

**Town of Kittery
Planning Board Meeting
August 10, 2023**

ITEM 4 – 17 & 25 Route 236 –Site Plan– Sketch Plan Review

Action: Accept concept design or continue review.

Proposal: Develop a 61-bed rooming house and associated parking shared with an existing 7-unit apartment.

Location: 17 & 25 US Route 236 Map 21 Lot 20 & Map 20, Lot 12

Zoning District: C-2, Route 236 Commercial Zone

Owner(s): 25 & 17 Route 236 LLC

Agent(s): Geoff Aleva

PROCESS SUMMARY

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Acceptance/Approval	Scheduled for August 10 th , 2023 Meeting	Pending
YES	Preliminary Plan Review Completeness/Acceptance		
YES	Site Visit		
YES	Public Hearing	Required for Preliminary Site Plan or Subdivision Approval	
YES	Preliminary Plan Approval		
YES	Final Plan Review and Decision		

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. As per Section 16.4.4.L - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.**

OTHER PERMITS REQUIRED

- Wetland delineation study.
- DOT Traffic movement pattern.
- State Fire Marshal NFPA #13 fire protection system approval.
- DEP construction permitting and site review.

PROJECT INTRODUCTION

This is a conceptual review for a new 3-story rooming house that will consist of 61 beds and 35 total rental units. The development is located on the properties of 17 & 25 Route 236, both of which are non-conforming lots due to road frontage. The proposed rooming house would be located entirely on the property of 17 Route 236, which currently contains woodlands and a shed that would be demolished. The existing apartment and parking lot are located entirely on 25 Route 236. The apartment is a non-conforming use in the C-2 zone but meets current parking requirements and will not be modified as a part of the development. A 420-foot driveway provides access to both lots from route 236, and directly abuts a 1,314 sq ft. wetland on the northwest side of the lot (the bottom left corner of the site plan).

30
 31 The proposed rooming house would have nine 1-bedroom units and twenty-six 2-bedroom units for a total
 32 of 35 rooms. Each floor would have separate bathrooms for men and women, shared living room space,
 33 and a shared kitchen. Workers would be charged rent for staying in the rooming house, and a superintendent
 34 would live on the site in one of the single bed units, meaning the development meets the definition of a
 35 rooming house per §16.3. Parking spaces would connect to the existing parking lot for the apartment.
 36 Existing water and sewage for the apartment would be extended to the proposed development. The project
 37 proposes a tree line along Route 236.

38
 39 The applicant provided the required conceptual plan and narrative information and is requesting
 40 modifications for landscaping and parking standards, as discussed in the notes below. Staff advise
 41 discussing prospective phasing during this meeting.

42
 43 **APPLICATION & PLAN REVIEW**
 44

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

46
 47 **16.4.20 C-2 ZONING DISTRICT REGULATIONS**

- 48 1. The proposed building appears to meet dimension requirements, The architectural concept plans
 49 indicate a mean roof of approximately 38.5,' which is within the 40' maximum.
 50 2. The applicant is requesting relief to landscaping standards to the parking lot, as the property does not
 51 abut any residential buildings and the applicant plans to retain existing vegetation on the property to
 52 the greatest extent possible.
 53 3. Both lots are nonconforming as they fail to meet the 150-foot road frontage minimum for the C-2 zone.
 54 Per §16.1.8.C.(6).(b).[1], because the two lots have the same owner and are both nonconforming, the
 55 lots must be joined into one parcel as doing so would decrease overall nonconformance. This will be
 56 updated in assessor records regardless of plan acceptance, as it is a code requirement.
 57 a. 25 Route 236 is currently a flag-shaped lot with 62 feet of road frontage. Merging would
 58 increase the road frontage of 17 Route 236 from 0 feet to 62 feet. Because this reduces the
 59 overall nonconformance of the lot, merging is required.
 60 4. Rental units of a rooming house are not considered dwelling units, meaning this proposal would not
 61 trigger affordable housing requirements under §16.5.4.

62
 63 **16.5.10 ESSENTIAL SERVICES**

- 64 1. As required in the C-2 zone, proposed utilities are underground in the site plan.
 65 2. The plan indicates the proposed area for a force sewer main and pump station, as well as stormwater
 66 BMP areas. Staff suggest the applicant confirm with Wastewater staff that treatment systems will
 67 have the capacity for the multi-unit project.

68
 69 **16.5.25 SPRINKLER SYSTEMS**

- 70 1. Automatic sprinkler systems are required in all buildings of three stories or more. Approval will be
 71 determined by the state fire marshal and require the NFPA 13 standard of design.

72
 73 **16.5.27 STREETS**

- 74 1. The existing driveway is non-conforming due to its failure to meet setbacks to the abutting wetland.
 75 The development cannot increase its nonconformity to the wetland setback.

- 76 2. The applicant stated the driveway is roughly 420 linear feet. Per §16.3, a driveway must be 500 feet or
77 shorter, or it is considered a right of way and must meet dimensional standards.
78 3. Public works staff noted an existing culvert in the driveway is undersized and requires restoration and
79 potential upsizing. Because the driveway is privately owned, it is the responsibility of the owner to
80 maintain it.

81
82 **16.7.11 PARKING**

- 83 1. The plan requests relief on minimum parking requirements. The standard calls for 2 spaces per
84 apartment unit, and 1 space per rental unit in the rooming house. With 7 apartments and 35 units,
85 this would require 47 spaces, but the plan proposes a total of 35. The applicant claims parking
86 requirements will be minimized as the rooming house will cater solely to seasonal workers, and
87 the owner will provide carpool services to employees. They are seeking to provide 1 parking
88 space for every 3 beds, rather than for every single rental unit in the rooming house.
89 2. The proposed plan currently meets the requirement of ADA parking spaces.
90

91 **DISCUSSION, NEXT STEPS, AND RECOMMENDATIONS**
92

93 The sketch plan review is an opportunity to consider a concept, ask and answer questions, and **make**
94 **specific suggestions** to the applicant. Staff suggest the board advise the applicant whether they would be
95 willing to consider a waiver for the parking requirements, but believe the plan meets the requirements for
96 a sketch review.
97

98 **RECOMMENDED MOTIONS**
99

100 ***Motion to accept the application as complete***

101 Move to accept the sketch plan by Geoff Aleva, for owner/applicants 25 & 17 Route 236 LLC, who
102 proposes to Develop a 61-bed rooming house and associated parking shared with an existing 7-unit
103 apartment located at the addresses of 17 & 25 Route 236, Tax Map 21 Lot 20 & Tax Map 20 Lot 12, in
104 the Commercial-2 (C-2) zone.
105

106 ***Motion to continue the application***

107 Move to continue review of the sketch plan by Geoff Aleva, for owner/applicants 25 & 17 Route 236
108 LLC, who proposes to Develop a 61-bed rooming house and associated parking shared with an existing 7-
109 unit apartment located at the addresses of 17 & 25 Route 236, Tax Map 21 Lot 20 & Tax Map 20 Lot 12,
110 in the Commercial-2 (C-2) zone.
111

CIVIL CONSULTANTS MEMORANDUM

TO: Town of Kittery Planning Department
FROM: Geoffrey R. Aleva, PE
SUBJECT: SKETCH PLAN PROJECT NARRATIVE
DATE: 07/31/2023
PROJECT: 22-180.00 – 25 & 17 ROUTE 236 LLC



This project narrative is intended to accompany the sketch plan submission for the redevelopment at 17 and 25 Route 236, known as Map 20, Lot 12 and Map 21, Lot 20 on the Town of Kittery tax map system. The properties are owned by the same entity and will be merged into one lot. The combined lot area of the combined parcel will be 152,583 SF(3.5 Acres).

The intent of the project is to construct a new 3 story, 6,789 SF rooming house for the primary use of employees of the property owner. As most know, housing for workers is very difficult in this area of the state. This proposed rooming house will provide convenient housing for seasonal workers. The project will require a Major Site Plan review as it will result in the construction of over 5,000 SF of gross nonresidential floor area.

The property currently contains a 3,543 SF, 2-story seven-unit apartment building with associated parking and drainage facilities. A single two-way driveway (430 LF) is provided for access to Route 236. 13 parking spaces are provided for tenant parking. The remaining portion of the lot is undeveloped.

The proposed development will consist of a 6,789 SF 3-story rooming house on southern portion of the lot, with associated drainage facilities and new parking areas. The new parking lot will contain 22 parking spaces and will be accessed through the existing apartment parking lot.

ZONING INFORMATION

The property is in the Commercial 2 (C-2) zone. The existing apartment is a non-conforming use that will not be altered by this development. The new building will be a rooming house, which is an allowable use per section 16.4.20.B.10 of the Kittery Land Use Zone Regulations. The definition of rooming house is “A residential use in which the owner or manager of the facility resides on the premises and in which more than three persons who are not part of the owner’s manager’s family are house in rooms for compensation with or without meals.”



The intent of the new rooming house building is for workers for the owner's local businesses and for other similar businesses that have seasonal help requirements.

The 6,789 SF 3-story rooming house with shared living space will have approximately 20 beds per floor for a total of 61 beds. The majority will be two beds per unit, there will be several one bed units. The building superintendent will occupy one of the first-floor units. Each floor will also contain separate men's and women's bathrooms, a common living room space, and common kitchen space.

Due to the nature of the building occupants, it is anticipated that a large portion of the workers will not be driving or own vehicles but will be driven to and from the site. Transportation to and from work will be via work vans, work-related carpools and rideshares. The parking requirements of section 16.7.11.F.4.d of the Kittery Ordinance do not accurately represent the expected parking demand of this type of use.

In reviewing the parking requirements dwellings require 2 vehicle spaces per dwelling unit, the proposed parking provides two spaces for the existing apartments. The ordinance does not have a specific requirement for rooming houses for this type of tenant. The intent of this housing is not for the general public. The users are intended to be seasonal and foreign workers for the owners business. Seasonal workers are needed year-round, but the length of stay varies. Due to the nature of the proposed renters, the one vehicle per unit does not appear to be appropriate. It is assumed that the parking demand will be reduced and closer to one parking space per three beds. With 61 proposed beds, a minimum of 21 parking spaces would be required.

The existing apartment building is a two-story, seven-unit building. The existing lot contains 13 existing parking spaces, including one ADA accessible space. Based on ordinance, a seven-unit apartment building requires 14 parking spaces. The total number of required parking spaces is therefore 35. The proposed number of parking spaces is 35, including 2 ADA parking spaces. We believe this provides sufficient parking for the existing apartment and proposed seasonal rooming house.

The proposed development is set back from any public right-of-way. The property is naturally separated from surrounding lots, with Map 21 Lot 19 to the east being the closest developed lot. This lot contains Gagne and Son landscaping supply store. There are no residences in the surrounding lots. For this reason, we believe the parking lot is adequately screened and will not require any additional landscaping. Existing vegetation will remain to the greatest extent possible. It is requested that the Planning Board not require a Landscape Architect to prepare plans and details indicating the proposed vegetation.

A lighting plan will be presented with the application as the project moves forward. The lighting will indicate downlit fixtures that comply with the dark sky requirements.

The combined lot area is 152,583 SF (3.5 acres). There is 61.5 ft of frontage along Route 236. Although the zoning regulations require 150 ft in the C-2 zone, Kittery Ordinance



Section 16.1.8.C.6.a.1 states “nonconforming lots may be built upon consistent with the uses in the particular zone”. The proposed development is allowed per the C-2 zoning regulations and the existing nonconformance will not be increased.

The maximum allowable lot coverage is 40%, or 61,033 SF. Existing lot coverage is 12.7%, while proposed lot coverage is 22.1%. The maximum building height is limited to 40 ft. Per the requirements of the zoning district, the new building will be located to meet the 30 ft side and rear setbacks. The proposed development meets the zoning requirements for frontage and lot coverage. Additional information is provided on the attached site plans.

There is a small 1,314 SF wetland at the northwest corner of Lot 12. The proposed project will have no impact on the wetland as the new development does not direct stormwater in this direction. No new development is located within the 50 ft building/structure setback requirements. The existing driveway is located within the 30 ft setback from the wetland, this driveway has been in existence since the construction of the apartment building in late 1960’s / early 1970’s.

Per Section 16.4.20.D.m of the Kittery Ordinance, underground utilities are required. The site is already serviced by year-round sewer. The existing apartment utilizes a private well. The existing sewer line will be extended to the proposed building, and a new water line will be extended from the water main along Route 236. Overhead wires extend from Route 236 to Lot 12 along multiple utility poles on site. The proposed building will be connected to CMP pole number 30.21 with new underground services.

The design intent is to provide stormwater BMP’s to address the stormwater flows created by the new development, which will increase existing impervious area on site from 12.7% to 22.1%. A detailed report and maintenance plan will be prepared and submitted as the project moves forward.

CONCLUSION:

It is our opinion that this project meets the requirements and intent of the Kittery Land Use Ordinance. The applicant looks forward to presenting the project at the next available meeting.

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17 & 25 RT 236

Kittery, ME



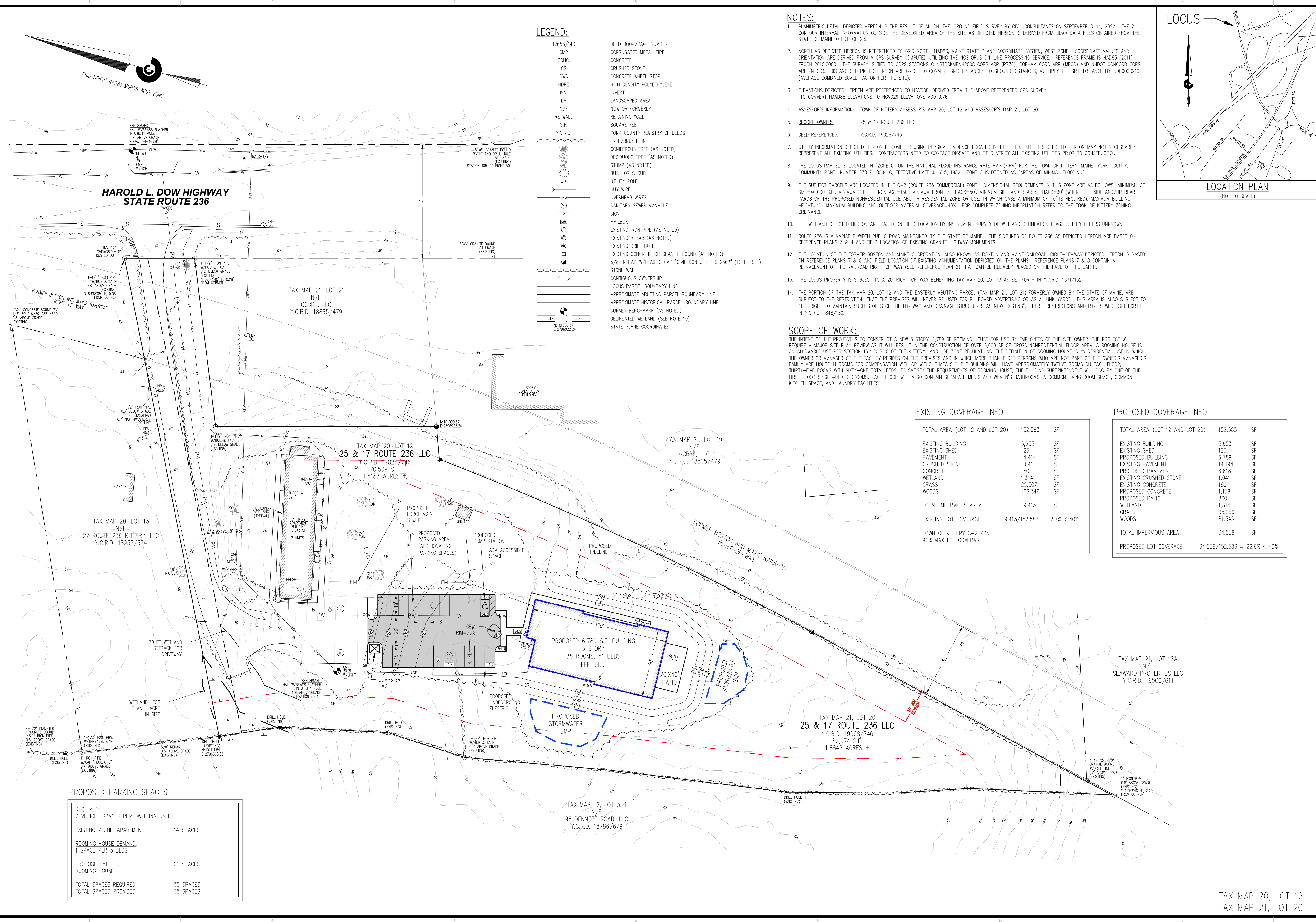
July 18, 2023

1 inch = 250 Feet

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- Tract Line
- Right of Way
- RoadNotPar
- Condo
- Private Road
- Property Line
- Public Road



LEGEND:

17653/143	DEED BOOK/PAGE NUMBER
CMP	CORRUGATED METAL PIPE
CNC.	CONCRETE
CS	CRUSHED STONE
CWS	CONCRETE WHEEL STOP
HOPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
LA	LANDSCAPED AREA
N/F	NOW OR FORMERLY
RETWALL	RETAINING WALL
S.F.	SQUARE FEET
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
(Symbol: Tree)	TREE / BRUSH LINE
(Symbol: Circle with dot)	CONFERIOUS TREE (AS NOTED)
(Symbol: Circle with cross)	DECIDUOUS TREE (AS NOTED)
(Symbol: Square with dot)	STUMP (AS NOTED)
(Symbol: Square with cross)	BUSH OR SHRUB
(Symbol: Circle with horizontal lines)	UTILITY POLE
(Symbol: Circle with vertical lines)	GUY WIRE
(Symbol: Circle with diagonal lines)	OVERHEAD WIRES
(Symbol: Circle with horizontal lines and dot)	SANITARY SEWER MANHOLE
(Symbol: Circle with diagonal lines and dot)	SIGN
(Symbol: Circle with horizontal lines and dot)	MAILBOX
(Symbol: Circle with horizontal lines and dot)	EXISTING IRON PIPE (AS NOTED)
(Symbol: Circle with horizontal lines and dot)	EXISTING REBAR (AS NOTED)
(Symbol: Circle with horizontal lines and dot)	EXISTING DRILL HOLE
(Symbol: Circle with horizontal lines and dot)	EXISTING CONCRETE OR GRANITE BOUND (AS NOTED)
(Symbol: Circle with horizontal lines and dot)	5/8" REBAR W/PLASTIC CAP "CIVIL CONSULT PLUS 2362" (TO BE SET)
(Symbol: Circle with horizontal lines and dot)	STONE WALL
(Symbol: Circle with horizontal lines and dot)	CONTIGUOUS OWNERSHIP
(Symbol: Circle with horizontal lines and dot)	LOCUS PARCEL BOUNDARY LINE
(Symbol: Circle with horizontal lines and dot)	APPROXIMATE ABUTTING PARCEL BOUNDARY LINE
(Symbol: Circle with horizontal lines and dot)	APPROXIMATE HISTORICAL PARCEL BOUNDARY LINE
(Symbol: Circle with horizontal lines and dot)	SURVEY BENCHMARK (AS NOTED)
(Symbol: Circle with horizontal lines and dot)	DELINEATED WETLAND (SEE NOTE 10)
(Symbol: Circle with horizontal lines and dot)	STATE PLANE COORDINATES

- NOTES:**
- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY BY CIVIL CONSULTANTS ON SEPTEMBER 8-14, 2022. THE 2' CONTOUR INTERVAL INFORMATION OUTSIDE THE DEVELOPED AREA OF THE SITE AS DEPICTED HEREON IS DERIVED FROM LIDAR DATA FILES OBTAINED FROM THE STATE OF MAINE OFFICE OF GIS.
 - NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORRS STATIONS QUNSTOCKMNRH2008 CORRS ARP (P776), GORHAM CORRS ARP (ME60) AND NADOT CONCORD CORRS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.000003210 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
 - ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. [TO CONVERT NAVD88 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
 - ASSESSOR'S INFORMATION: TOWN OF KITTERY ASSESSOR'S MAP 20, LOT 12 AND ASSESSOR'S MAP 21, LOT 20
 - RECORD OWNER: 25 & 17 ROUTE 236 LLC
 - DEED REFERENCES: Y.C.R.D. 19028/746
 - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - THE LOCUS PARCEL IS LOCATED IN "ZONE C" ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF KITTERY, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230171 0004 C, EFFECTIVE DATE JULY 5, 1982. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING".
 - THE SUBJECT PARCELS ARE LOCATED IN THE C-2 (ROUTE 236 COMMERCIAL) ZONE. DIMENSIONAL REQUIREMENTS IN THIS ZONE ARE AS FOLLOWS: MINIMUM LOT SIZE=40,000 S.F., MINIMUM STREET FRONTAGE=150', MINIMUM FRONT SETBACK=50', MINIMUM SIDE AND REAR SETBACK=30' (WHERE THE SIDE AND/OR REAR YARDS OF THE PROPOSED NONRESIDENTIAL USE ADJUT A RESIDENTIAL ZONE OR USE, IN WHICH CASE A MINIMUM OF 40' IS REQUIRED), MAXIMUM BUILDING HEIGHT=40', MAXIMUM BUILDING AND OUTDOOR MATERIAL COVERAGE=40%. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTERY ZONING ORDINANCE.
 - THE WETLAND DEPICTED HEREON ARE BASED ON FIELD LOCATION BY INSTRUMENT SURVEY OF WETLAND DELINEATION FLAGS SET BY OTHERS UNKNOWN.
 - ROUTE 236 IS A VARIABLE WIDTH PUBLIC ROAD MAINTAINED BY THE STATE OF MAINE. THE SIDELINES OF ROUTE 236 AS DEPICTED HEREON ARE BASED ON REFERENCE PLANS 3 & 4 AND FIELD LOCATION OF EXISTING GRANITE HIGHWAY MONUMENTS.
 - THE LOCATION OF THE FORMER BOSTON AND MAINE CORPORATION, ALSO KNOWN AS BOSTON AND MAINE RAILROAD, RIGHT-OF-WAY DEPICTED HEREON IS BASED ON REFERENCE PLANS 7 & 8 AND FIELD LOCATION OF EXISTING MONUMENTATION DEPICTED ON THE PLANS. REFERENCE PLANS 7 & 8 CONTAIN A RETRACEMENT OF THE RAILROAD RIGHT-OF-WAY (SEE REFERENCE PLAN 2) THAT CAN BE RELIABLY PLACED ON THE FACE OF THE EARTH.
 - THE LOCUS PROPERTY IS SUBJECT TO A 20' RIGHT-OF-WAY BENEFITING TAX MAP 20, LOT 13 AS SET FORTH IN Y.C.R.D. 1371/152.
 - THE PORTION OF THE TAX MAP 20, LOT 12 AND THE EASTERLY ABUTTING PARCEL (TAX MAP 21, LOT 21) FORMERLY OWNED BY THE STATE OF MAINE, ARE SUBJECT TO THE RESTRICTION "THAT THE PREMISES WILL NEVER BE USED FOR BILLBOARD ADVERTISING OR AS A JUNK YARD". THIS AREA IS ALSO SUBJECT TO "THE RIGHT TO MAINTAIN SUCH SLOPES OF THE HIGHWAY AND DRAINAGE STRUCTURES AS NOW EXISTING". THESE RESTRICTIONS AND RIGHTS WERE SET FORTH IN Y.C.R.D. 1848/130.

SCOPE OF WORK:
 THE INTENT OF THE PROJECT IS TO CONSTRUCT A NEW 3 STORY, 6,789 SF ROOMING HOUSE FOR USE BY EMPLOYEES OF THE SITE OWNER. THE PROJECT WILL REQUIRE A MAJOR SITE PLAN REVIEW AS IT WILL RESULT IN THE CONSTRUCTION OF OVER 5,000 SF OF GROSS NONRESIDENTIAL FLOOR AREA. A ROOMING HOUSE IS AN ALLOWABLE USE PER SECTION 16.4.20.8.10 OF THE KITTERY LAND USE ZONE REGULATIONS. THE DEFINITION OF ROOMING HOUSE IS "A RESIDENTIAL USE IN WHICH THE OWNER OR MANAGER OF THE FACILITY RESIDES ON THE PREMISES AND IN WHICH MORE THAN THREE PERSONS WHO ARE NOT PART OF THE OWNER'S MANAGER'S FAMILY ARE HOUSE IN ROOMS FOR COMPENSATION WITH OR WITHOUT MEALS." THE BUILDING WILL HAVE APPROXIMATELY TWELVE ROOMS ON EACH FLOOR. THIRTY-FIVE ROOMS WITH SIXTY-ONE TOTAL BEDS. TO SATISFY THE REQUIREMENTS OF ROOMING HOUSE, THE BUILDING SUPERINTENDENT WILL OCCUPY ONE OF THE FIRST FLOOR SINGLE-BED BEDROOMS. EACH FLOOR WILL ALSO CONTAIN SEPARATE MEN'S AND WOMEN'S BATHROOMS, A COMMON LIVING ROOM SPACE, COMMON KITCHEN SPACE, AND LAUNDRY FACILITIES.

EXISTING COVERAGE INFO

TOTAL AREA (LOT 12 AND LOT 20)	152,583	SF
EXISTING BUILDING	3,653	SF
EXISTING SHED	125	SF
PAVEMENT	14,414	SF
CRUSHED STONE	1,041	SF
CONCRETE	180	SF
WETLAND	1,314	SF
GRASS	25,507	SF
WOODS	106,349	SF
TOTAL IMPERVIOUS AREA	19,413	SF
EXISTING LOT COVERAGE	19,413/152,583 = 12.7% < 40%	

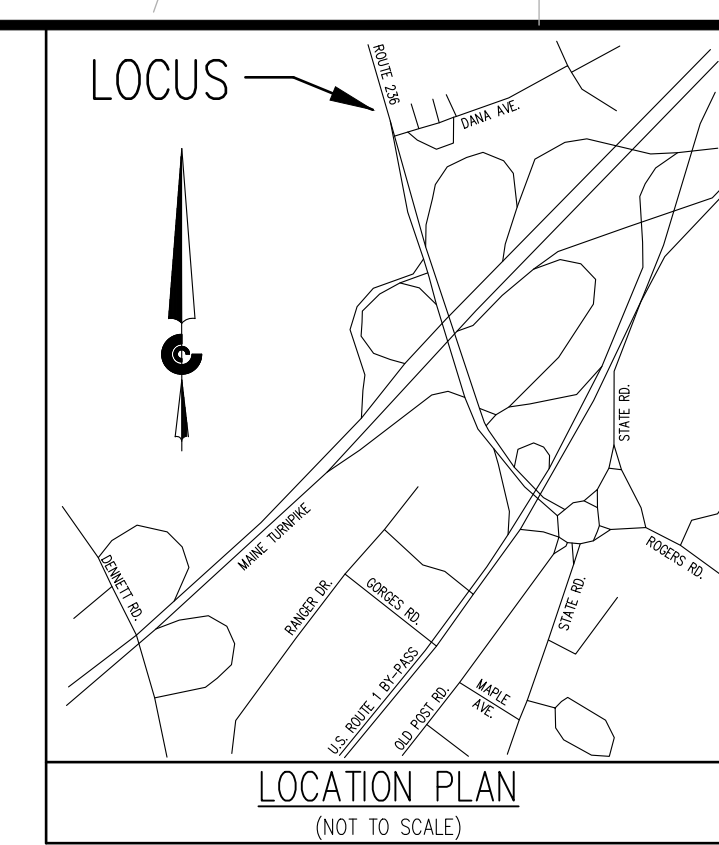
TOWN OF KITTERY C-2 ZONE
40% MAX LOT COVERAGE

PROPOSED COVERAGE INFO

TOTAL AREA (LOT 12 AND LOT 20)	152,583	SF
EXISTING BUILDING	3,653	SF
EXISTING SHED	125	SF
PROPOSED BUILDING	6,789	SF
EXISTING PAVEMENT	14,194	SF
PROPOSED PAVEMENT	6,618	SF
EXISTING CRUSHED STONE	1,041	SF
EXISTING CONCRETE	180	SF
PROPOSED CONCRETE	1,158	SF
PROPOSED PATIO	800	SF
WETLAND	1,314	SF
GRASS	35,966	SF
WOODS	81,545	SF
TOTAL IMPERVIOUS AREA	34,558	SF
PROPOSED LOT COVERAGE	34,558/152,583 = 22.6% < 40%	

PROPOSED PARKING SPACES

REQUIRED:	2 VEHICLE SPACES PER DWELLING UNIT
EXISTING 7 UNIT APARTMENT	14 SPACES
ROOMING HOUSE DEMAND:	1 SPACE PER 3 BEDS
PROPOSED 61 BED ROOMING HOUSE	21 SPACES
TOTAL SPACES REQUIRED	35 SPACES
TOTAL SPACES PROVIDED	35 SPACES



PREPARED FOR:
REVIEW
7/31/2023

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

DATE	INT.	REVISIONS	NO.

RECORD OWNER:
25 & 17 ROUTE 236 LLC
ADDRESS:
P.O. BOX 630
KITTERY, ME 03904

SITE PLAN
LAND OF 25 & 17 ROUTE 236 LLC
17/25 ROUTE 236
KITTERY, YORK COUNTY, MAINE
 PREPARED FOR: SONNY NATARAJAN
 CLIENT ADDRESS: 8 PEPPERELL WAY, YORK, ME 03909

DATE: 06/23/2023
 DRAWN BY: DRC/JAA
 CHECKED BY: GRA
 APPROVED BY:

PROPOSED SITE PLAN

PROJECT NO: 2218000

L1

SHEET: 1 OF 1

1 2 3 4 5 6

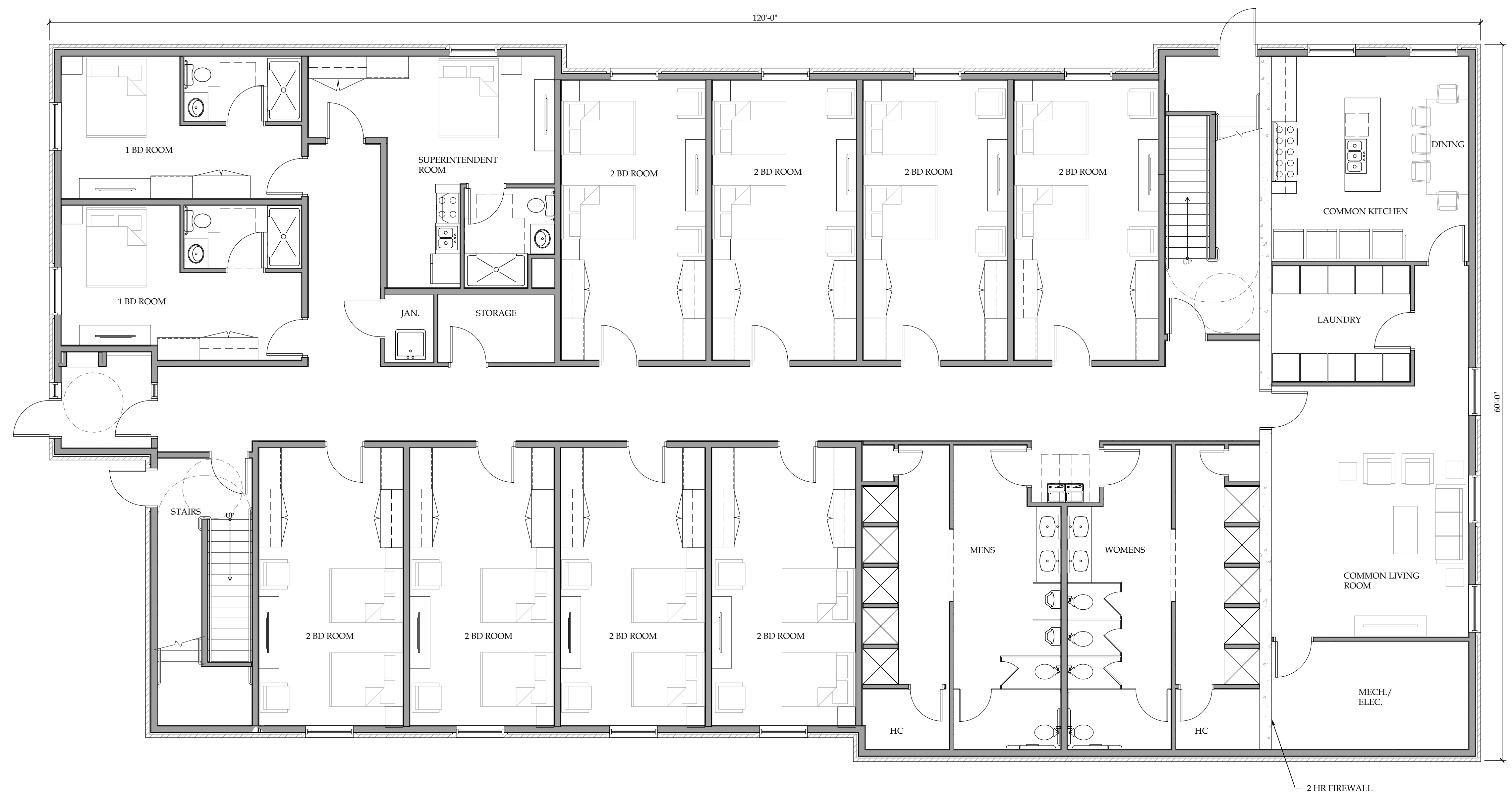
E
D
C
B
A

UNIT COUNT					
DWELLING UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL-	
1 BD ROOM	3	3	3	9	25%
2 BD ROOM	8	9	9	26	75%
TOTAL	11	12	12	35	

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KITTERY HOUSING

 ROUTE 236, ME



ISSUE:

SA PROJECT TEAM: PRINCIPAL _____
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

FIRST FLOOR PLAN

SILVESTRI ARCHITECTS - PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 23063.01 DATE: 07-11-23

DRAWING #: **A-101**

A1 FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

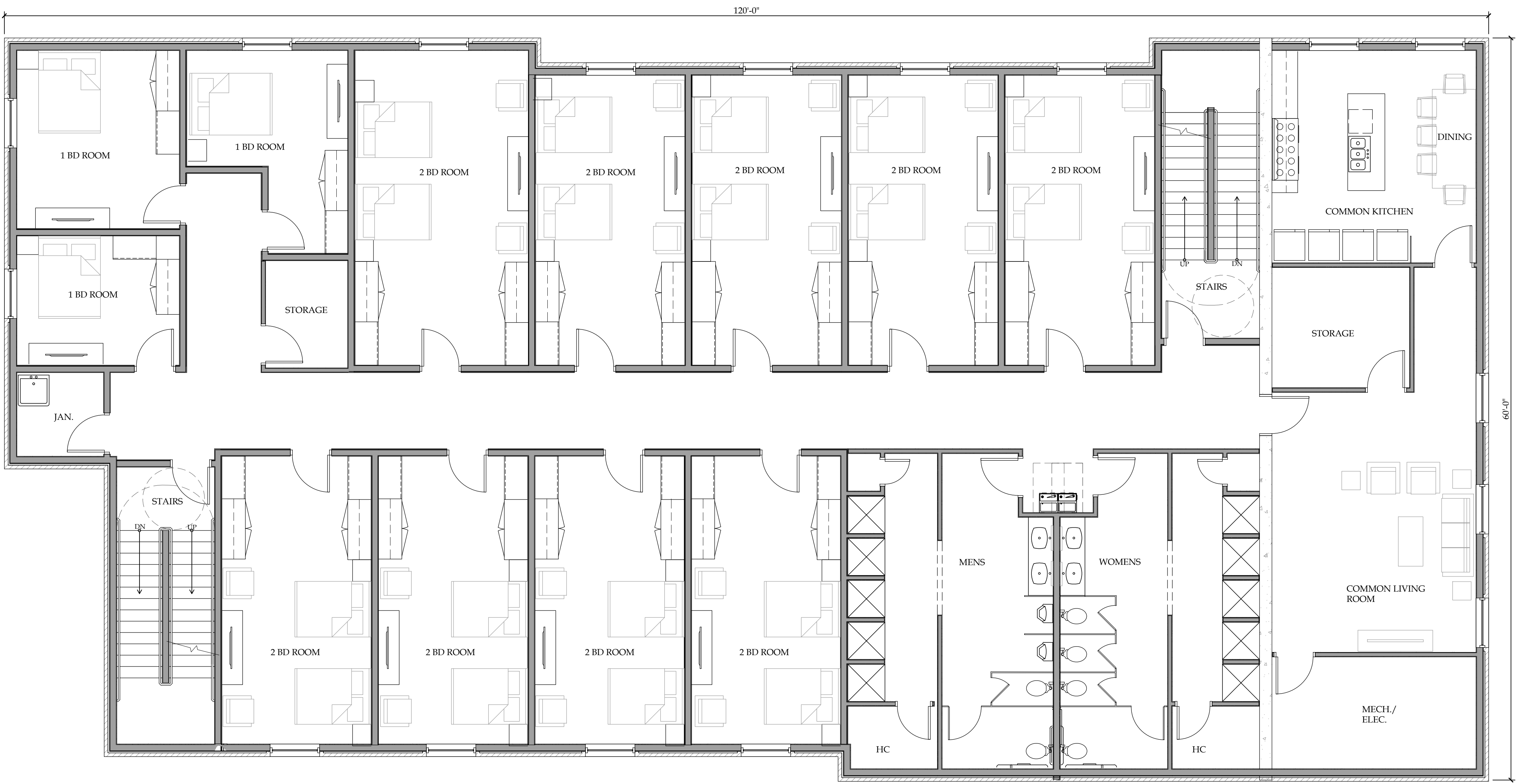
1 2 3 4 5 6

1 2 3 4 5 6

E
D
C
B
A

UNIT COUNT					
DWELLING UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL-	
1 BD ROOM	3	3	3	9	25%
2 BD ROOM	8	9	9	26	75%
TOTAL	11	12	12	35	

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KITTERY HOUSING
 ROUTE 236,
 ME

ISSUE:
 SA PROJECT TEAM: PRINCIPAL _____
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:
SECOND FLOOR PLAN

SILVESTRI
 ARCHITECTS • PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

A1 SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

SA JOB #: 23063.01 DATE: 07-11-23

DRAWING #: **A-102**

1 2 3 4 5 6

1 2 3 4 5 6

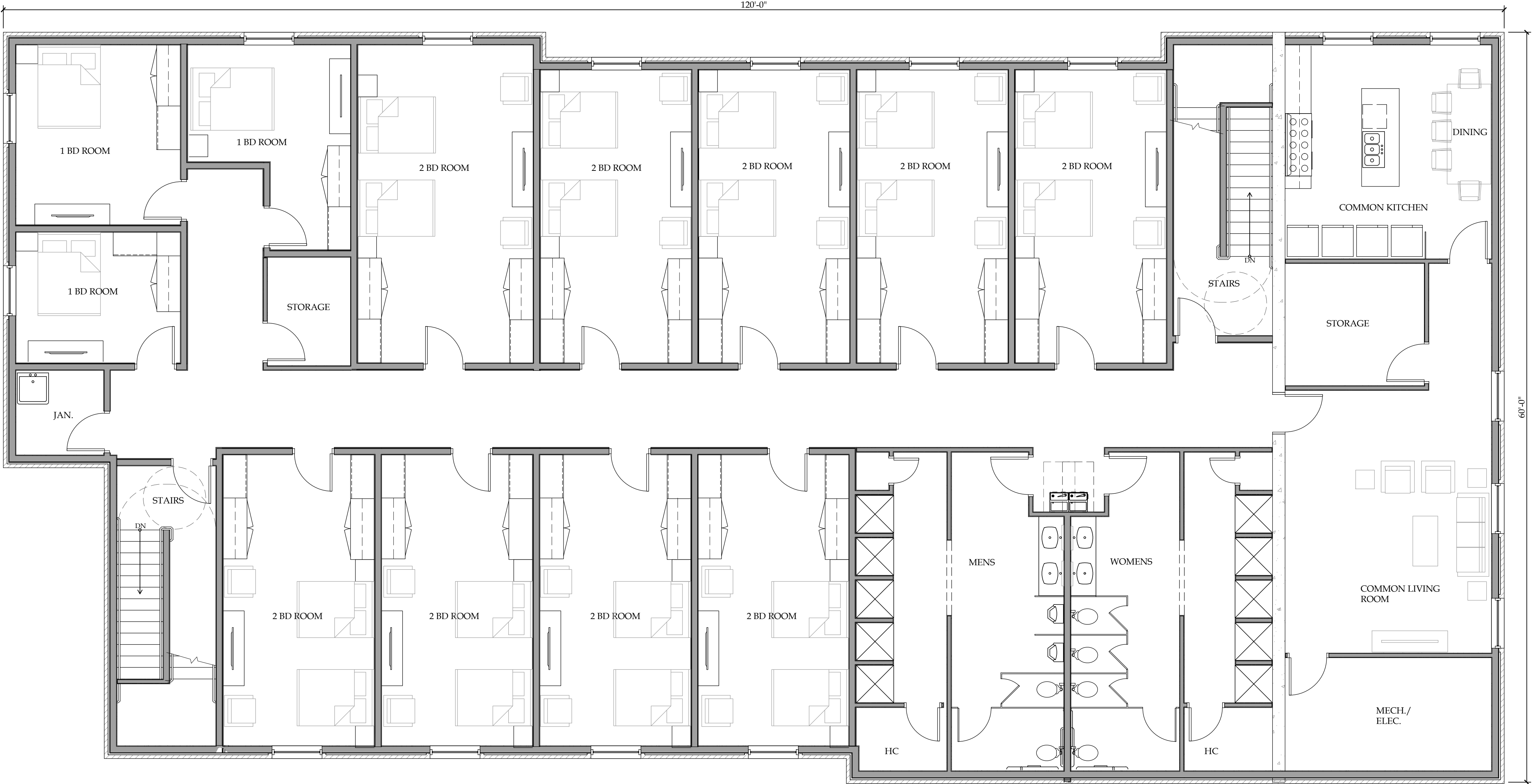
E
D
C
B
A

UNIT COUNT					
DWELLING UNITS	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL-	
1 BD ROOM	3	3	3	9	25%
2 BD ROOM	8	9	9	26	75%
TOTAL	11	12	12	35	

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KITTERY HOUSING

 ROUTE 236, ME



ISSUE:

 SA PROJECT TEAM: PRINCIPAL _____
 PROJ. ARCH. _____ DRAFTER _____
 JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

THIRD FLOOR PLAN

SILVESTRI ARCHITECTS - PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 23063.01 DATE: 07-11-23

DRAWING #: **A-103**

A1 THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1 2 3 4 5 6



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