTPRINT	(square feet):			
Intertidal area:8 sq. ft. fo	r piles	Subtidal	area:	0	
SIZE OF INDIRECT IMPACT,					
Intertidal area:51 sq. ft. for					
HABITAT TYPES PRESENT(□ sand beach □ boulder/cob □ ledge ☑ rocky shore □	check all that ap	ply): sand flat □m	nixed coarse & fi		
ENERGY: □ protected 🛛	semi-protected	□ pa	rtially exposed	□ expose	d
DRAINAGE: □ drains complet	ely 🛮 standi	ng water [□ pools □	Istream or channe	1
SLOPE: □ >20% □ 10-	20%	5-10%	□ 0-5%	□ variable	
SHORELINE CHARACTER: □ bluff/bank (height from	spring high tid	e:) 🗆 be	ach ⊠rocky	□ vegetated	
FRESHWATER SOURCES:	stream	river	□ wetland		r
MARINE ORGANISMS PRES	ENT:				
		occasional	common	abundant	
mussels	\mathbf{x}				
clams	\mathbf{x}				
marine worms	∑				
eelgrass	⊠				
lobsters					
other Periwinkle					
SIGNS OF SHORELINE OR II	NTERTIDAL E	ROSION?	⊠ yes	□ no	
PREVIOUS ALTERATIONS?			v es	□ no	
CURRENT USE OF SITE ANI □ undeveloped □ residen		JPLAND: mercial	□ degraded	□ recreational	
PLEASE SUBMIT THE FOL ☑ Photographs	LOWING: erhead drawing				(pink)

Natural Resource Protection Act Application APPENDIX D: Project Description Worksheet for a Dock, Pier or Wharf Application.

sı	ıpplemer	ocess your application more efficiently by completing this worksheet, which is need to a NRPA application for a dock, pier or wharf. A completed Appendix D may need for Block 14 of the application page.
		N APPLICATION FOR A
		Commercial wharf If yes, indicate type of commercial activity: License number:
		Number of fishermen using this wharf:
	Ц	Public pier, dock or wharf
		Common or shared recreational pier, dock or wharf
	\mathbf{x}	Private recreational pier, dock or wharf
		Expansion or modification of an existing structure
		Other, please indicate:
TI	ELL US	ABOUT YOUR BOAT Williams Diesel Jet 565
	My plea	boat(s) requires a draft of2 feet. boat(s) is18'8" feet long. TELL US ABOUT YOUR PROJECT SITE For coastal piers and wharves, as complete Appendix B of the NRPA application. For freshwater docks, please cribe the substrate and any vegetation: Appendix B attached
S	CENIC C	CONSIDERATIONSPlease complete Appendix A of the NRPA application.
w	HAT FA	Appendix A attached ACILITIES ARE NEARBY?
	ne neares roject loc	t public boat launch is located in <u>Kittery</u> approximately <u>100 feet</u> miles from the eation. (town) (distance)
		t public, commercial, or private marina is located in <u>Kittery</u> tely <u>100 feet</u> miles from the project location. (town)
x	l have i	nquired about slip or mooring availability at the nearest marina or public facility.
		a slip or mooring is available. No, a slip or mooring is not available. proximate expected time on waiting list: 138 on wait list as of 4/13/20 (Pepperrell Cove)
X		contacted the local Harbor Master. Name: hn Brosnihan Phone: 207-332-2656

3	I currently	use the following for my boat: Mooring Marina
	TELL US	ABOUT YOUR PROPOSED PIER, DOCK OR WHARF
	MATERIA	LS:
	x	The structure will be supported by pilings. 8 pilings of12 inches in diameter
		The structure will be supported by stacked, flow-through granite cribs blocks, measuring feet by feet
		The structure will be supported by solid fill. square feet of solid fill
		Other:
]	DIMENSI	ONS:
	Width of Length Dimens Distance Depth of Depth o	of fixed section: of feet of fe
,	ACCESS:	
	Dur	ing construction, my project site will be accessed via:
		☐ Land
		☐ Beach/intertidal area

▼ Water/barge

ALTERNATIVES ANALYSIS

This project proposes 8 sq. ft. of direct impact and 51 sq. ft. of indirect impact for the installation of a boat cradle along the shoreline of the above referenced site along the Piscataqua River.

The shoreline associated with the site consists of an existing stone revetment that peaks at approximate elevation 10', with a steep slope leading to the tidal resource area with an average approximate grade of 45% that extends beyond the H.A.T. located at elevation 7.1'. The substrate below the H.A.T. is characterized as a combination of cobble & gravel. The area above the existing stone revetment would be characterized as maintained lawn.

It is our opinion that the proposed boat cradle is the only practicable docking alternative on the property given the rocky/cobble/gravel substrate and lack of water depth along the shoreline of the property. The existing float does not provide a practicable boat slip as the adjacent tidal flat is exposed at low tide and any boat secured to the existing float would be subject to damage due to the rocky/cobble/gravel substrate. The proposed boat cradle would provide a practicable slip space as any boat utilizing the structure would be elevated off the substrate, providing the needed bottom protection.

Additionally, the proposed cradle location is the only practicable alternative along the shoreline of the subject property. The proposed location would allow the property owner to secure a boat, but also not interfere with any navigation of other vessels to and from the Town of Kittery owned boat ramp located to the west. The cradle, and any boat secured to the cradle, would not extend any further into the "navigable" waterway, allowing for continued use of the boat ramp as it occurs today. In fact, it is our opinion that use of the proposed cradle, instead of securing a boat to the existing float, provides increased navigation space to boaters using the Town of Kittery owned boat ramp.

The proposed boat cradle not only represents the least impacting alternative, but also represents the only practicable docking alternative along the property given the location and water depth. The proposed dock cradle would be constructed upon 4 piles, greatly minimizing direct impact to the tidal wetland. Indirect impact associated with the cradle would be limited to 51 sq. ft., attributed to the stringers attached to the piles which create the surface for the boat to rest upon.

CONSTRUCTION DETAILS-SEQUENCE

This project proposes 8 sq. ft. of direct impact and 51 sq. ft. of indirect impact for the installation of a boat cradle along the shoreline of the above referenced site along the Piscatagua River.

The cradle will be supported by 4 piles, driven to refusal. These piles will be driven utilizing a crane barge from the water. These piles will be CCA treated lumber which shall be cured on dry land in a manner that exposes all surfaces to the air for 21 days prior to the start of construction. Details for the cradle are provided in the plan set, located on "Details-Sheet D1".

Construction of the cradle is anticipated to take 2-3 days. A crane barge will mobilize to the site with equipment and materials. The piles will be driven, cut, and the stringers will be installed. A construction sequence is also provided in the plan set, located on "Details-Sheet D1". The project also includes the installation of 4 new piles under the existing float to be used as float stops. These piles will be cut and create a flat surface for the existing float to land on. Since the boat will be secured and fendered to the existing float, installation of float stops are integral to the cradle design as the float will fall with the tide and land at the same elevation as the cradle.

No erosion control devices are required for this project. There will be no exposed soils or vegetation removal required to complete the construction. Driving of piles is a process that does not expose soils, nor require excavation of any kind. Foot traffic and trenching for standard silt fence installation would cause disturbance far in excess of those from the project itself. There is nothing in regards to the proposed construction that would provide an opportunity for erosion. Work on the portion of the structure located over wetland resource will be performed utilizing a crane barge and a spud barge at low tide eliminating erosion and potential for sedimentation.

WETLAND FUNCTIONS AND VALUES ASSESSMENT

INTRODUCTION

This report provides an assessment of the functions and values of the tidal wetland system located within a parcel of land located at 96 Pepperrell Road, Kittery Point, Maine. The property is identified as Tax Map 27, Lot 47, is approximately 12,333 sq. ft. in size, and is located north of Pepperrell Cove. The lot is currently developed and contains a single family residence, a boat house, a driveway and associated landscaping. The surrounding land use is residential (see Existing Conditions Plan-Sheet C1).

Thirteen functions/values were assessed and evaluated for the wetland area, which include groundwater recharge/discharge, floodflow alteration, fish/shellfish habitat, sediment/toxicant retention, nutrient removal, production export, sediment shoreline stabilization, wildlife habitat, endangered species habitat, visual quality aesthetics, educational/scientific value, recreation and uniqueness/heritage. Functions are considered "principal" if they are found to be an important or critical component of the wetland. Functions and values may also be "principal" if they provide a special or unique value to society. Determinations of functions and values as principal are based on the list of considerations included with the enclosed Wetland Function-Value Evaluation Form (Appendix A).

DISCUSSION

For the purpose of this assessment, the tidal wetland directly associated with the subject parcel was evaluated. This tidal wetland is contiguous with other wetlands located along Pepperrell Cove, and on a larger scale, the Piscataqua River. This assessment examines those functions and values of the tidal wetland area located directly adjacent to the subject parcel, and the proposed repair/replacement of the existing stone revetment. Also, for the purposes of the assessment, the tidal wetland will be referred to herein as Wetland A.

As described above Wetland A, receives hydrology from the daily tide cycle, and surrounding upland runoff, to a lesser extent. According to the "Classification of Wetlands and Deepwater Habitats of the United States" (USFWS 1979), The tidal wetland associated with the parcel would be classified as an estuarine intertidal unconsolidated shore cobble gravel wetland system that is irregularly exposed by the tides (E2US1M).

Wetland A performs sediment/toxicant retention, nutrient removal, floodflow alteration, sediment/shoreline stabilization and uniqueness/heritage as principal functions and values, and is also capable of providing fish and shellfish habitat, production export, wildlife habitat, recreation, and educational/scientific value.

IMPACT ASSESSMENT

The project proposes 8 sq. ft. of direct impact and 51 sq. ft. of indirect impact for the installation of a boat cradle located along the shoreline of the above referenced site along Pepperrell Cove (Piscataqua River).

Given the nature of the project, it is anticipated that there will be no affect on the wetland's ability to perform the above identified functions and values. The boat cradle will not impede tidal flow or

alter hydrology, it will not deter use by wildlife species that currently use the wetland area, it will not impede any migrational fish movement, it will not contribute to pollution, degredation, or erosion, and it will not have a visual impact as the surrounding properties. The proposal will have no negative impact on the abutting properties from an aesthetic or navigational standpoint.

Lastly, following construction, the wetland will still be able to perform its principal functions which are sediment/toxicant retention, nutrient removal, floodflow alteration, sediment/shoreline stabilization and uniqueness/heritage as the stone revetment will have no interference with the natural processes that are integral to these functions.

PUBLIC NOTICE: NOTICE OF INTENT TO FILE

Please take notice that
Paul J. & Jessica O. McKeon
233 Vaughan Street, Unit 402, Portsmouth, NH 03801
(Name, Address and Phone # of Applicant)
is intending to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 480-A thru 480-BB on or about
(anticipated filing date)
April 17, 2020
The application is for
Installation of a boat cradle
(description of the project)
at the following location:
96 Pepperrell Road, Kittery Point, ME 03905
(project location)
A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection Public comment on the application will be accepted throughout the processing of the application.
For Federally licensed, permitted, or funded activities in the Coastal Zone, review of this application shall also constitute the State's consistency review in accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456. (Delete if not applicable.)
The application will be filed for public inspection at the Department of Environmental Protection's office in (<i>Portland, Augusta or Bangor</i>)(circle one) during normal working hours. A copy of the application may also be seen at the municipal offices in Kittery , Maine. (town)
Written public comments may be sent to the regional office in Portland, Augusta, or Bangor where the application is filed for public inspection:
MDEP, Central Maine Regional Office, 17 State House Station, Augusta, Maine 04333 MDEP, Southern Maine Regional Office, 312 Canco Road, Portland, Maine 04103 MDEP, Eastern Maine Regional Office, 106 Hogan Road, Bangor, Maine 04401 (blue)
(blue)

PUBLIC NOTICE FILING AND CERTIFICATION

Department Rules, Chapter 2, require an applicant to provide public notice for all Tier 2, Tier 3 and individual Natural Resources Protect Act projects. In the notice, the applicant must describe the proposed activity and where it is located. "Abutter" for the purposes of the notice provision means any person who owns property that is BOTH (1) adjoining and (2) within one mile of the delineated project boundary, including owners of property directly across a public or private right of way.

- 1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication and certified mailing.
- 2. **Abutting Property Owners:** You must send a copy of the Notice of Intent to File by certified mail to the owners of the property abutting the activity. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.
- 3. Municipal Office: You must send a copy of the Notice of Intent to File and a duplicate of the entire application to the Municipal Office.

ATTACH a list of the names and addresses of the owners of abutting property.

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1

- 1. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
- 2. A certified mailing of the Notice of Intent to File was sent to all abutters within 30 days of the filing of the application;
- 3. A certified mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located; and
- 4. Provided notice of and held a public informational meeting, if required, in accordance with Chapter 2, Rules Concerning the Processing of Applications, Section 13, prior to filing the application. Notice of the meeting was sent by certified mail to abutters and to the town office of the municipality in which the project is located at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on	N/A	
	Date	
ApproximatelyN/A members of the public atte	ended the Public Inform	ational Meeting.
CLR	April 9, 2	2020
Signature of Applicant or authorized agent	Dat	e (blue)

Jonathan King & James Stott 100 Pepperrell Road PO Box 187 Kittery Point, ME 03905

RE: Maine Department of Environmental Services, Natural Resources Protection Act Permit Application, US Army Corp of Engineers Application, and Kittery Port Authority Application for the installation of a boat cradle for Paul J. & Jessica O. McKeon, 96 Pepperell Road, Kittery Point, ME.

This letter is to inform the Maine Department of Environmental Protection (DEP), the US Army Corp of Engineers (USACOE) and the Town of Kittery, in accordance with State Law that our abutter, Paul J. & Jessica O. McKeon, has shown us plans (dated 3/26/20) depicting the proposed tidal docking cradle on their property (Tax Map 27, Lot 47) prepared by Ambit Engineering, Inc. We are aware that the proposed tidal docking structure is located within 25 feet of the riparian line that we share with Paul J. & Jessica O. McKeon. In addition, we are also aware that any boat secured to the cradle may also extend into the 25 foot riparian setback.

We hereby sign this letter to indicate our acceptance of the proposed tidal docking cradle within 25 feet of our shared riparian line, and the possibility of a boat attached to the proposed cradle extending into the 25 foot riparian setback associated with the boundary that we share with Paul J. & Jessica O. McKeon.

Sincerely

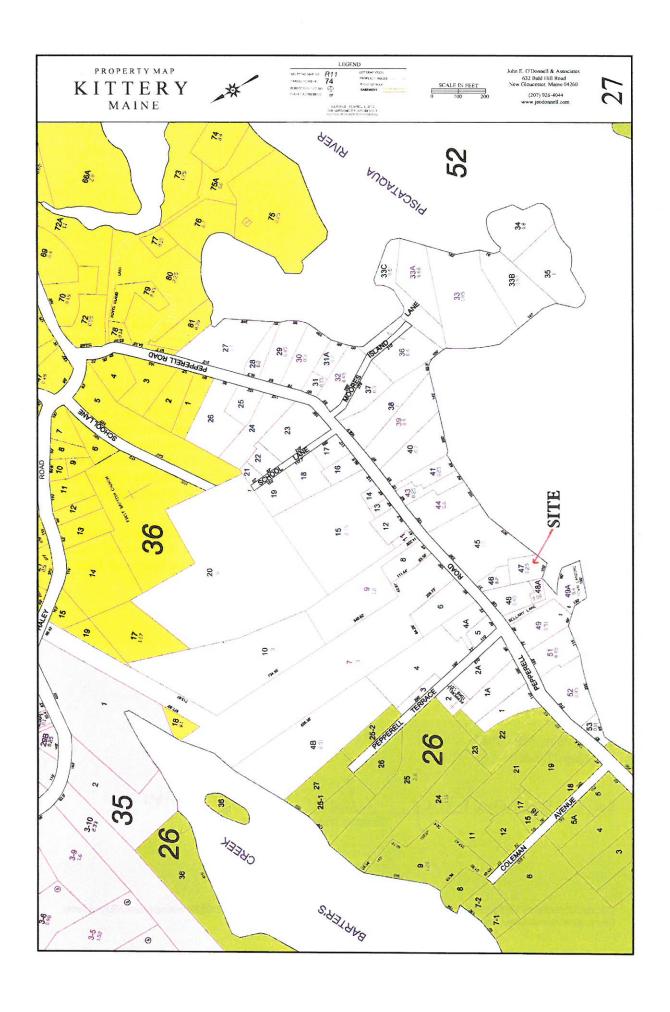
Jonathan King & James Stott

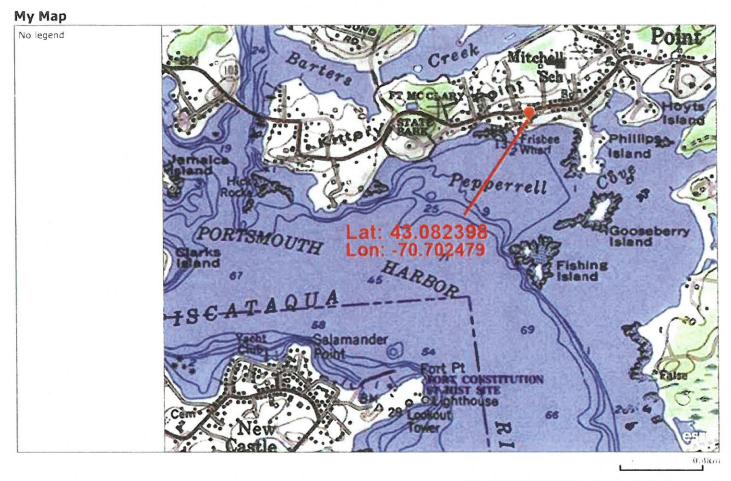
100 Pepperrell Road

PO Box 187

Kittery Point, ME 03905

Tax Map 27, Lot 45





Copyright: © 2013 National Geographic Society, i-cubed

ABUTTER'S LIST
JN 2552.82
Paul J. & Jessica O. McKeon
96 Pepperell Road
Kittery Point, Maine

CITY/STATE/ZIP	Kittery Point, ME 03905-0283	Kittery Point, ME 03905-0187	York, ME 03909-0450	Kittery Point, ME 03905-0203	Dover, NH 03820	Kittery Point, ME 03905-0055	Saugus, MA 01906	Kittery, ME 03904
STREET ADDRESS					51 Clearwater Drive		5 Milano Drive	200 Rogers Road
PO BOX	PO Box 283	PO Box 187	PO Box 450	PO Box		PO Box 55		
NAME(S)	Constance C. Lamprell	Jonathan King & James Stott	MH Parsons & Sons Lumber Co.	RJ Allister & Dale J. Tedeschi	Frisbee Girls Family Partnership	Deborah C. Martin & Stephen C. Delaney	Chatham Street LLC	Town of Kittery
LOT	46	45	v	48	9	7-1	48A	49A
MAP	27	27	27	27	27	27	27	27

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

10 April, 2020

Town of Kittery 200 Rogers Road Kittery, ME 03904

RE: Maine Department of Environmental Services, Natural Resources Protection Act Permit Application fo installation of a boat cradle for Paul J. & Jessica O. McKeon, 96 Pepperell Road, Kittery Point, ME.

Dear Property Owner,

Under the Maine Department of Environmental Protection, this letter is to inform you in accordance with State Law that a Natural Resources Protection Act Permit Application will be filed with the Maine Department of Environmental Protection (DEP) for a permit to install a boat cradle at the above mentioned property on behalf of your abutter, Paul J. & Jessica O. McKeon.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Paul J. & Jessica O. McKeon** proposes a project that requires construction in areas under jurisdiction of the Maine DEP.

Plans are on file at this office, <u>and once the application is filed</u>, plans that show the proposed project will be available for viewing during normal business hours at the office of the **Kittery** clerk, **Kittery town offices**, or <u>once received by Maine DEP</u>, at the offices of the Maine DEP, 312 Canco Road, Portland, ME 04103, (207)822-6300. It is suggested that you <u>call ahead</u> to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steven D. Riker

NH Certified Wetland Scientsist/Permitting Specialist

RJ Allister & Dale J. Tedeschi PO Box 203 Kittery Point, ME 03905-0203

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AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282

Fax 436-2315

10 April, 2020

Chatham Street LLC 5 Milano Drive Saugus, MA 01906

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NH Certified Wetland Scientsist/Permitting Specialist

Frisbee Girls Family Partnership 51 Clearwater Drive Dover, NH 03820

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Deborah C. Martin & Stephen C. Delaney PO Box 55 Kittery Point, ME 03905-0055

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MH Parsons & Sons Lumber Co. PO Box 450 York, ME 03909-0450

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Jonathan King & James Stott PO Box 187 Kittery Point, ME 03905

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	City, State, 219-12 , HE 03904	
	PS Form 3800, April 2015 PSN 7530-02-000-9047	See Reverse for Instructions





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	PS Form 3800, April 2015 PSN 7630-02 000-9047	See Reverse for Instructions

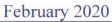
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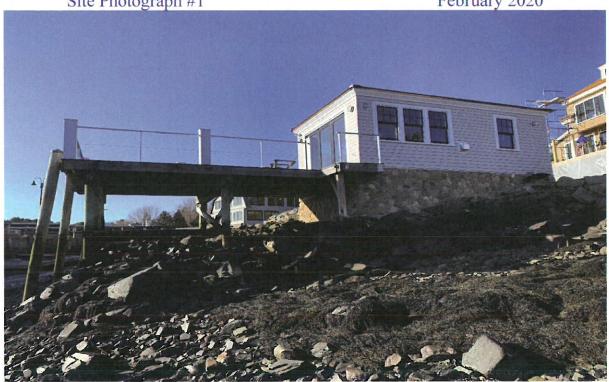
1200 200 P	U.S. Postal Service™ CERTIFIED MAIL® REC Domestic Mail Only	EIPT 2552.02
53]	For delivery information, visit our website	at www.usps.com
24E0 0000 0040	Certified Mail Fee \$ Extra Services & Fees (check box, end fee as appropriate) Return Receipt (intricopy) Return Receipt (electronic) Certified Mail Résultcipt Quivery \$ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees	Postmark Here
7019	Sant To KING STOTT Street and Apt. No., or PO Box No. PO BOX (P) City, State, ZIP4 POINT, MS 03905 PS Form 3800, April 2015 ISN 752-305005047	See Reverse for Instructions

Maine DEP-NRPA Application Paul J. & Jessica O. McKeon Proposed Boat Cradle

SITE PHOTOGRAPHS Kittery, ME

Site Photograph #1

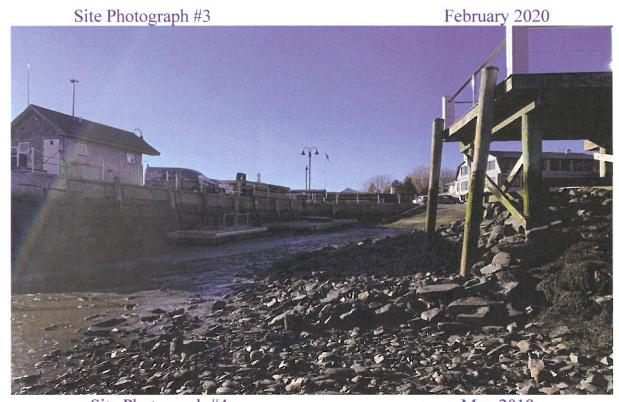




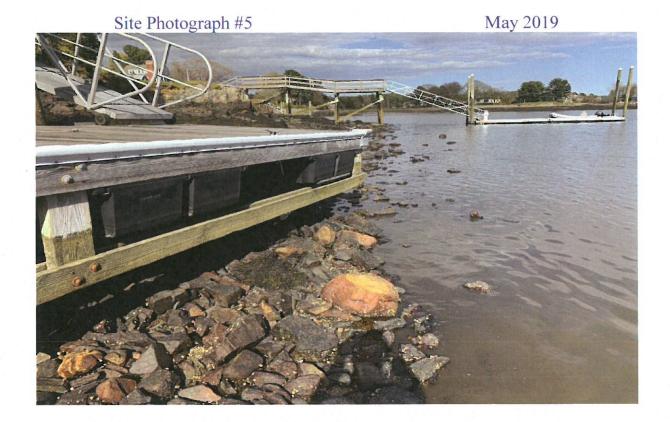
Site Photograph #2

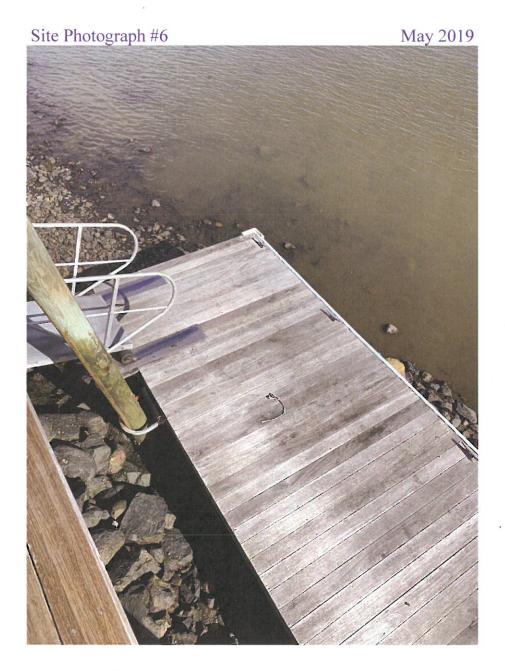
February 2020













WARRANTY DEED

I, Barbara E. Gozzo, Trustee of The Barbara E. Gozzo Trust, u/d/t September 29, 2008, for consideration paid, grant to Paul J. McKeon and Jessica O. McKeon, Husband and Wife, Tenants by the Entirety, now of 96 Pepperell Road, Kittery, Maine

with WARRANTY COVENANTS

A certain parcel of land together with the buildings and structures thereon situate in the Town of Kittery, at Kittery Point, so called, In said County of York, and lying on the southeasterly side of a certain public way known as Pepperrell Road, in said Kittery Point, more particularly bounded and described in Standard Boundary Survey Plan prepared for Claudia A. Duncan by Civil Consultants for property at 96 Pepperrell Road, Kittery Point, Maine, Plan recorded Book 261, Page 32. Said Plan Is dated November 20, 2000.

Beginning at a 5/8" iron rebar at the northerly comer of the within described premises, which point is located S 45° 50' 48" W 109.07 feet from a 1" iron pipe located on the Southwesterly sideline of Pepperrell Road, which 1" iron pipe marks the easterly corner of land now or formerly of Allister and Tedeschi and the northerly corner of land now or formerly of Lamprell, thence running from said first mentioned 5/8" iron rebar by land now or formerly of Lamprell S 40° 34" 19' E a distance of ninety-three and sixteen hundredths (93.16) feet to an iron pipe, 1 1/4 inches in diameter with hub/tack; thence continuing on the same bearing a distance of one and forty-four hundredths (1.44) feet to a point in the stone wall; thence by said stone wall S 47° 31' 07" W a distance of twenty-seven and sixty- two hundredths (27.62) feet to a point at the end of said stone wall; thence S 49° 42" 31' W a distance of ninety-two and twenty-five hundredths (92.25) feet to a 5/8" rebar; thence continuing on the same bearing a distance of one and fiftyone hundredths (1.51) feet to a one-inch diameter iron pipe found in a horizontal position set in the exposed face of the banking; thence along the same course to the low water mark of the Piscataqua River; thence turning and running in a general northwesterly direction along the low water mark of the Piscataqua River to a point on the easterly sideline of land now or formerly of Allister and Tedeschi; thence turning and running N 44° 29' 25" E along land now or formerly of Allister and Tedeschi to a point; said point being N 43° 37" 35' West for a distance of 84.30 feet

By Robort Clerpiti

Witness my hand and seal this 28 day of September, 2018.

Barbara E. Gozzo, Trustee

STATE OF NEW HAMPSHIRE

Rockyhn (County)

On this 28 day of September, 2018, before me, the undersigned notary public, personally appeared Barbara E Gozzo, Trustee of The Barbara E. Gozzo Trust, proved to me through satisfactory evidence of identification, which were Mass with the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and on behalf of The Barbara E. Gozzo Trust.

My Commission Expires



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Maine Ecological Services Field Office
P. O. Box A
East Orland, ME 04431

Phone: (207) 469-7300 Fax: (207) 902-1588 http://www.fws.gov/mainefieldoffice/index.html



May 01, 2019

In Reply Refer To:

Consultation Code: 05E1ME00-2019-SLI-0682

Event Code: 05E1ME00-2019-E-01562

Project Name: 96 Pepperrell Road Revetment Repair/Replacement

Subject: List of threatened and endangered species that may occur in your proposed project

location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies the threatened, endangered, candidate, and proposed species and designated or proposed critical habitat that may occur within the boundary of your proposed project or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC Web site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the Endangered Species Consultation Handbook at: http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

This species list also identifies candidate species under review for listing and those species that the Service considers species of concern. Candidate species have no protection under the Act but are included for consideration because they could be listed prior to completion of your project. Species of concern are those taxa whose conservation status is of concern to the Service (i.e., species previously known as Category 2 candidates), but for which further information is needed.

If a proposed project may affect only candidate species or species of concern, you are not required to prepare a Biological Assessment or biological evaluation or to consult with the Service. However, the Service recommends minimizing effects to these species to prevent future conflicts. Therefore, if early evaluation indicates that a project will affect a candidate species or species of concern, you may wish to request technical assistance from this office to identify appropriate minimization measures.

Please be aware that bald and golden eagles are not protected under the Endangered Species Act but are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.). Projects affecting these species may require development of an eagle conservation plan: http://www.fws.gov/windenergy/eagle_guidance.html Information on the location of bald eagle nests in Maine can be found on the Maine Field Office Web site: http://www.fws.gov/mainefieldoffice/Project%20review4.html

Additionally, wind energy projects should follow the wind energy guidelines: http://www.fws.gov/windenergy/ for minimizing impacts to migratory birds and bats. Projects may require development of an avian and bat protection plan.

Migratory birds are also a Service trust resource. Under the Migratory Bird Treaty Act, construction activities in grassland, wetland, stream, woodland, and other habitats that would result in the take of migratory birds, eggs, young, or active nests should be avoided. Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g.,

cellular, digital television, radio, and emergency broadcast) can be found at:

http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm and at: http://www.towerkill.com; and at:

http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Maine Ecological Services Field Office P. O. Box A East Orland, ME 04431 (207) 469-7300

Project Summary

Consultation Code: 05E1ME00-2019-SLI-0682

Event Code:

05E1ME00-2019-E-01562

Project Name:

96 Pepperrell Road Revetment Repair/Replacement

Project Type:

SHORELINE USAGE FACILITIES / DEVELOPMENT

Project Description: The project proposes to repair/replace the existing 665 sq. ft. stone revetment located along the Piscataqua River on the subject property.

Project Location:

Approximate location of the project can be viewed in Google Maps: https:// www.google.com/maps/place/43.08261213345203N70.70186763398313W



Counties: York, ME

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. <u>NOAA Fisheries</u>, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME

STATUS

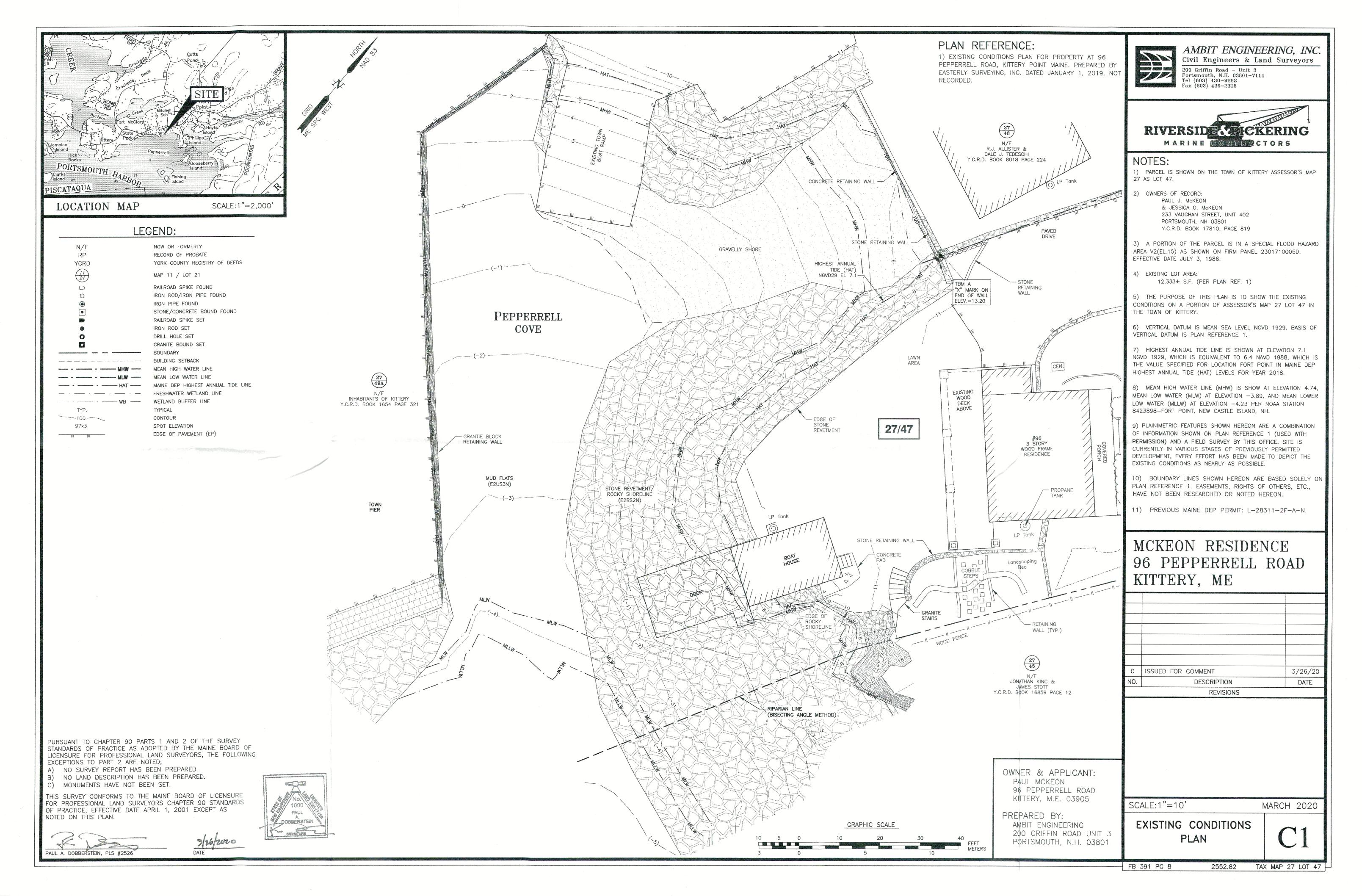
Northern Long-eared Bat Myotis septentrionalis

Threatened

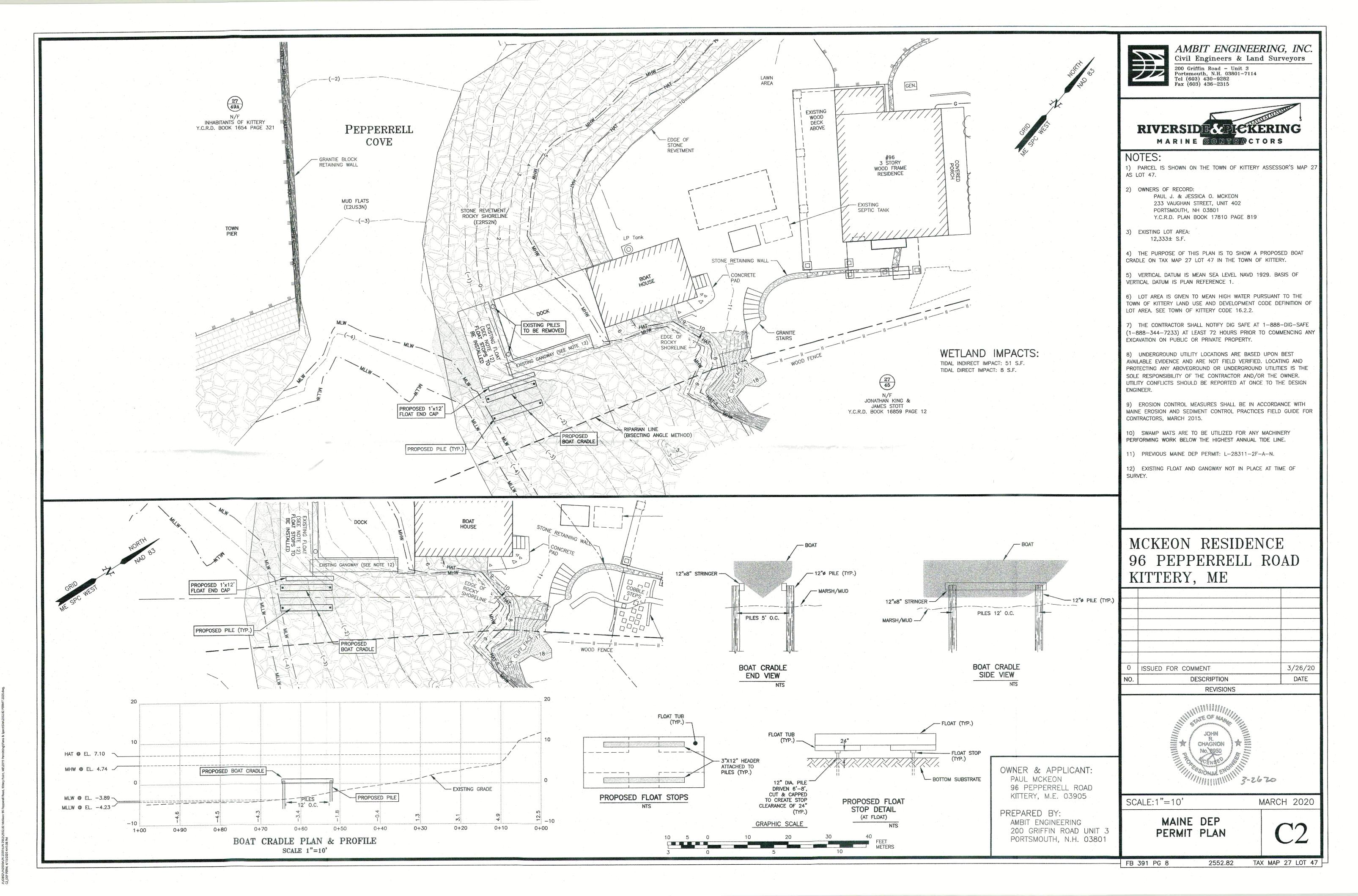
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



I:VOBSZJANZ500sVN 2550'sVN 255' C1_EXIST, 3/26/2020 2:19:06 AM



1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS AND PREFABRICATED COMPONENTS TO THE SITE VIA AVAILABLE ACCESS.

2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.

3) THE BARGE WILL BE POSITIONED ALONGSIDE THE PROPOSED LOCATION OF THE CRADLE AND WATERWARD OF ANY EMERGENT VEGETATION TO MINIMIZE IMPACTS

4) INSTALLATION OF THE SUB STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE OR SKIFF TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.

5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION. 6) SUPER STRUCTURE OF THE CRADLE IS BUILT. MATERIALS ARE LIFTED FROM THE BARGE AND SET INTO POSITION BY THE CRANE.

HEAVY EQUIPMENT IN WETLANDS OR MUDFLATS

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

TIME OF YEAR WORK WINDOWS/RESTRICTIONS

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

> T.O.Y. RESTRICTION T.O.Y. WORK WINDOW

(WORK ALLOWED) (NO WORK)

NON-TIDAL WATERS OCT. 01 THROUGH JUL. 14

JUL. 15 THROUGH SEP. 30 APR. 10 THROUGH NOV. 07 NOV. 08 THROUGH APR. 09 TIDAL WATERS

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

FLOODPLAINS AND FLOODWAYS

APPROPRIATE MEASURES MUST BE TAKEN TO MINIMIZE FLOODING TO THE MAXIMUM EXTENT PRACTICABLE.

ACTIVITIES WITHIN 100-YEAR FLOODPLAINS MUST COMPLY WITH APPLICABLE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)-APPROVED STATE AND/OR LOCAL FLOODPLAIN MANAGEMENT PERMITTING REQUIREMENTS. PROPONENTS MAY NEED TO COORDINATE WITH FEMA AND APPLY FOR A FORMAL CHANGE TO THE FLOOD INSURANCE STUDY PRODUCTS OR FORWARD A SET OF PROJECT PLANS AND RELEVANT TECHNICAL DOCUMENTATION IN A DIGITAL FORMAT TO THE RISK ANALYSIS BRANCH CHIEF, MITIGATION DIVISION, FEMA, REGION 1, 99 HIGH STREET, BOSTON, MASSACHUSETTS 02110. APPLICANTS SHOULD PROVIDE A COPY OF ANY DOCUMENTATION TO THE CORPS ALONG WITH THE PCN.

PROPONENTS MAY HAVE TO OBTAIN A FLOOD HAZARD DEVELOPMENT PERMIT ISSUED BY THE TOWN. INQUIRIES MAY BE DIRECTED TO THE MUNICIPALITY OR TO THE MAINE FLOODPLAIN MANAGEMENT COORDINATOR AT (207) 287-8063. SEE HTTP://WWW.MAINE.GOV/DACF/FLOOD/

STORAGE OF SEASONAL STRUCTURES.

SEASONAL OR RECREATIONAL STRUCTURES SUCH AS PIER SECTIONS, FLOATS. AQUACULTURE STRUCTURES, ETC. THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN AN UPLAND LOCATION LANDWARD OF HIGHEST ANNUAL TIDE (H.A.T.) OR ORDINARY HIGH WATER (OHW) AND NOT IN WETLANDS, TIDAL WETLANDS, THEIR SUBSTRATE OR ON MUDFLATS. THESE SEASONAL STRUCTURES MAY BE STORED ON THE FIXED, PILE-SUPPORTED PORTION OF THE STRUCTURE THAT IS WATERWARD OF H.A.T. OR OHW. SEASONAL STORAGE OF STRUCTURES IN NAVIGABLE WATERS, E.G., IN A PROTECTED COVE ON A MOORING, REQUIRES CORPS APPROVAL AND LOCAL HARBORMASTER APPROVAL.

SPAWNING, BREEDING, AND MIGRATORY AREAS.

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



AMBIT ENGINEERING, INC. Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3 Portsmouth, N.H. 03801-7114 Tel (603) 430-9282 Fax (603) 436-2315



1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 27 AS LOT 47.

OWNERS OF RECORD:

PAUL J. & JESSICA O. MCKEON 233 VAUGHAN STREET, UNIT 402 PORTSMOUTH, NH 03801 Y.C.R.D. PLAN BOOK 17810 PAGE 819

EXISTING LOT AREA: 12,333± S.F.

4) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED BOAT CRADLE ON TAX MAP 27 LOT 47 IN THE TOWN OF KITTERY.

5) VERTICAL DATUM IS MEAN SEA LEVEL NAVD 1929. BASIS OF VERTICAL DATUM IS PLAN REFERENCE 1.

6) LOT AREA IS GIVEN TO MEAN HIGH WATER PURSUANT TO THE TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE DEFINITION OF LOT AREA. SEE TOWN OF KITTERY CODE 16.2.2.

7) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

8) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

9) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH

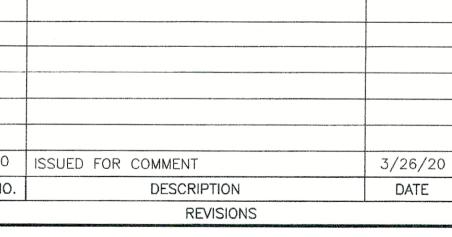
MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.

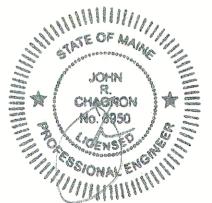
10) SWAMP MATS ARE TO BE UTILIZED FOR ANY MACHINERY PERFORMING WORK BELOW THE HIGHEST ANNUAL TIDE LINE.

11) PREVIOUS MAINE DEP PERMIT: L-28311-2F-A-N.

12) EXISTING FLOAT AND GANGWAY NOT IN PLACE AT TIME OF SURVEY.

MCKEON RESIDENCE 96 PEPPERRELL ROAD KITTERY, ME





SCALE:1"=10'

OWNER & APPLICANT:

AMBIT ENGINEERING

200 GRIFFIN ROAD UNIT 3

PORTSMOUTH, N.H. 03801

96 PEPPERRELL ROAD KITTERY, M.E. 03905

PAUL MCKEON

PREPARED BY:

MARCH 2020

BOAT CRADLE DETAILS

FB 391 PG 8

TAX MAP 27 LOT 47 2552.82

APR 2 3 2020

TOWN OF KITTERY KITTERY PORT AUTHORITY

Мар:		
Lot:		
Date	Submitted:	

Application for

PIERS, WHARFS, FLOATS AND OTHER MARINE-RELATED STRUCTURES

The following annication is	is submitted for the	construct	nd other necessary information are required at submittal. ion, modification, reconstruction of a:	
A Seas	ONAL DOLK	•	, and the state of the	
 This project is an in-kind structure: 	d repair/replacement.	, which wi	Il not expand, move, or modify the style of the ex	xisting
Yes, it is in-ki	ind repair		No, there will be modifications	
2. Property Owner(s):	SHELLEY	TAI	415	
3. Property Address:	14 600SE	Pon	ut, Kittery PT	
4. Telephone Number: 60 (REQUIRED)	37700449)	Email: Shelley. TAMS/@ (REQUIRED) Zoning District(s): R-RL	gours
5. Property Size (Acres/SF)):/		Zoning District(s): R-RL	
6. The shore frontage of th stake to stake.	is property is	7_ fee	t, measured at the high water line in a straight lin	ne,
7. This is my first Kittery P If No, please explain:	ort Authority applica	ntion for th	nis property: Yes 🔀 No 🗀	
following: Deed, Purchas	se and Sale Agreeme	rates a lega	al interest in the property by including a copy of	the
9. ADDITIONAL PERMIT	S/APPROVALS TH		BE REQUIRED: (attach applications to submittal)	
9. ADDITIONAL PERMIT Army Corps of Engineers				7 7
	S		BE REQUIRED: (attach applications to submittal) Department of Conservation Other (specify):	
Army Corps of Engineers Dept. of Environmental F	s Protection Permit	IAT MAY	Department of Conservation Other (specify):	
Army Corps of Engineers Dept. of Environmental F	Protection Permit Provide a descrip positions of the propositions.	IAT MAY	Department of Conservation Other (specify):	
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Army Corps of Engineers Dept. of Environmental F 10. CONSTRUCTION PLAN the lot lines and exact poidentifiable reference	Protection Permit N: Provide a descrip positions of the proposints. Auditorial and ASA* (minimum)	Ager (REQU	Department of Conservation Other (specify): property showing all proposed construction showers with dimensions and elevations from readily Date: 4-3-20 Date: 4-3-20 The Firm: Int Email: JIRED) Include a check payable to the Town of Kittery	wing_

INSTRUCTIONS FOR FILLING OUT PORT AUTHORITY APPLICATION

- a. Attach Town Tax Map of Lot.
- b. Attach Plan of lot with location and dimensions of the proposed structures or alterations to existing structures.
- c. Attach list of abutters within 150 ft. (include those over water) of applicant's shorefront property line.
- d. Attach proof of legal interest in property.
- e. Attach a drawing of the proposed structure showing the top, side and end views with all principal dimensions. Side view showing elevation of top of deck above mean low water:
- A. Identify a fixed reference point on shore from which all seaward measurements are to be made.
- B. Piers are not to exceed 100 feet beyond the normal high water mark nor extend below the mean low water mark, whichever is shorter. Pier, ramp and floats may not extend more than 150 feet beyond high watermark.
- C. The maximum height of pier deck surface may not exceed 6 feet above the normal high water mark, and the handrails shall not exceed a height above the deck surface of 42" without the specific approval of the KPA.
- D. The Port Authority may grant a waiver from the specifications of these regulations provided that, due to special circumstances of the specific application, the granting of a waiver will not adversely impair the public health, safety and general welfare, use of public waters, navigation or harm the environment. All such waivers must be supported by sufficient findings of fact.

Submittals must be received a minimum of 21 days prior to a scheduled Port Authority meeting.

Port Authority Procedure (Sequence of Events):

- The Port Authority meets the <u>first Thursday of every month</u>. The Chairperson prepares the agenda seven days prior to the meeting.
- 2. The Port Authority Chairperson reviews the application for completeness and, if complete, places the application on the KPA agenda for discussion at the next meeting.
- The Port Authority reviews the application. Once accepted, a site walk may be scheduled, and a public hearing set for the following meeting.
- 4. The Port Authority issues a notice of decision following review at the public hearing.
- Once the Port Authority approval is granted, an applicant must apply for a building permit with the Code Enforcement Officer. No building permit will be issued until all approvals and permits are received, and application related fees are paid in full.

Other Permits required by State and Federal Agencies (not inclusive):

US Army Corps of Engineers
Maine-Project-Office
675 Western Avenue, #3
Manchester, ME 04351
(207) 623-8367

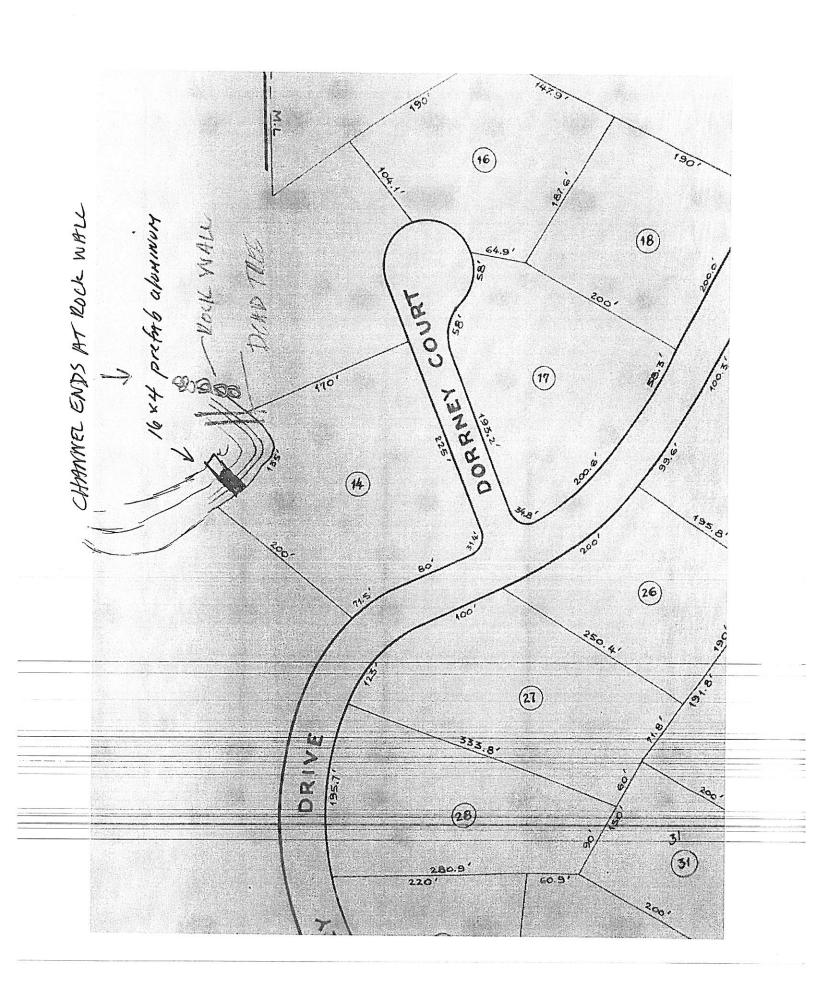
Department of Conservation (for structures below mean low water mark)
Bureau of Parks and Lands

State House Station #22

Augusta, ME 04333

Planning Board review may be required if there is upland development (Title 16.11 Marine Related Development). All Port Authority applications are reviewed by planning and code enforcement staff for Title 16 applicability at the time of application submittal and prior to review by the Port Authority.





Abutter

16 GOOSE POINT

Location 16 GOOSE POINT

Mblu 33/13///

Acct# 33/13

Owner CONSAGA SR, ROBERT J

Assessment \$775,200

Appraisal \$775,200

PID 2372

Building Count 1

Current Value

	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$441,200	\$334,000	\$775,200
	Assessment	Parade 100 (100 (100 (100 (100 (100 (100 (100	
Valuation Year	Improvements	Land	Total
2019	\$441,200	\$334,000	\$775,200

Owner of Record

Owner

CONSAGA SR, ROBERT J

Co-Owner CONSAGA, CAROLYN W

Address

16 GOOSE POINT

KITTERY POINT, ME 03905-5632

Sale Price

\$135,000

Certificate

Book & Page 9081/130

Sale Date

10/13/1998

Instrument

1P

Ownership History

	0	wnership History			
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CONSAGA SR, ROBERT J	\$135,000		9081/130	1P	10/13/1998
BONDI, URSULA E	\$0		2302/144		12/16/1977

Building Information

Building 1 : Section 1

Year Built:

Building Photo

Living-Area: Replacement Cost:

3,206

\$477,603

Building Percent Good:

92

Replacement Cost

Less Depreciation:

\$439,400

Building	Attributes
----------	------------

Field

Description

Abutter

12 GOOSE POINT

Location 12 GOOSE POINT

Mblu 34/16///

Acct#

34/16

Owner CORMIER, BRYAN

Assessment \$607,800

Appraisal \$607,800

PID 2397

Building Count 1

Current Value

	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$267,100	\$340,700	\$607,800
	Assessment		Manager Advisor of the Control of th
Valuation Year	Improvements	Land	Total
2019	\$267,100	\$340,700	\$607,800

Owner of Record

Owner

CORMIER, BRYAN

Co-Owner

Address

12 GOOSE POINT

KITTERY POINT, ME 03905

Sale Price

\$0

Certificate

Book & Page 17148/480

Sale Date

11/30/2015

Instrument

1F

Ownership History

Ownership History				
Owner	Sale Price Cer	tificate Book & Page	Instrument	Sale Date
CORMIER, BRYAN	\$0	17148/480	1F	11/30/2015
BRIAN CORMIER	\$500,000	17143/402-403	1N	11/30/2015
RILEY, LYNDA I	\$442,000	10202/64	00	09/01/2000
BOWDREN, WILLIAM W & JEANNE C	\$0	3779/331		03/07/1986

Building Information

-Building 1 :- Section 1

Year Built:

1987

Living Area:

2,166

Replacement Cost:

\$287,984

Building Percent Good:

Replacement Cost

Less Depreciation:

\$259,200

Building Photo

COFY

DEBRA L. ANDERSON, REGISTER OF DEEDS E-RECORDED Bk 17602 PG 103 Instr # 2017048092 11/09/2017 04:03:45 PM Pages 3 YORK CO

WARRANTY DEED

LEE ANN ELIZABETH LONDON of Kittery, County of York and State of Maine, with a mailing address of 14 Goose Point, Kittery Point, Maine 03905, for consideration paid, grant to SHELLEY TAMIS of 20 Drake Lane, Kittery, Maine 03904, with Warranty Covenants, the land in Kittery Point, Town of Kittery, York County, State of Maine bounded and described as follows:

A certain lot or parcel of land with the buildings thereon situate in said Kittery, and being lot numbered fourteen (14) on Plan of Dorrney Home Sites, Inc., filed in the Registry of Deeds of York, Plan Book 44, Page 42, bounded and described as follows:

BEGINNING at a pipe set in the ground at Dorrney Drive and the intersection of lots #13 and #14 and thence running in a southeasterly direction on a curve to the right with a radius of 200 feet a distance of 71.48 feet along said Dorrney Drive to a pipe set in the ground at Dorrney Drive; thence turning and running South 56°30' East a distance of 80 feet along said Dorrney Drive to a pipe set in the ground; thence turning and running on a curve to the left in a northeasterly direction with a radius of 20 feet a distance of 31.4 feet to a pipe set in the ground at Dorrney Court; thence turning and running North 33°30' East 225 feet along Dorrney Court to a hub set in the ground at Dorrney Court and the intersection of lots #14 and #15 on said plan; thence turning and running North 61° West 167.65 feet by said lot #15 on said plan to a pipe set in a stone wall; thence turning and running in a generally westerly direction along said stone wall to the high water mark; thence turning and running along said high water mark in a generally westerly direction to a point which is 38 feet, more or less, North 5° East from a pipe set in the ground at the top of the bank; thence turning and running South 5° West 38 feet, more or less, by said lot #13 on said plan to the pipe aforementioned at the top of the bank; thence turning South 5° West 162.1 feet by said lot #13 on said plan to a pipe set in the ground and the point of beginning.

Nevertheless, this conveyance is made upon the following express conditions, reservations, and restrictions (applying to the whole

and every part of the premises conveyed hereby), by which the grantee agrees, for herself, her heirs, and assigns, to be bound by the delivery and acceptance of this deed, and which conditions, reservations, and restrictions shall inure to the benefit of and may be specifically enforced by Dorrney Home Sites, Inc. (hereafter called Dorrney), its successors and assigns, and by the Grantees (by subsequent or earlier deeds) of any lots on the Plan of Lots of Dorrney Home Sites, Inc. above referred to, it being covenanted and agreed by Dorrney, by the delivery and acceptance of this deed, that all conveyances of any such lots by Dorrney shall contain conditions, reservations, and restrictions substantially similar to those hereafter set forth, except as to Lot #1 on said plan, it being understood and agreed that Dorrney may retain or transfer said Lot #1 without (or in its discretion with other conditions, reservations, and restrictions). (Said reservations and restrictions shall run with the land.)

- 1. That the right is reserved to Dorrney, its successors and assigns to enter the premises hereby conveyed, on reasonable written notice, for the purpose of laying, maintaining, or repairing any underground or other drains, conduits, ditches, or pipes, doing no unnecessary damage, and restoring said premises to substantially the same condition, and the Grantee, her heirs and assigns, shall not cut off or interrupt any pipes, ditches, or other drains which pass over, or shall pass over, in or through said premises.
- That any structures or buildings constructed on the premises 2. hereby conveyed shall be used solely for the purpose of a single dwelling house and for purposes directly incidental thereof, and not for use, in whole or in part, either temporarily or permanently, for commercial, mercantile, or manufacturing purposes, or as a boarding house, apartment house, hotel, overnight cabins, trailer camps, store, gasoline station, garages (except for owner's private use), dog kennels, stores and storehouses, warehouses, greenhouses or hot houses, signs, billboard, cemeteries, farms, institutions, or for the protection or any natural, manufactured or other materials, or for the maintenance or care, for hire or commercially, of any domestic animals, or for any offensive activities or any other purposes which might depreciate the value of the property in the vicinity for use for dwelling houses.
- 3. That any structure, appurtenance or equipment erected on said premises shall be constructed of materials generally considered acceptable for new construction. Dwelling shall contain not less than 1200 square feet of floor space. Dwellings shall not be occupied until essentially completed.

The length of construction time must be kept to a reasonable minimum. The architecture of the buildings shall be in harmony with the development as a whole.

4. That no buildings, structures, appurtenances or equipment shall be erected or located on the premises conveyed hereby, any part of which is less than 30 feet from the nearest street or road, or less than 10 feet from the nearest boundary as shown on the above plans.

BEING the same premises conveyed to W. Thomas London and Lee Ann Elizabeth London, as joint tenants with right of survivorship, by deed of W. Thomas London dated February 1, 2015 and recorded in the York County Registry of Deeds at Book 16964, Page 367. The said W. Thomas London died on December 5, 2015.

Witness my hand and seal this 971 day of November, 2017.

Cerdun E. Condor Lee Ann Elizabeth London

The State of Maine County of York

November 9th, 2017

Then personally appeared the above-named LEE ANN ELIZABETH LONDON and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

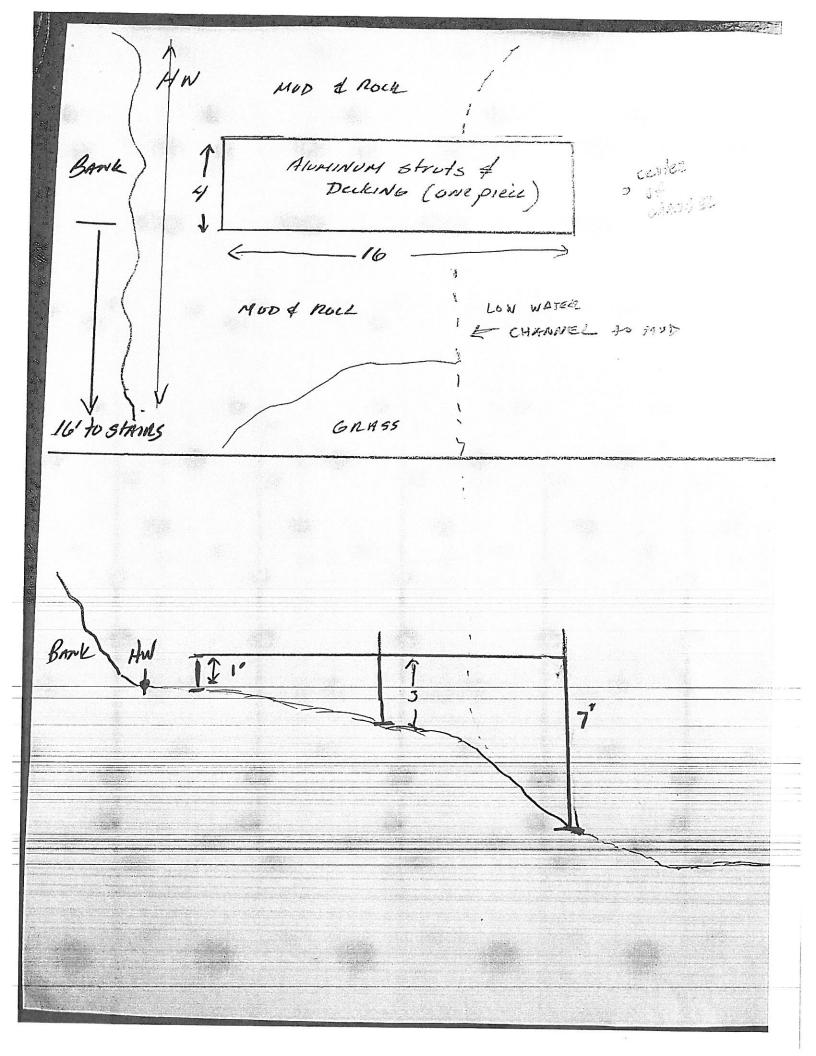
Print Name: Dan W. Thorak, 11 My Commission Expires:

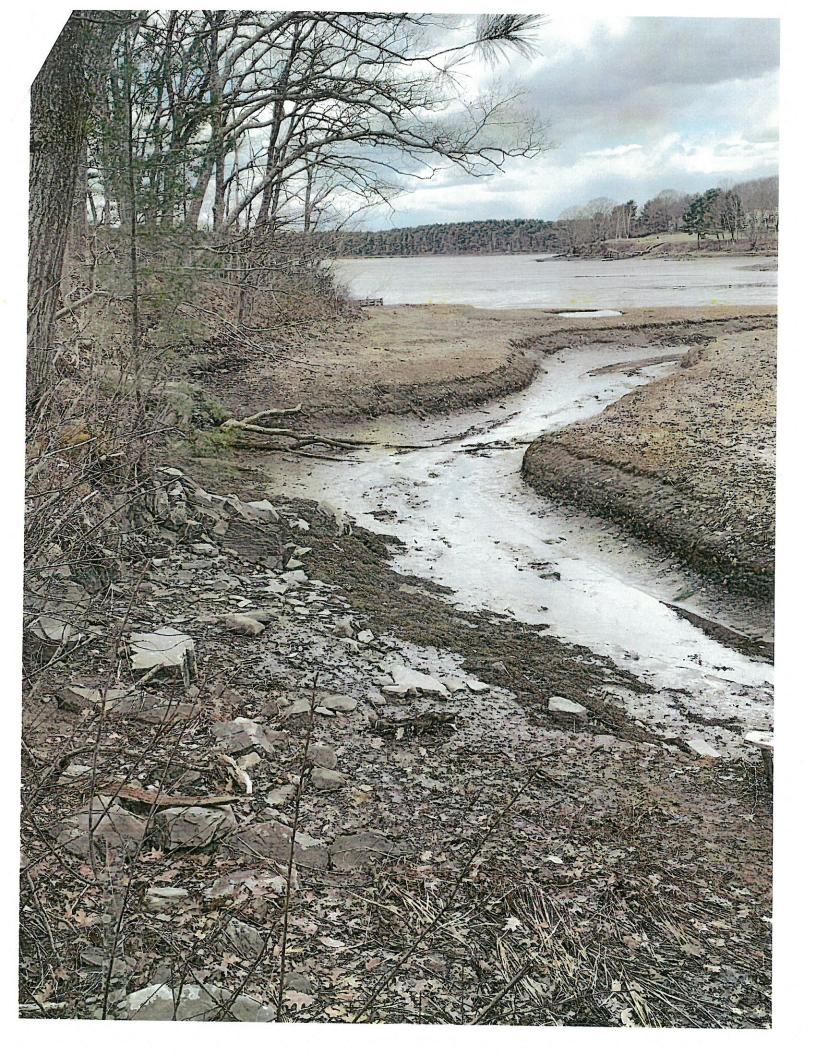
\realest\deeds\london lee wd RE 24201

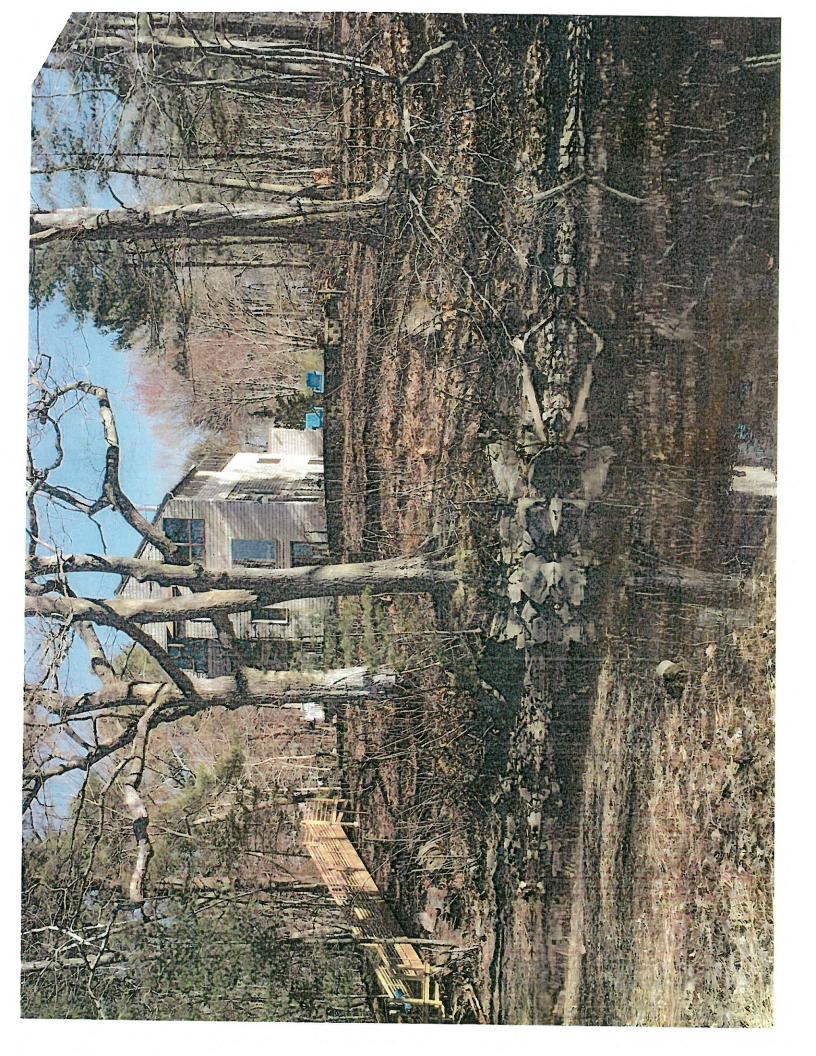
14 Goose Point Kittery 34/14

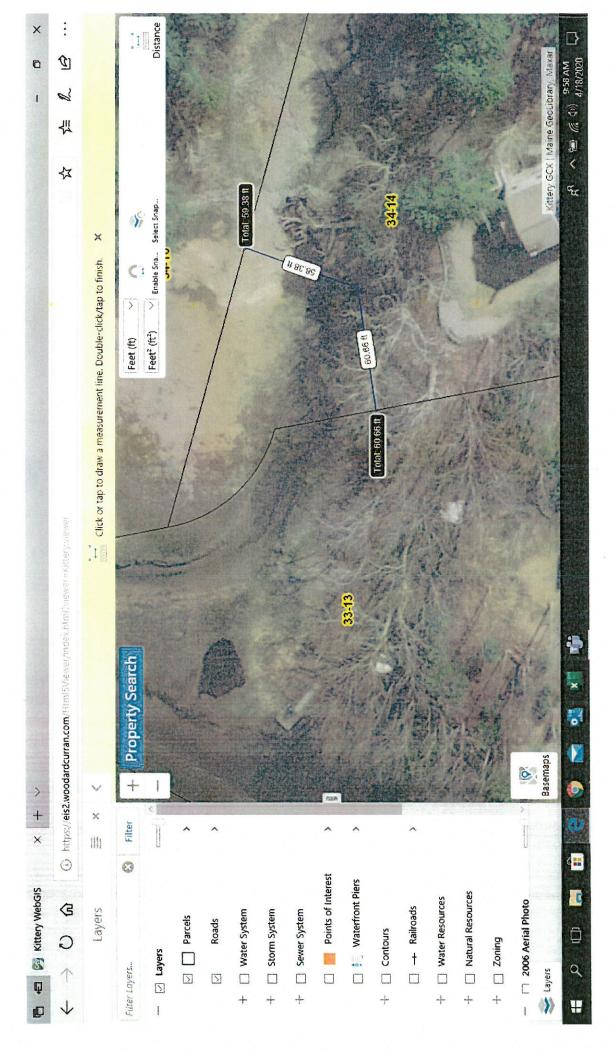
McEachern & Thornhill 10 Walker Street P. O. Box 360 Kittery, ME 03904-0360 207-439-4881

3 pages











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

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

April 15, 2020

Danielle Taylor- Hughes Cory Ilaria 8 Island Ave. Kittery ME 03904

Dear Danielle Taylor-Hughes & Cory Ilaria

Your request for the replacement of a 30.5' x 21' boat house and the existing supporting pier for the boat house has been approved by the Kittery Port Authority as a repair in-kind with the following conditions:

- -The four existing cribs, pilings and stilts will be completely removed
- All structures seaward of the boat house (wharf deck, pier, ramp and floats) are not included in this in-kind approval

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

Your approval is good for one year from the date the building permit is issued. A permit for which no substantial work has commenced within a year of date of issue will expire. A permit for which work is not substantially complete within two years from date of issue will expire. Expired permits will need to be renewed.

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

Respectfully,

Kelly L. Philbrook

Kittery Port Authority Chair

cc: Code Enforcement Officer Town Planner

TOWN OF KITTERY KITTERY PORT AUTHORITY

Map:		
Lot:		
Date	Submitted:	

Application for

PIERS, WHARFS, FLOATS AND OTHER MARINE-RELATED STRUCTURES

		Contact: kpa w kritter me i	mg	We	bsite: kitteryme.gov		
ТЬ	NOTE: Ten	(10) sets of plans, applications,	maps an	d othe	r necessary information are required at	submittal.	
_	eplacement of an 30.5'	x 21' existing pier that supr	nstructi	on, n	nodification, reconstruction of a		
1.	This project is an in-	kind repair/replacement, wh	nich wil	l not	expand, move, or modify the styl	e of the existing	
	1 es, it is it	n-kind repair			No, there will be modifications		
2.	Property Owner(s):	Danielle Taylor-Hughes &	c Cory 1	Ilaria			
3.	Property Address: _	ess: 8 Island Ave, Kittery, Maine					
4.	Telephone Number: (REQUIRED)	(207) 752-2313	_	Er (R)	mail: Coryilaria egm	ail.com	
5.	Property Size (Acres/	Property Size (Acres/SF): 0.44 Zoning District(s): Residential-Urban					
6.	The shore frontage of this property is feet, measured at the high water line in a straight line, stake to stake.						
7.	This is my first Kitte If No, please explain	ry Port Authority application Property owner submitte	n for th	is proved pe	operty: Yes No Dermit to replace portion of pier se	award of existing	
8.	LEGAL INTEREST	boat nouse.	es a lega	al inte	erest in the property by including Deed Enclosed		
9.	ADDITIONAL PERI	MITS/APPROVALS THAT			REQUIRED: (attach applications to su	bmittal)	
	Army Corps of Engi	neers	X	Dep	partment of Conservation		
	Dept. of Environmen	ntal Protection Permit	X	Oth	er (specify):		
	CONSTRUCTION P the lot lines and exa- identifiable reference plicant Signature:	ct positions of the proposed	n of the	prop	erty showing all proposed constr th dimensions and elevations from Date: 4/6	m readily	
Pro	pperty Owner Signature	lige	~	_	Date: 4-6	-2020	
Age	ent Name: Matthew	R. Cardin	Age	ent Fi	rm: TM Marine		
Age (RE	ent Phone: 603-988-6	5635	Age	ent Er	nail: mr.cardin@gmail.com		
AP	PLICATION FEE (S	100) and ASA* (minimun	n \$45).	Inclu	de a check payable to the Town	of Kittery.	
Fee	e Paid, Amount: \$1	25 Date:	AS.	A Pai	d, Amount: NA E	Date:	
*AP	PLICANT SERVICE ACCOU		TERY COL	DE ANI	SECTION IV.D.9 OF THE KPA RULES &		

April 08, 2020

Town of Kittery Port Authority 200 Rogers Road Kittery, ME 03904

Re: KPA Application for Pier Replacement 8 Island Ave, Map 1, Lot 17

Dear Kittery Port Authority,

Please find enclosed for your review and consideration an application for the replacement of an existing boat house and associated pier located at 8 Island Ave, Map 1, Lot 17. Enclosed are the following:

- 1. Kittery Port Authority Application for Pier Replacement & Application Fee \$125
- 2. Attachment A Tax Map w/subject property highlighted
- 3. Attachment B Application Plans
- 4. Attachment C Abutters List
- 5. Attachment D Proof of Property Legal Interest Property Deed
- 6. Attachment E Site Photographs
- 7. Attachment F Department of Marine Resource Time-of-Year Correspondence

Existing Conditions

The subject property is a 0.44-acre property located off Island Ave on Badgers Island, Kittery Maine with approximately 116 feet of water frontage on the Piscataqua River. The property is largely undeveloped containing a driveway, gravel landing area and maintained lawn. The property is stabilized along the waterfront with an existing stone seawall extending the width of the property. The seawall notches landward forming a native gravel beach area on the western side. Marine structures located on the property extend from the property approximately 4 feet off the western property boundary. The marine structure consists of a 21' x 30.5' boat house and associated pier, a 21' x 10.3' wharf deck, a 10' x 41' pier, a 3.5' x 22' ramp, and two floats, an 8' x 32.5' and 6.3' x 81.2', configured in a "L" shape.

All structures seaward of the boat house (wharf deck, pier, ramp and floats) were replaced in the recent past (believed to be 2017). The boat house and associated pier are supported by (4) timber cribs filled with rocks, (17) pilings and an assortment of stilts, pilings and timber supports added for additional support as "maintenance". The boat house and pier are the only portion of the marine structure being proposed for replacement as part of this application.

The mean high-water line coincides with the existing seawall and extends approximately 15.5 feet north from the eastern corner of the seawall. At the location of the marine structure, the mean low water extends approximately 42.71' feet from the existing seawall.

The intertidal zone extending from the seawall consists of native rock, gravel and sand. The lower intertidal zone contains a high percent cover of rockweed (*Ascophyllum nodosum*).

Proposed Construction

Due to the deteriorating condition of the support pier and recent structural damage, this application is to replace the boat house and pier as an in-place replacement. The existing foot print of the boat house and pier is approximately 21' wide by 30.5' long. The proposal is to replace the structure within the same foot print. Due to the "patch-work" of existing support cribbing, piers and stilts, the replacement pier will consist of a uniform set of 12" diameter, Class B pilings.

The existing structure consisting of cribs, pilings and stilts will be completely removed. Stone from the cribs will be moved to the toe of the seawall and dispersed in the intertidal zone as the appear to be native cobble likely sourced from the intertidal zone.

The proposed boat house pier will consist of (3) rows of (4) 12", Class B pilings spread approximately 21' apart. A 12" x 12" CCA treated top cap will span the width of the (4) piers and pinned using a 1" diameter rod. The top cap will extend beyond the outer piles by approximately 12". The boat house deck will be built using 3" x 10" CCA treated stringers, spaced 24" on-center. The stringers will be overlapped, approximately 12", at the center top cap and bolted together. The frame and footprint of the boat house will be replaced as an in-kind, in-place replacement with the same dimensions as the existing pier and boat house, 21' wide by 30.5' long.

Building material used for the pier will be CCA treated lumber and all hardware will be galvanized.

Demolition of the boat house will be done during low-tide to retain and dispose of all debris. Polyethylene sheeting or similar will be used to capture construction debris during demolition of the existing boat house. All debris will be disposed into a large dumpster for proper disposal off-site.

Permit Application

For your review and consideration all materials required by the Kittery Port Authority are enclosed here in. I trust that the information included in this letter and the attachments enclosed completes the application.

Additionally, a Permit By Rule application will be sent to Maine Department of Environmental Protection and a Self-Verification Form will be sent to the US Army Corps of Engineers. Correspondence with the Department of Marine Resources regarding time-of-year for construction has been received and is enclosed as Attachment F for your information.

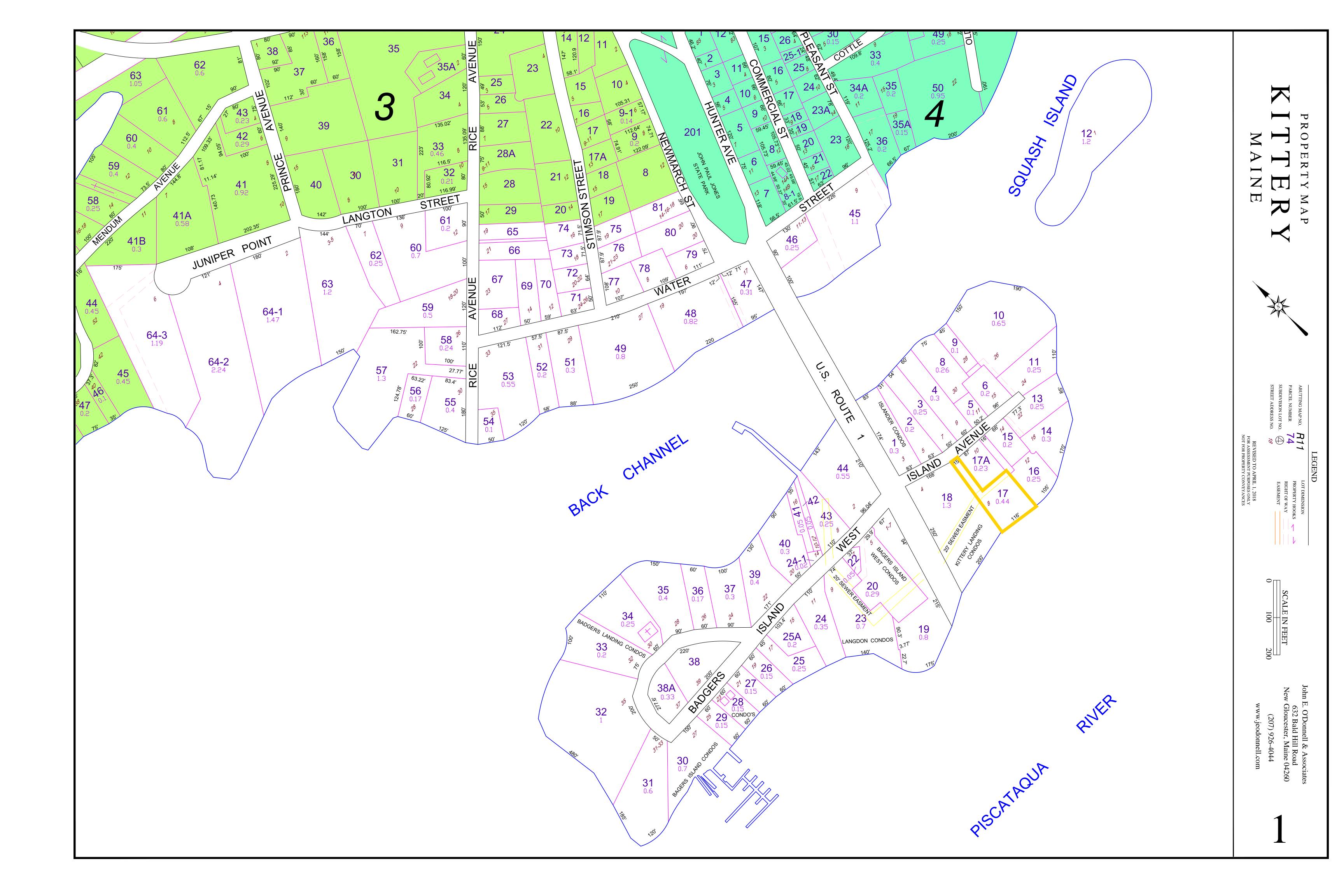
If there are any questions regarding the application or completion of the application, please don't hesitate to contact me at mr.cardin@gmail.com, or by phone at (603) 988-6635.

Best Regards,

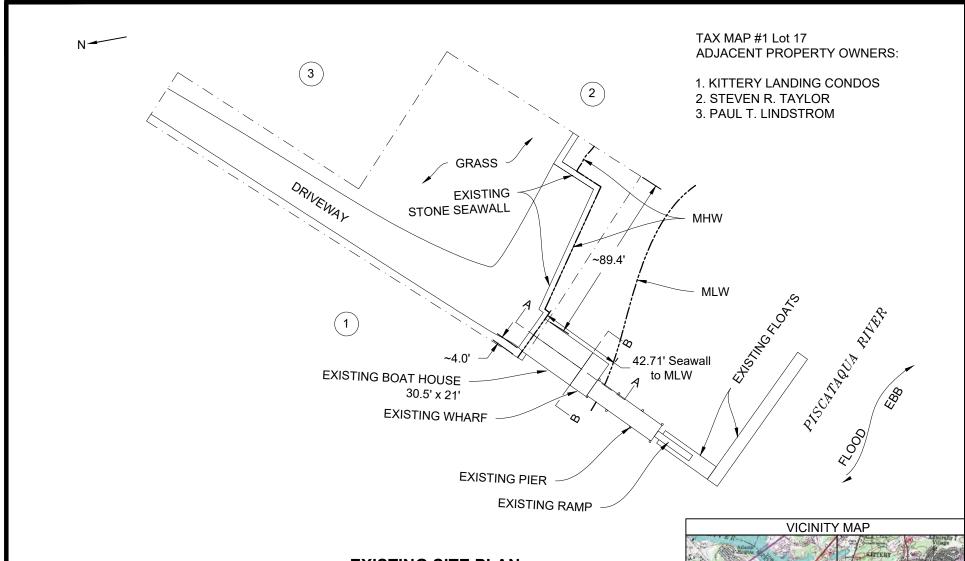
Matthew R. Cardin, NH CWS

Mot Cal

Attachment A Tax Map



Attachment B Plans



EXISTING SITE PLAN

SCALE: 1" = 50'

Prepared For:

TM MARINE CONSTRUCTION 480 NEWINGTON ROAD NEWINGTON, NH 03801

Prepared By: Matthew Cardin, NH CWS **EXISTING CONDITIONS**

PROPOSED: REPLACE BOAT HOUSE PIER IN-PLACE

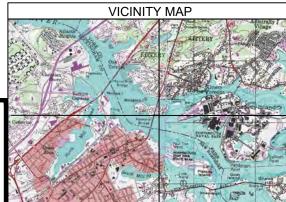
ON: PISCATAQUA RIVER

AT: 8 ISLAND AVE

STATE: MAINE

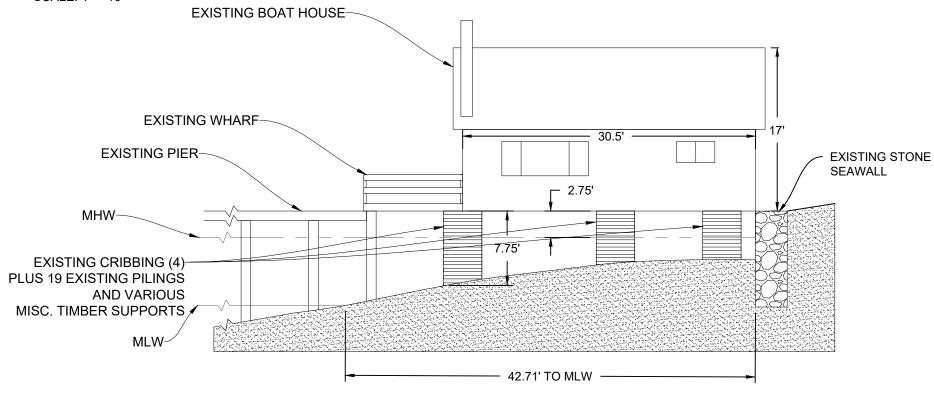
TOWN: KITTERY SHEET: 1 of 4

DATE: April 8, 2020



EXISTING CONDITION CROSS SECTION A-A

SCALE: 1" = 10'



Notes:

Existing Conditions:

- Four cribs and several deteriorated pilings and support braces occur below the boat house.
- 2. Mean Low Water occurs 42.71 feet from existing seawall. Entire existing boat house and existing wharf occurs in the inter-tidal zone and above the mean low water line.

Prepared For:

TM MARINE CONSTRUCTION 480 NEWINGTON ROAD NEWINGTON, NH 03801

Prepared By: Matthew Cardin, NH CWS **EXISTING CONDITIONS**

PROPOSED: REPLACE BOAT HOUSE

ON: PISCATAQUA RIVER

PIER IN-PLACE
AT: 8 ISLAND AVE

STATE: MAINE

TOWN: KITTERY SHEET: 2 OF 4

DATE: April 8, 2020

PROPOSED CROSS-SECTION A-A SCALE: 1" = 10' BOAT HOUSE TO BE REPLACED ON IN KIND/IN-PLACE PIER RECONSTRUCTION PROPOSED BOAT HOUSE STRUCTURE -TO BE TIED INTO EXISTING WHARF **EXISTING STONE SEAWALL** 30.5' STRINGERS **OVERLAP 12"** 2.75' PROPOSED 3X10 STRINGERS MHW PROPOSED 12'X12" CCA TOP CAP PROPOSED 12" DIAM. CLASS B PILINGS 3 ROWS OF (4) PILINGS MLW 42.71' TO MI W

Notes:

Proposed Activities:

- 1. Replace boat house pier to same dimensions, approximately 30.5' L x 21' W. Boat house to be replaced on a replaced in-kind/in-place support pier.
- 2. Proposed structure to include 3 rows of (4) 12" diam. Class B Pilings, 12"x12" top cap across each row, and 3"x10" stringers with 12" of overlap over middle top cap.
- 3. Existing boat house, cribbing (4), pilings (17) and various timber supports to be completely removed.
- 4. All existing structures seaward of boat house will remain. Proposed boat house and associated pier shall be tied into existing wharf.
- 5. Proposed structure replacement occurs completely within inter-tidal zone and above mean low water. Mean Low Water is measured 42.71 feet from stone seawall.

Prepared For:

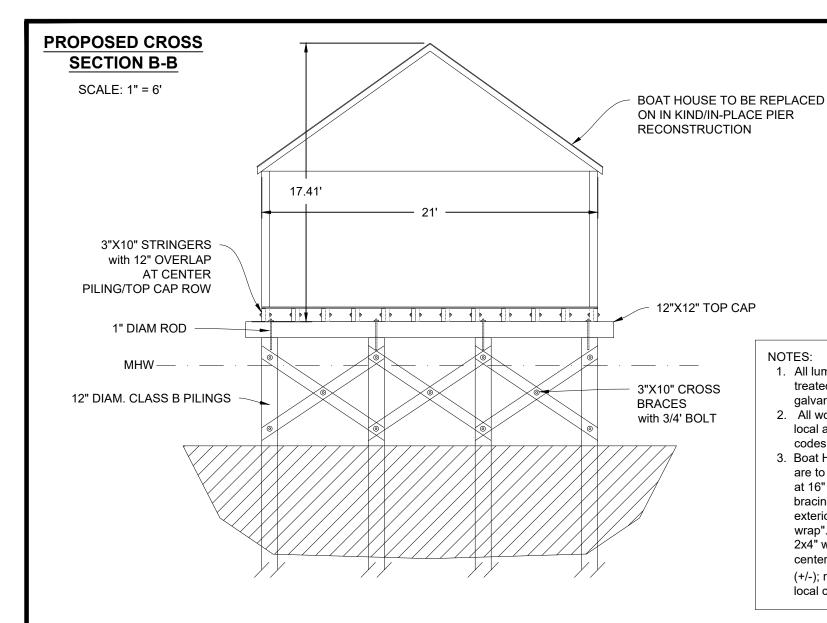
TM MARINE CONSTRUCTION 480 NEWINGTON ROAD NEWINGTON, NH 03801

Prepared By: Matthew Cardin, NH CWS PROPOSED PLANS PROPOSED: REPLACE BOAT HOUSE

ON: PISCATAQUA RIVER PIER IN-PLACE

TOWN: KITTERY AT: 8 ISLAND AVE STATE: MAINE

SHEET: 3 OF 4 DATE: April 8, 2020



Prepared For:

TM MARINE CONSTRUCTION 480 NEWINGTON ROAD NEWINGTON, NH 03801

Prepared By: Matthew Cardin, NH CWS PROPOSED PLANS

TOWN: KITTERY

PROPOSED: REPLACE BOAT HOUSE PIER IN-PLACE

ON: PISCATAQUA RIVER

AT: 8 ISLAND AVE

STATE: MAINE

SHEET: 4 OF 4

DATE: April 8, 2020

NOTES:

- 1. All lumber to be CCA treated. All hardware to be galvanized.
- 2. All work must meet state, local and other applicable codes.
- 3. Boat House: Exterior walls are to be 2x6 wood studs at 16" on center with lateral bracing, 1/2" sheathing exterior and "building wrap". Interior walls to be 2x4" wood studs at 16" on center. Stairs - treads 10" (+/-); risers $7\frac{1}{2}$ " (+/-) per local code.

Attachment C
Abutters List

Town of Kittery Port Authority Application Abutters List for Pier Re-construction at 8 Island Ave, Kittery, ME Map 1, Lot 17

Abutters List:

- 18 Island Ave
 Map 1, Lot 14
 David & Leslie Lynch
 PO Box 940
 Wolfeboro, NH 03894
- 2. 14 Island Ave Map 1, Lot 15D E & C M W Edmunds Co-Tees PO Box 1544Portsmouth, NH 03802
- 12 Island Ave Map 1, Lot 16 Steven R. Taylor
 12 Island Ave Kittery, ME 03904
- 10 Island Ave
 Map 1, Lot 17-A
 Paul & Anita Lindstrom
 10 Island Ave
 Kittery, ME 03904
- 4 Island Ave, #1
 Map 1, Lot 18
 Michale P. Spyridakis
 292 Route 101
 Amherst, NH 03031
- 6. 4 Island Ave, #2
 Map 1, Lot 18
 Russell West Trustee
 4 Island Avenue Unit 2
 Kittery, ME 03904

7. 4 Island Ave, #3 Map 1, Lot 18 Christopher Broom 4 Island Ave, Unit 3 Kittery, ME 03904

- 4 Island Ave, #4
 Map 1, Lot 18
 Two Pies Properties 2 LLC
 444 Atlantic Ave
 Swampscott, MA 01907
- 9. 4 Island Ave, #5
 Map 1, Lot 18
 Robert & Ann Sullivan
 4 Island Ave, Unit 5
 Kittery, ME 03804
- 10. 4 Island Ave, #6Map 1, Lot 18Gail Drobnyk Tr4 Island Ave, Unit 6
- 11. 4 Island Ave, #7
 Map 1, Lot 18
 Michael Kenslea
 PO Box 6651
 Portsmouth, NH 03802
- 12. 4 Island Ave, #8
 Map 1, Lot 18
 Sarah R Heller Trustee
 4 Island Ave, Unit 8
 Kittery, ME 03904
- 13. 4 Island Ave, #9Map 1, Lot 18Lapierre Properties LLC32 Route 236Kittery, ME 03904

Attachment D Proof of Legal Interest in Property – Deed

DEBRA L. ANDERSON, REGISTER OF DEEDS E-RECORDED Bk 17859 PG 721 Instr # 2018051670

12/11/2018 08:36:00 AM Pages 2 YORK CO

DEED

Know all by these presents that I, DANELLE TAYLOR HUGHES of Eliot, Maine, for consideration paid, grant to DANELLE TAYLOR HUGHES and CORY D. ILARIA, whose mailing address is I Clark Road, Eliot, Maine 03903, as JOINT TENANTS, my undivided one-quarter interest in the real property situated in the Town of Kittery, County of York and State of Maine, described as follows:

See Exhibit A Attached Hereto

The current property address is 8 Island Avenue, Kittery Tax Map 1, Lot 17.

Witness my hand and seal this 10th day of December 2018.

DLN: 1001840046061

STATE OF MAINE

County of York December 10, 2018

Then personally appeared the above named Danelle Taylor Hughes and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorne√at Law/Notary Public

Print Name:

Commission Expires:

EXHIBIT A TO BE PROOFED

Property: 8 Island Avenue, Kittery, Maine

A certain lot or parcel of land together with the buildings thereon, situated on the southwesterly side of Island Avenue, a public way, in the Town of Kittery, County of York and State of Maine, on Badgers Island, bounded and described as follows:

BEGINNING at a hub set in the ground at the Southwesterly side of Island Avenue, a public way, and;

THENCE Southwesterly by line of land now or formerly of Laughton to the low water mark of the Piscataqua River;

THENCE turning and running Southeasterly by said low water mark of said Piscataqua River to a point which is in the southwesterly extension of line of land now or formerly of David M. Evans et ux.;

THENCE Northeasterly by line of land of said Evans to a hub in the Northeasterly sideline of a stone wall, said hub being Southwesterly one hundred fourteen (114) feet from said Island Avenue as measured along said line of land of said Evans;

THENCE Northwesterly by the Northeasterly sideline of said stone wall ninety-one (91) feet to a hub in the Northeasterly side of another stone wall and fifteen (15) feet Southeasterly from line of said land of said Laughton;

THENCE turning and running Northeasterly fifteen (15) feet equidistant from and parallel to said Laughton land and by the Southeasterly sideline of said stone wall one hundred fourteen (114) feet to a hub set in the ground at said Island Avenue;

THENCE turning and running Northwesterly by said Island Avenue fifteen (15) feet to a hub set in the ground and the POINT OF BEGINNING.

Said property subject to Sewer Easement No. 5, dated December 9, 1988 and recorded at the York County Registry of Deeds at Book 5016, Page 271.

Being the same premises conveyed by Danelle Taylor Hughes, Personal Representative of the Estate of Daniel J. Taylor, Jr. to Danelle Taylor Hughes, Steven R. Taylor, Douglas J. Taylor, and Melissa M. Taylor by deed dated March 15, 2000 and recorded at York County Registry of Deeds in Book 9970, Page 312.

This instrument was prepared from information supplied by the Grantor herein and no independent title search has been conducted.

Attachment E
Photographs



Photo 1. Driveway to Boat House. Looking South to Piscataqua River.



Photo 2. Stone Seawall and Boat House facing West



Photo 3. East Side of Boat House and Pier from Intertidal Zone at Low Tide. Facing West



Photo 4. West Side of Boat House and Pier from Intertidal Zone at Low Tide. Facing East



Photo 5. East Side of Boat House facing West from Intertidal Zone.



Photo 6. Seaward End of Boathouse to be replaced. Wharf to Remain.

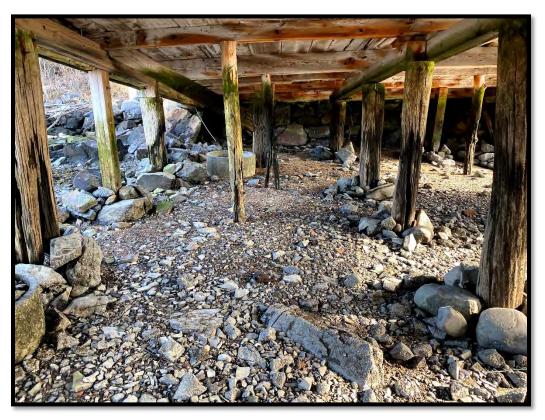


Photo 7. Existing Pilings and Stilts under Existing Boat House Pier. Facing North from Underneath Boat House.

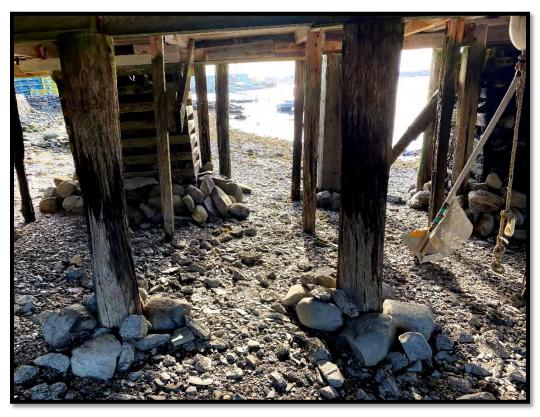


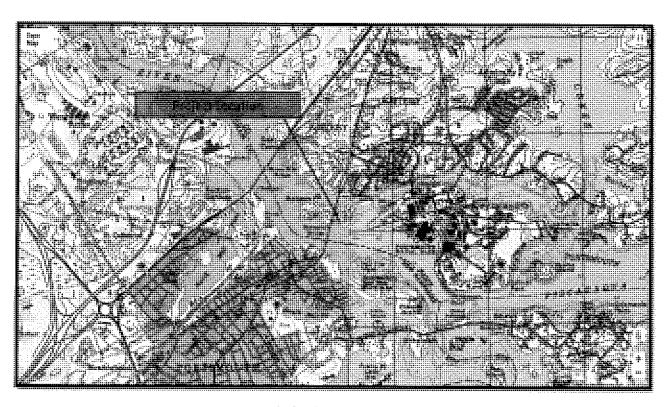
Photo 8. Existing Cribs, Pilings and Stilts under Existing Boat House Pier. Facing East from Underneath Boat House.

Attachment F Dept. of Marine Resources Time of Year Review

REQUEST FOR APPROVAL OF TIMING OF ACTIVITY (DMR)

This form is for use in obtaining approval from the **Department of Marine Resources (DMR)** for the timing of certain projects in accordance with Chapter 305 Permit by Rule Standards.

To be filled out by applicant: (Instructions are on the back of this form)								
1.	Applicant's name:	Matt Cardin, CWS						
	Address:	30 Old Post Road, Newington, NH 03801						
	telephone:							
2.	-	following activity (please check the appropriate box):						
2 ,		α pipes (tidal waters only)						
		ent of structures (tidal waters only)						
		7 Outfall pipes (tidal waters only)						
		9 Utility crossings (any location if performed between Oct. 2 and July 14)						
	□ Sec. 12 Restoration of natural areas (tidal waters only)							
	☐ Sec. 15 Public boat ramps (tidal waters only)							
	□ Sec. 18 Maintenance dredging (tidal waters only)							
3.	Brief description of project: [please include the name of the stream or waterbody, if known]							
	The project is to replace in-kind/in-place an existing wharf (20' x 41.5') that is currently supported by approximately 37 wood pilings and 4 stone cribs located							
		ver. The wharf is in need of complete replacement. The existing pilings and stone cribs will be replaced						
-	with 4 rows of (3) 12" class B pilings. Pilings will be driven from shore. All existing wood material will be removed from the site. Stones from cribs							
	vill be left in the inter-tidal zone or removed from site. All proposed work is within the inter-tidal zone.							
4.	I plan to perform this activity between the dates of April, 2020 and May 2020 . (start date) (end date)							
5.		showing the location of my project.						
		no location map is provided, no approval will be granted by DMR]						
6.	Send completed form							
		P.O. Box 8, West Boothbay Harbor, ME 008-04575						
For agency use only:								
The D	epartment has reviewed	d the proposed timing of the activity identified above and:						
	🗵 approves of the project's timing as proposed.							
	requires that the pr	oject's timing be changed to occur betweenand						
	(end date)	(start date)						
	Other comments:							
	— 5 mer 4 5 mments							
sagaran masanasa.								
	1. March 2020							
DN	/IR Environmental Coo							



Wharf Replacement – Map 1, Lot 17

Kittery, Maine – Badgers Island