



Town of Kittery  
200 Rogers Road, Kittery, ME 03904  
Board of Appeals Meeting Agenda

**Hybrid Meeting**

Public may attend in person in Town Council Chambers or via zoom at:

<https://www.kitteryme.gov/board-appeals/events/75671>

Tuesday, May 9<sup>th</sup>, 2023

Regular Meeting – 6:30 P.M.

- 
1. Call to Order; Introductory; Roll Call
  2. Pledge of Allegiance
  3. Agenda Amendment and Adoption
  4. Executive session (if required)
  5. Public Hearings
    - Samantha Clair Read, owner, 6 Prince Avenue, requests a Hardship Variance to construct a wheelchair access ramp and wheelchair lift within the front and side setbacks per Town Code Section 16.2.12.D(2)b.
    - Greg Orso, on behalf of owners Suzanne and Ronald King, of 5 Johnson Court, request a Miscellaneous Variation to adjust the property line of a non-conforming lot located in the Residential – Urban Zone per Code Section 16.1.8.
  6. Unfinished Business
  7. New Business
  8. Acceptance of Previous Minutes
    - April 11<sup>th</sup>, 2023
  9. Board Member or CEO Issues or Comment
  10. Adjournment

**NOTICE OF PUBLIC HEARING**  
**TOWN OF KITTERY - BOARD OF APPEALS**  
**In-Person, Council Chambers - Public can attend in person**  
**Tuesday, May 9<sup>th</sup>, 2023 – 6:30 p.m.**

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Application information is available for public inspection by appointment only between 8:00 am to 6:00 pm, Monday through Thursday, at the Development Department located in Kittery Town Hall.  
To request a reasonable accommodation for this meeting please contact staff.



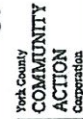
# Classifieds

## LEGAL & PUBLIC NOTICES

### YCCAC Request for Bids

YCCAC seeks a contractor for installation of two bus shelters with concrete pads, including assembly and anchoring of the shelters. Contractor will be responsible for transporting shelters from YCCAC to School & High Street when ready to assemble. Contractor will not be responsible for any permitting or approvals. Bidding closes 4/28/2023. For a copy of the bid package call 207-490-2939 or email [dmorin@yccac.org](mailto:dmorin@yccac.org).

6 Spruce Street, Sanford, ME  
[yccac.org](http://yccac.org)



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## FIREWOOD

**GREEN FIREWOOD**  
 Cut, Split & Delivered  
 Call Eric Hobson  
 207-467-0621

**GREEN FIREWOOD**  
 Cut, Split & Delivered  
 Clean & Guaranteed Full Cord  
 North Berwick  
 207-409-6567

**FIREWOOD**  
 Seasoned 7 Months  
 \$325 per Cord  
 603-817-0808

### Town of Eliot SITE WALK NOTICE

**AUTHORITY:** Eliot, Maine Planning Board  
**PLACE:** 2077 State Road  
 Raitt Homestead Farm Museum  
**DATE OF SITE WALK:** May 13, 2023  
**TIME:** 8:00AM

Notice is hereby given that the Planning Board of the Town of Eliot, Maine will hold a site walk on Saturday, May 13, 2023 at 8:00 AM for the following application:

Willow Brook Farm, 2077 State Road, Eliot, ME 05118

## HELP OFFERED

**RETIRED COUPLE WILL**  
 prepare mailings or product shipments from home.  
 Call 207-632-5857

**PERSONAL / EXECUTIVE ASSISTANT:**  
 Cooking, baking, running errands, shopping, decorating, organizing, bookkeeping, etc. Over 20 years of experience. Immediate availability! Email [at-yourservice@comcast.net](mailto:at-yourservice@comcast.net) or call or text 207-703-4577.

## LAND FOR SALE

**ALFRED, ME:** 1.4 Acre buildable lot with no restrictions, has drilled well, new septic system, electric service, set up for RV, surrounded by national forest and conservation land, walk to Estes Lake - Must be seen! \$189,000 • 207-590-1725

## ITEMS FOR SALE

**SELF-PROPELLED LAWNMOWER:**  
 Powersmart 22", needs drive wheel cable replaced, red, \$100;  
**SELF-CONTAINED WINE COOLER:** Sunbeam, 34 bottle capacity, good condition, \$125;  
**KAYAK RACKS:** SportRack set of 4 for rooftop, \$50.  
 Call 415-637-4146.

**CLEANING**  
**SHIRLEY'S CLEANING**  
 For a spotless home. Trustworthy and dependable.  
 207-439-1363

## FIREWOOD & PELLETS

**Wood Pellets**  
 Call for Pricing!  
**Eliot Agway**  
 207-439-4015

## ACCOUNTING

**RAYMOND C. SNELL, CPA**  
**SOUTH BERWICK**  
 Income Tax Preparation  
 Individual - Business  
 C 781-956-2713 H 207-384-5425  
[Kakemo1@myfairpoint.net](mailto:Kakemo1@myfairpoint.net)



## ITEMS WANTED

**WANTED: VINTAGE CLOTHING!** Downsizing? Need help with a cleanout? Just have a bunch of OLD clothes? We buy men's and women's vintage clothing from 1900-1990! We pay cash. Condition does not matter - we launder and repair! Call today for a consultation: 207-245-8700

**RECORDS (33, 45, 78), TAPES, REELS, ETC. WANTED!**  
 I buy collections of recorded media and memorabilia.  
 Appraisals for a fee.  
 Call 603-918-8555. Leave msg.

**\*\*LOOKING TO BUY\*\***  
 Vinyl Record Collections, CDs, DVDs, Cassettes.  
 Call or Text  
 207-570-9760



PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT

BOA Meeting Date: April 25, 2023

Item #: VAR2023-1

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STAFF REPORT – 6 Prince Avenue – Hardship Variance Request

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**Project Name:** 6 Prince Avenue  
**Applicant:** Samantha Clair Read  
**Owner:** Samantha Clair Read  
**Proposed Development:** Construction of wheelchair ramp and lift for access/egress  
**Requests:** Hardship Variation Request to construct a wheelchair ramp/lift within the front/side setbacks located in the Residential – Urban Zone per Code Section 16.2.12.D(2)b  
**Site Addresses:** 6 Prince Avenue  
**Map & Lot Numbers:** M 3 L 42

**Current Zoning:**

Residential – Urban – The purpose of the Residential – Urban R-U Zone is to preserve the physical, aesthetic and social quality of Kittery’s urban area and, consistent with this goal, to provide therein for the location of a variety of residential uses in accordance with the standards of this title.

The following is a permitted in the Residential – Urban Zone: (6) Dwelling, single-family. The proposed use is permitted by right.

**Staff Recommendation:** APPROVAL of Hardship Variance.

**District Standards:**

Residential – Urban			
Minimum Road Frontage	100 feet	Front Yard Setback (min.)	30 feet
Lot Size (min.)	20,000 sf	Rear Yard Setback (min.)	15 feet
Side Yard Setback (min.)	15 feet		

**Current Use:** Single-Family Dwelling

**Surrounding Land Uses:**

North: Residential – Urban (R-U) – Dwelling Unit  
South: Residential – Urban (R-U) – Dwelling Unit  
East: Residential – Urban (R-U) – Dwelling Unit  
West: Residential – Urban (R-U) – Dwelling Unit

**Site Description:**

6 Prince Avenue consists of 0.16 acres, or 7,367 square feet and contains a single-family dwelling. The lot is legally non-conforming due to its road frontage being 60 feet and acreage being less than 20,000 square feet. The proposed ramp is shown to be 21.3 feet to the front property line. The proposed lift is shown to be 12.4 feet away from the side property line. Please see minimum standards notated above.

**Description of the Issue:**

The current owners of 6 Prince Avenue have applied for this hardship variance to construct a wheelchair ramp and lift for access and egress to their existing single-family dwelling. Due to the constraints of the parcel, the equipment that is needed would be constructed within the side and front setbacks. The owner has provided sufficient documentation and clearly marked access and egress points in which the ramp and lift would be placed. See attached survey with proposed structures.

**Applicant's Hardship Variance Request:**

Section 16.2.12.F requires the Board of Appeals to use the following process when hearing requests:

§ 16.2.12.F Basis for decision.

*A. Conditions.*

- (1) *In hearing appeals/requests under this section, the Board of Appeals must first establish that it has a basis in law to conduct the hearing and decide the question.*

LUDC Section 16.2.12.D(2)(a)[1] allows the Board of Appeals to grant a reduction in dimensional requirements related to height, area and size of structure or size of yards and open spaces. Further, Section 16.2.12.D(2)b states, "Notwithstanding § 16.2.12.D(2)a, the Board of Appeals may grant a variance to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board of appeals must restrict any variance granted under this subsection solely to the installation of equipment or construction of structures necessary for access to or egress from the dwelling by the person with the disability. The term "structures necessary for access to or egress from the dwelling" includes railing, wall or roof systems necessary for the safety or effectiveness of the structure.

- (2) *In hearing appeals/requests under this section, the Board of Appeals must use the following criteria as the basis of a decision, that:*

- (a) *The proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;*

**Staff believes the use will not prevent the orderly and reasonable use of adjacent properties since adjacent properties are zoned Residential – Urban and contain similar uses as the subject property.**

- (b) *The use will not prevent the orderly and reasonable use of permitted or legally established uses in the zone wherein the proposed use is to be located or of permitted or legally established uses in adjacent use zones;*

**Staff believes the use will not prevent the orderly and reasonable use of legally established uses in the zone since the use is like abutting properties and there are no use restrictions among adjacent dwelling units.**

- (c) *The safety, the health and the welfare of the Town will not be adversely affected by the proposed use or its location; and*

**Staff believes the use will not adversely affect the health and welfare of the Town.**

- (d) *The use will be in harmony with and promote the general purposes and intent of this title.*

**Staff believes the use is in harmony with Title 16 and promotes its general purposes.**

*Factors for consideration. In making such determination, the Board of Appeals must also give consideration, among other things, to:*

- (1) *The character of the existing and probable development of uses in the zone and the peculiar suitability of such zone for the location of any of such uses;*

**The proposed use involved is allowed in the zone by right.**

- (2) *The conservation of property values and the encouragement of the most appropriate uses of land;*

**Staff believes the proposed change would not have a negative effect on property values in the area as the change will not affect the exterior boundary lines of the properties.**

- (3) *The effect that the location of the proposed use may have upon the congestion or undue increase of vehicular traffic congestion on public streets or highways;*

**There is no proposed increase in density that would result in additional vehicular traffic.**

- (4) *The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent (whether liquid, solid, gaseous or otherwise) that may be caused or created by or as a result of the use;*

**The structures proposed do not effect or contribute to the removal or discharge of waste.**

- (5) *Whether the use, or materials incidental thereto, or produced thereby, may give off obnoxious gases, odors, smoke or soot;*

**The proposed use produces no obnoxious gases, odors, smoke or soot.**

- (6) *Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise;*

**The proposed use causes no disturbing emission of electrical discharges, dust, light, vibration or noise.**

- (7) *Whether the operations in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing, or if proposed by the Town or by other competent governmental agency;*

**No undue interference should result from this use.**

- (8) *The necessity for paved off-street parking;*

**The proposed use would not affect off-street parking**

- (9) *Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use, or by the structures to be used, or by the inaccessibility of the property or structures thereon for the convenient entry and operation of fire and other emergency apparatus, or by the undue concentration or assemblage of persons upon such plot;*

**No hazards should result from this use.**

- (10) *Whether the use, or the structures to be used, will cause an overcrowding of land or undue concentration of population or unsightly storage of equipment, vehicles or other materials;*

**No overcrowding should result from this use.**

- (11) *Whether the plot area is sufficient, appropriate and adequate for the use and the reasonably anticipated operation and expansion thereof;*

**The existing, legally non-conforming lot of record is adequate for the proposed use.**

- (12) *Whether the proposed use will be adequately screened and buffered from contiguous properties;*

**Landscaping and buffering will be reviewed at the time of development.**

- (13) *The assurance of adequate landscaping, grading and provision for natural drainage;*

**Grade changes and drainage will be reviewed at the time of development.**

- (14) *Whether the proposed use will provide for adequate pedestrian circulation;*

**The proposed project will not change current pedestrian circulation.**

- (15) *Whether the proposed use anticipates and eliminates potential nuisances created by its location; and*

**No new nuisances are expected from this proposed development.**

- (16) *The satisfactory compliance with all applicable performance standard criteria contained in Chapters 16.8 and 16.9.*

**Other than the hardship variance request filed here, the proposed use appears to conform to Title 16.8 and 16.9.**

Using the standards and criteria found in 16.2.12.F of the LUDC, Staff recommends **APPROVAL** of the hardship variance request to construct means of access and egress to/from an existing single-family dwelling.

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#### Sample Findings of Fact

1. The hardship variance request is to construct a wheelchair ramp and lift for access and egress to/from 6 Prince Avenue.
2. 6 Prince Avenue is currently a legally non-conforming lot of record due to road frontage and acreage.
3. The current recorded acreage for 6 Prince Avenue is 0.16 acres or 7,367 square feet.
4. The proposed structures meet the definitions outlined in Section 16.2.12.D(2)b.
5. The Board considered the Basis for Decision in Section 16.2.12.F.
6. Staff recommends approval.
7. The Board \_\_\_\_\_ the Hardship Variation Request.

#### Sample Conclusions of Law

1. The Board had the authority to hear the request per Section 16.2.12.D(2)b.
2. The Board considered the Basis for Decision and Factors for Consideration set forth in 16.2.12.F.
3. The request was \_\_\_\_\_.



# 150 foot Abutters List Report

Kittery, ME  
April 11, 2023

### Subject Property:

Parcel Number: 3-42	Mailing Address: READ, TR, SAMANTHA C. READ, TR,
CAMA Number: 3-42	SAMANTHA C.
Property Address: 6 PRINCE AVENUE	475 BUCKEYE ROAD
	CORE, WV 26541

### Abutters:

Parcel Number: 3-37	Mailing Address: BOURDAGES-ZURER REV TRUST
CAMA Number: 3-37	BOURDAGES-ZURER REV TRUST
Property Address: 113 GOVERNMENT STREET	113 GOVERNMENT STREET
	KITTERY, ME 03904
Parcel Number: 3-38	Mailing Address: SAYER, SUZANNE SAYER, SUZANNE
CAMA Number: 3-38	1 PRINCE AVENUE
Property Address: 1 PRINCE AVENUE	KITTERY, ME 03904-1622
Parcel Number: 3-39	Mailing Address: ACKERMAN, NATHAN B. ACKERMAN,
CAMA Number: 3-39	NATHAN B.
Property Address: 9 PRINCE AVENUE	9 PRINCE AVENUE
	KITTERY, ME 03904
Parcel Number: 3-40	Mailing Address: ROWAN, TR, THOMAS ROWAN, TR,
CAMA Number: 3-40	THOMAS
Property Address: 15 PRINCE AVENUE	15 PRINCE AVENUE
	KITTERY, ME 03904
Parcel Number: 3-41	Mailing Address: HARBOR MEADOWS CONDOMINIUM
CAMA Number: 3-41	HARBOR MEADOWS CONDOMINIUM
Property Address: 8 PRINCE AVENUE	PO BOX 6
	BASS HARBOR, ME 04653
Parcel Number: 3-41	Mailing Address: RODMAN, ELLEN RODMAN, ELLEN
CAMA Number: 3-41-1	8 PRINCE AVENUE UNIT 1
Property Address: 8 PRINCE AVENUE #1	KITTERY, ME 03904
Parcel Number: 3-41	Mailing Address: KENNEDY, DAVID E KENNEDY, DAVID E
CAMA Number: 3-41-2	8 PRINCE AVENUE, UNIT 2
Property Address: 8 PRINCE AVENUE #2	KITTERY, ME 03904
Parcel Number: 3-41A	Mailing Address: WALTER S JACKSON REV TR WALTER
CAMA Number: 3-41A	S JACKSON REV TR
Property Address: 7 MENDUM AVENUE	7 MENDUM AVENUE
	KITTERY, ME 03904
Parcel Number: 3-43	Mailing Address: FREEMAN, JENNIFER L FREEMAN,
CAMA Number: 3-43	JENNIFER L
Property Address: 4 PRINCE AVENUE	4 PRINCE AVENUE
	KITTERY, ME 03904-1623
Parcel Number: 3-60	Mailing Address: SANDVIK, CHRISTINE SANDVIK,
CAMA Number: 3-60	CHRISTINE
Property Address: 10 MENDUM AVENUE	10 MENDUM AVENUE
	KITTERY, ME 03904



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 150 foot Abutters List Report

Kittery, ME  
April 11, 2023

Parcel Number: 3-61  
CAMA Number: 3-61  
Property Address: 8 MENDUM AVENUE

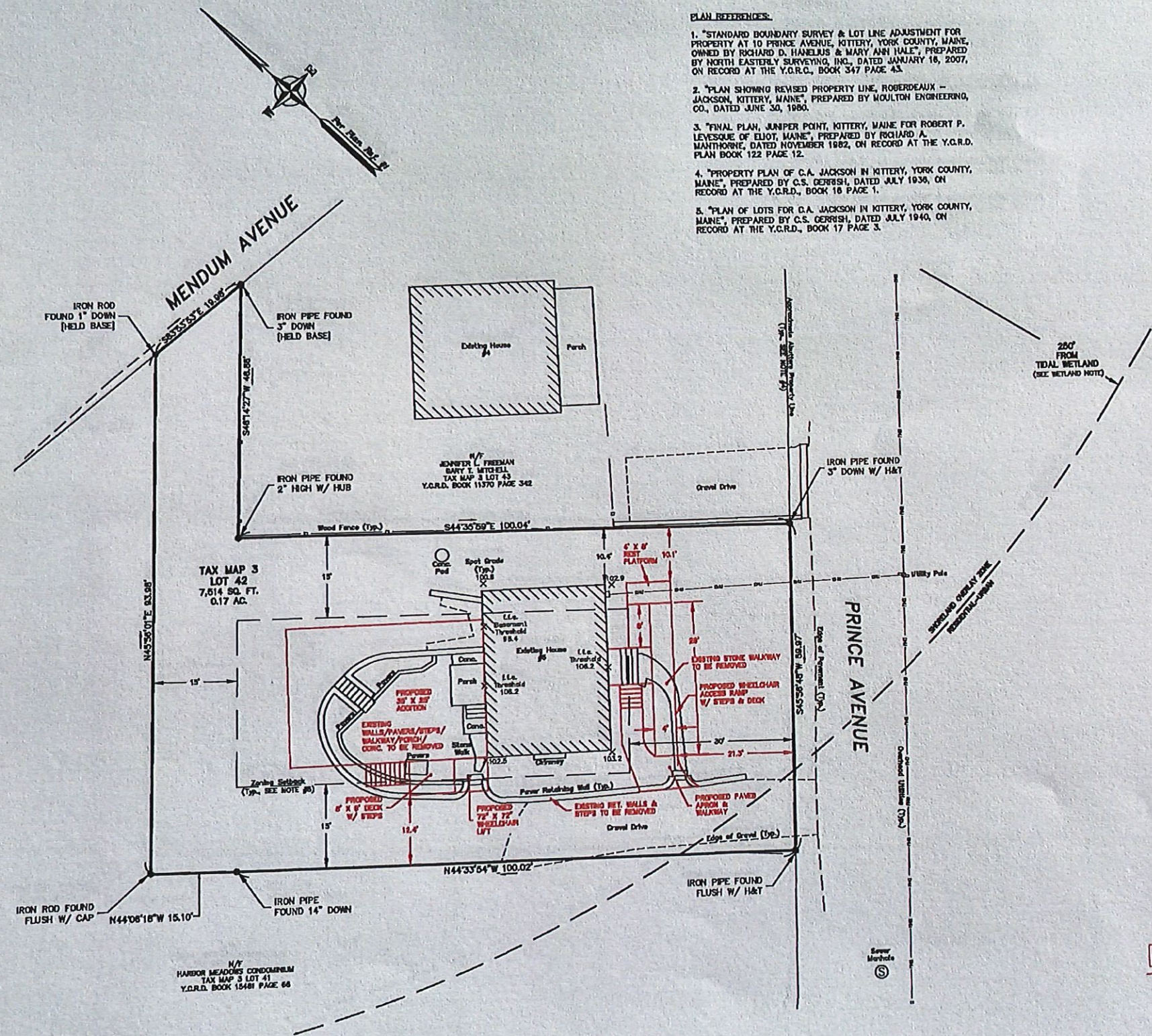
Mailing Address: GUNTS, KATHERINE P. GUNTS,  
KATHERINE P.  
8 MENDUM AVENUE  
KITTERY, ME 03904

Parcel Number: 3-62  
CAMA Number: 3-62  
Property Address: MENDUM AVENUE

Mailing Address: WALTER S JACKSON REV TR WALTER  
S JACKSON REV TR  
7 MENDUM AVENUE  
KITTERY, ME 03904



[www.cai-tech.com](http://www.cai-tech.com)



- PLAN REFERENCES:**
1. "STANDARD BOUNDARY SURVEY & LOT LINE ADJUSTMENT FOR PROPERTY AT 10 PRINCE AVENUE, KITTERY, YORK COUNTY, MAINE, OWNED BY RICHARD D. HANELIUS & MARY ANN HALE, PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED JANUARY 18, 2007, ON RECORD AT THE Y.C.R.D., BOOK 347 PAGE 43.
  2. "PLAN SHOWING REVISED PROPERTY LINE, ROBERDEAUX - JACKSON, KITTERY, MAINE", PREPARED BY MOULTON ENGINEERING, CO., DATED JUNE 30, 1980.
  3. "FINAL PLAN, JUNIPER POINT, KITTERY, MAINE FOR ROBERT P. LEVESQUE OF ELIOT, MAINE", PREPARED BY RICHARD A. WINTHROP, DATED NOVEMBER 1982, ON RECORD AT THE Y.C.R.D. PLAN BOOK 122 PAGE 12.
  4. "PROPERTY PLAN OF C.A. JACKSON IN KITTERY, YORK COUNTY, MAINE", PREPARED BY C.S. GERRISH, DATED JULY 1936, ON RECORD AT THE Y.C.R.D., BOOK 18 PAGE 1.
  5. "PLAN OF LOTS FOR C.A. JACKSON IN KITTERY, YORK COUNTY, MAINE", PREPARED BY C.S. GERRISH, DATED JULY 1940, ON RECORD AT THE Y.C.R.D., BOOK 17 PAGE 3.

**ZONING DATA PER KITTERY ZONING ORDINANCE (LAST AMENDED JANUARY 24, 2022).**

BASE ZONE: Residential-Urban (R-U)  
 OVERLAY ZONE: Shoreland (OZ-SL-250)

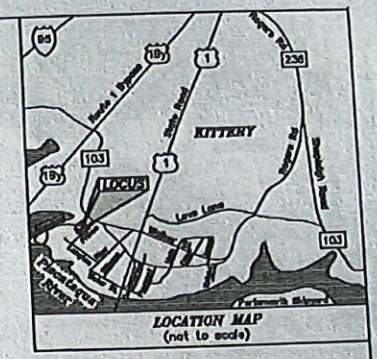
**REQUIREMENTS:**

RESIDENTIAL-URBAN (R-U)	
MINIMUM LAND AREA PER DWELLING UNIT	20,000 Sq Ft
MINIMUM LOT SIZE	20,000 Sq Ft
MINIMUM STREET FRONTAGE	100 FT
MINIMUM FRONT YARD	30 FT
MAXIMUM BUILDING COVERAGE	20%
MINIMUM REAR AND SIDE YARDS	15 FT
MAXIMUM BUILDING HEIGHT	35 FT

**SHORELAND (OZ-SL-250)**

MAXIMUM LOT COVERAGE DEVEGETATED	50%
BUILDING SETBACK FROM H.A.T.	100 FT

\*SEE §16.4.2.B.E.2.C



- NOTES:**
1. OWNERS OF RECORD: TAX MAP 3 LOT 42 SAMANTHA C. READ, TRUSTEE SAMANTHA C. READ REVOCABLE TRUST Y.C.R.D. BOOK 17893 PAGE 438 DATED APRIL 12, 2018 & Y.C.R.D. BOOK 17893 PAGE 438 DATED APRIL 12, 2018
  2. TOTAL EXISTING PARCEL AREA: TAX MAP 3 LOTS 42 0.17 ± Acres
  3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
  4. APPROXIMATE ADJACENT LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
  5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
  6. LOCUS PARCEL IS NON-CONFORMING. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
  7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
  8. A SIGNIFICANT PORTION OF TAX MAP 3 LOT 42 PARCEL FALLS WITHIN THE OZ-SL-250 SHORELAND ZONE.

EXISTING BUILDING HEIGHTS:		EXISTING LOT COVERAGE CALCULATION (DEVEGETATED):	
PEAK	128.6	TOTAL SHORELAND LOT AREA:	7,387± SQ. FT.
EAVE:	122.1	EXISTING:	
AVG. PEAK / EAVE:	125.4	HOUSE/PORCH	728± SQ. FT.
AVG. GRADE:	102.3	GRAVEL	478± SQ. FT.
BUILDING HEIGHT:	23.1'	RET. WALLS	138± SQ. FT.
		STEPS/LANDINGS/WALKWAYS	212± SQ. FT.
		<b>TOTAL:</b>	<b>1,552± SQ. FT. (21.0%)</b>
		<b>PROPOSED LOT COVERAGE CALCULATION (DEVEGETATED):</b>	
		TOTAL SHORELAND LOT AREA:	7,387± SQ. FT.
		HOUSE	1,557± SQ. FT.
		GRAVEL	448± SQ. FT.
		RET. WALLS	8± SQ. FT.
		RAMP/LIFT/DECKS/OTHER	459± SQ. FT.
		<b>TOTAL:</b>	<b>2,474± SQ. FT. (33.6%)</b>

**PRELIMINARY**

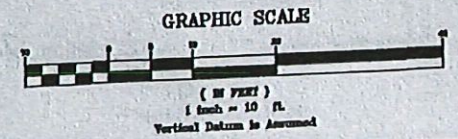
**PROPOSED SITE PLAN**  
 FOR PROPERTY AT  
 6 Prince Avenue  
 Kittery, York County, Maine  
 OWNED BY  
**Samantha C. Read, Trustee**  
**Samantha C. Read Revocable Trust**  
 475 Budgee Road, Core, WV 28541

North  
  
**EASTERLY SURVEYING, Inc.**  
 SURVEYORS IN N.H. & MAINE 101 STATE ROAD, SUITE #1  
 (207) 439-0333 KITTERY, MAINE 03904

SCALE: 1" = 10'  
 PROJECT NO: 22849  
 DATE: 12/8/22  
 SHEET: 1 OF 1  
 DRAWING NO: 22849 EXISTING CONDITIONS  
 FIELD BOOK NO: "Kittery #41"

Tax Map 3 Lot 42

**WETLAND NOTE:**  
 THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209, ON SEPTEMBER 1, 2022. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).



**PURPOSE OF PLAN:**  
 THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS FOR A BUILDING PERMIT APPLICATION. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

REV.	DATE	STATUS	BY	CHKD	APPD.





## Kittery Online Permitting

### PayPort Online Payment Service

#### Confirmation

Thank you for your purchase. Your confirmation number is: **66110212**. Your order was billed to credit card number: \*\*\*\*\***6577**. The description on your credit card statement for this order will be: **Kittery Online Permitting**. A confirmation has been sent to the email address provided. Please print this page for your records. Below are the details of your order.

ViewPoint Record Number: **BOA-23-2**

ViewPoint Permit Fee: **300**

Address: **475 Buckeye Rd Core WV 26541**

Location: **Kittery Online Permitting**

**Maine.gov Total Cost: \$307.50**

\$300.00 will be remitted to your municipality.

The remainder funds the operation of this online service and other Maine.gov online services like this one.

(More about [Maine.gov Total Cost](#))

**The payment you have submitted will need to be approved by your municipality, or district before it is applied toward your bill. In the event that your payment is not approved your card will be refunded.**

If you have any questions about your order, contact (207) 475-1308

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Questions about this service? Please contact the Kittery Online Permitting at:  
(207) 475-1308 or [ceo@kitteryme.org](mailto:ceo@kitteryme.org)

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MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION  
36 M.R.S. §§ 4641-4641N

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Clear Form

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2. Municipality/Township  
KITTERY

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/  
PURCHASER  
3a) Name LAST or BUSINESS, FIRST, MI  
SAMANTHA C. READ, TE SAMANTHA C READ TR  
3b) SSN or Federal ID  
109-66-6269  
3c) Name, LAST or BUSINESS, FIRST, MI  
3e) Mailing Address after purchase of this property  
475 BUCKEYE ROAD  
3f) City  
CORE  
3g) State  
WV  
3h) ZIP Code  
26541

4. GRANTOR/  
SELLER  
4a) Name, LAST or BUSINESS, FIRST, MI  
SAMANTHA C READ, STE ROBERT A READ TR  
4b) SSN or Federal ID  
82-6283520  
4c) Name, LAST or BUSINESS, FIRST, MI  
4e) Mailing Address  
475 BUCKEYE ROAD  
4f) City  
CORE  
4g) State  
WV  
4h) ZIP Code  
26541

5. PROPERTY  
5a) Map Block Lot Sub-Lot  
3 42  
5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) → 102  
5c) Physical Location  
6 PRINCE AVENUE  
Check any that apply:  
 No tax maps exist  
 Multiple parcels  
 Portion of parcel  
5d) Acreage  
.1

6. TRANSFER TAX  
6a) Purchase Price (If the transfer is a gift, enter "0") 0.00  
6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value) 6400.00  
6c) Exemption claim -  Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

Trustee Warranty Deed of Distribution  
7. DATE OF TRANSFER (MM-DD-YYYY)  
8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.  
 CLASSIFIED

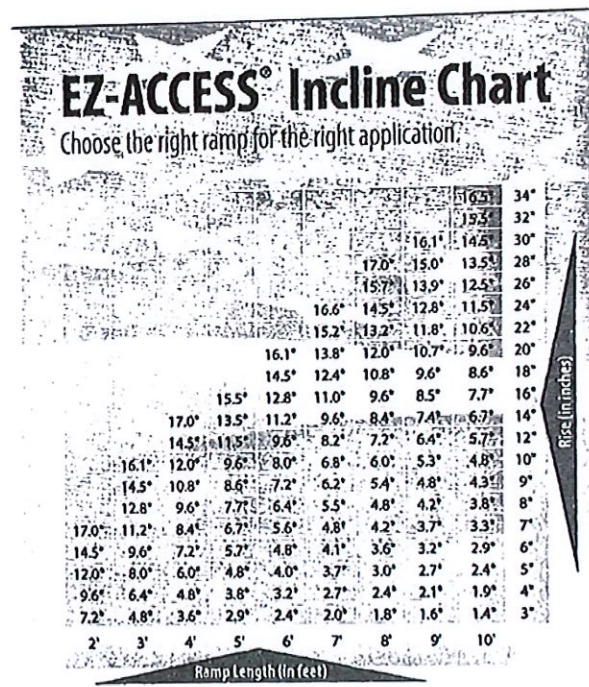
9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:   
Trustee Warranty Deed of Distribution  
10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:  
 Seller has qualified as a Maine resident  
 A waiver has been received from the State Tax Assessor  
 Consideration for the property is less than \$50,000  
 Foreclosure sale

11. OATH  
Aware of penalties as set forth by 36 M.R.S. § 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:  
Grantee [Signature] Date 9 April 18 Grantor [Signature] Date 9 April 18

12. PREPARER  
Name of Preparer Money Law Offices, PLLC Phone Number (603) 422-0900  
Mailing Address PO Box 1144 Email Address  
Rev. 12/15 Portsmouth, NH 03802-1144 Fax Number (603) 422-0901



1" of rise equals 1' of ramp



Use the Incline Chart to help determine the proper ramp length. **IMPORTANT:** Consult your equipment's owner guide for proper degree of incline; never exceed its recommendations.

- Determine incline your chair or scooter is designed to climb.
- Measure the distance from the top step or landing to the ground (RISE).
- Refer to Incline Chart to find the proper ramp length.
- At any incline, use ramp only with a qualified helper.

In this example, the Ramp Length is 10'



December 6, 2017

Hi Samantha,

I have enclosed a brochure for a vertical platform lift as you requested.

This type of lift is able to service heights from 53" (inches) up to 171" (inches) The lift model, and cost varies mostly by the height you are trying to accommodate. For example, how high does the lift need to go in order to get up to the door.

Some other factors to consider when installing a lift:

- you need to have a solid concrete base. Approximately 6'x6'
- You need a power outlet
- The lift should go all the way up to the height of the door and then have ample space to maneuver. This may require construction to an existing deck or a modular deck solution.

Please let me know if you have any questions or would like a more in-depth quote.

Happy Holidays,

Mark Rafferty  
207-228-2205 (Maine)  
603-491-1470 (New Hampshire)  
800-649-5215 (toll-free)  
Email: [mark.rafferty@amramp.com](mailto:mark.rafferty@amramp.com)



# A Platform To

## Harmar's CPL Series

For years of reliable and safe accessibility, choose the Highlander CPL Series with a 750 lbs weight capacity and lift heights up to 171" that can be used in residential or commercial settings. These units are easy to install and provide a variety of options. The Highlander CPL is ETL approved, safe, smooth, and economical. Lifts are designed with a top mounted motor and electrical box to simplify servicing and protect from standing water. Harmar's extensive portfolio also offers a broad range of accessories to ensure the best fit to be safe and code compliant.

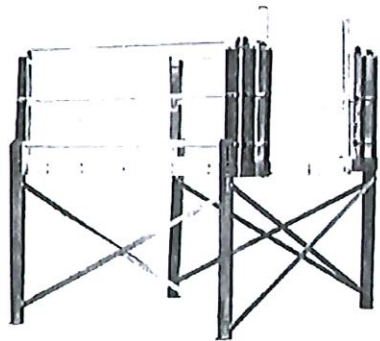
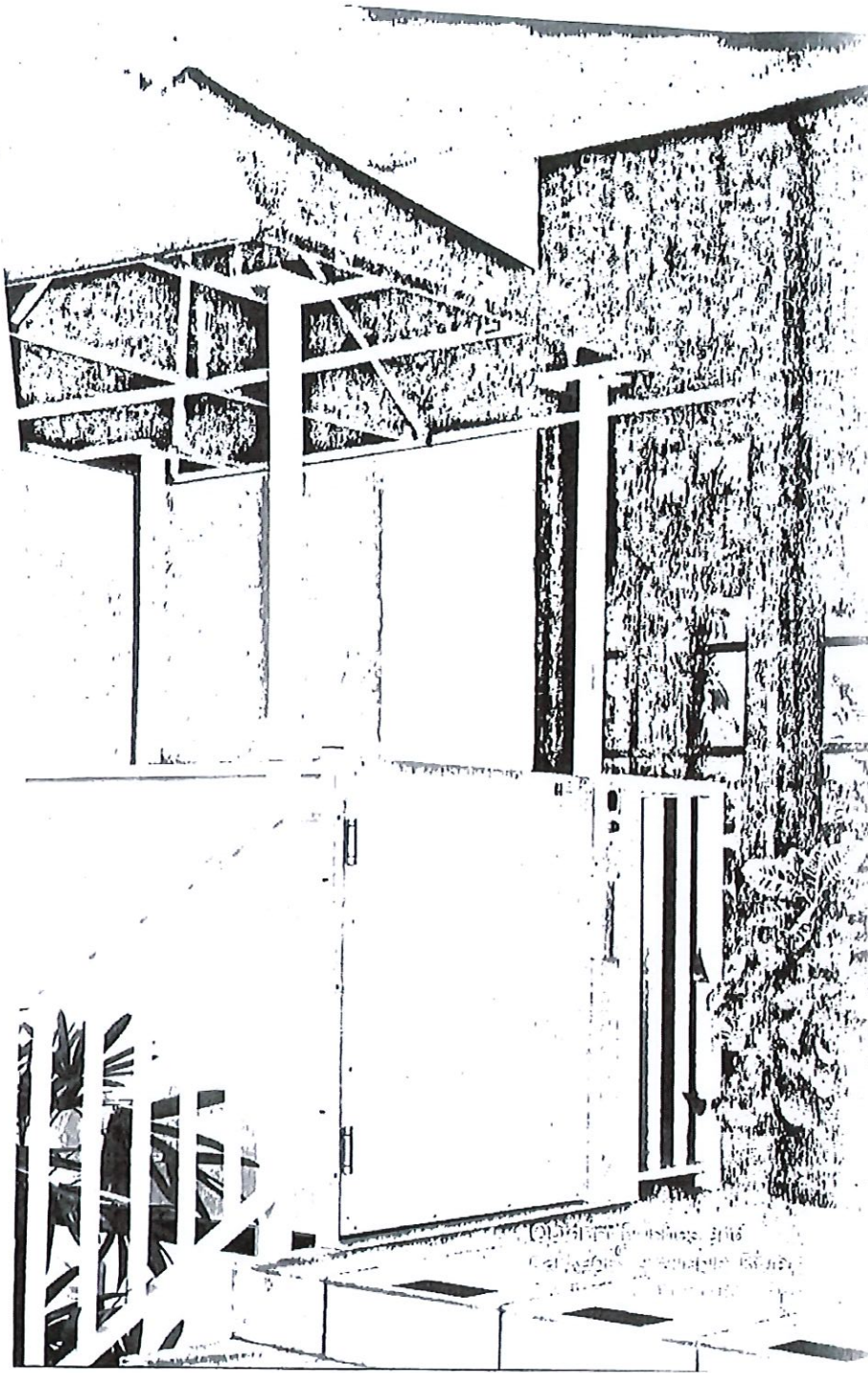


## Express Deck

The Express Deck is a universal solution that allows you to install Vertical Platform Lifts easily, up to 48" in height. This all-in-one, quick, pre-packaged accessory eliminates the need to build separate decking for the lift.

## Lifting Heights

<i>CPL400</i>	Up to 53"
<i>CPL600</i>	Up to 77"
<i>CPL800</i>	Up to 101"
<i>CPL1000</i>	Up to 125"
<i>CPL1200</i>	Up to 149"
<i>CPL1400</i>	Up to 171"



# Making Life Simple at Home and Away

Whether coming in and out for a fun summer barbecue, a simple get together on the porch, accessing another level of a home, or getting in from the garage, a Vertical Platform Lift (VPL) offers wheelchair accessibility without the burden of transferring out of your power chair, scooter, or manual chair. And they take up very little space, unlike ramp systems.

Harmar's Highlander Series VPLs give freedom, independence, and access to enjoy celebrations with family and friends, go to those milestone events, and be a part of special moments. It turns everyday functions that were once large challenges into routine daily activities that allow you to enjoy the comforts of your home or those celebrations away. Harmar's Vertical Platform Lifts come in a variety of configurations: indoor and outdoor, commercial and residential, open and enclosed.

## Highlander Models

- RPL** Ideal for low-rise residential accessibility up to 77". Basic configurations and accessories available, with a lower overall price point.
- CPL** For all residential and commercial applications with lifting heights up to 171".
- TG** For commercial applications, meets ADA standards for an enclosure where there is no hoistway. Great application for sites where major construction isn't an option. This is a self contained unit with top landing gate, platform gate, lower landing gate, and lower enclosure included. Lifting height up to 53".
- Enclosed** Ideal for applications where there is no existing hoistway. Fully stand-alone, and effective for easy-to-install wheelchair accessible needs. Acrylic or steel enclosed panels with lifting heights up to 171".
- Portable** Used when vertical access is infrequently needed. Not required to be mounted or secured to a floor. Lifting height up to 53".



3.3 million

wheelchair users  
living in the US want  
better access in the  
home they live in.



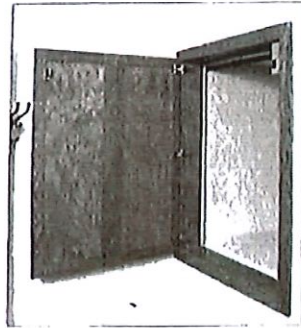
## Vertical Platform Lift Specifications

Lift Type	RPL	CPL	Enclosed	TG	Portable
Application	Residential	Residential Commercial	Residential Commercial	Residential Commercial	Residential Commercial
Weight Capacity	600 lbs	750 lbs	750 lbs	750 lbs	750 lbs
Model/Max Lifting Heights	RPL400 - 53" RPL600 - 77"	CPL400 - 53" CPL600 - 77" CPL800 - 101" CPL1000 - 125" CPL1200 - 149" CPL1400 - 171"	EPL400 - 53" EPL600 - 77" EPL800 - 101" EPL1000 - 125" EPL1200 - 149" EPL1400 - 171"	TG400 - 53"	CPL400P - 53"
Drive System	Belt Driven ACME Screw	Belt Driven Ball Screw	Belt Driven Ball Screw	Belt Driven Ball Screw	Belt Driven Ball Screw
Speed	10 FPM	10 FPM	10 FPM	10 FPM	10 FPM
Standard Platform	36" x 48" w/36" Guard Panels	36" x 54" w/42" Guard Panels	36" x 60" w/42" Guard Panels	36" x 60" w/42" Guard Panels	36" x 54" w/42" Guard Panels
Standard Footprint	50" x 70"	50" x 54"	54" x 65"	57" x 68"	50" x 70"
Options	36" x 54" Platform 90° Exit Top Landing Gates with EMI Interlock	36" x 60" Platform 42" Platforms 90° Exit Top Landing Gates with EMI Interlock	Acrylic Enclosure Panels 42" x 60" Platform 90° Upper Landing Same Side Entry/Exit		

## Harmar Offers Lifts for Home and Away



Curved and Straight  
Stair Lifts



Dumbwaiters and  
Cargo Lifts



Multiple auto lift solutions  
for chair or scooter



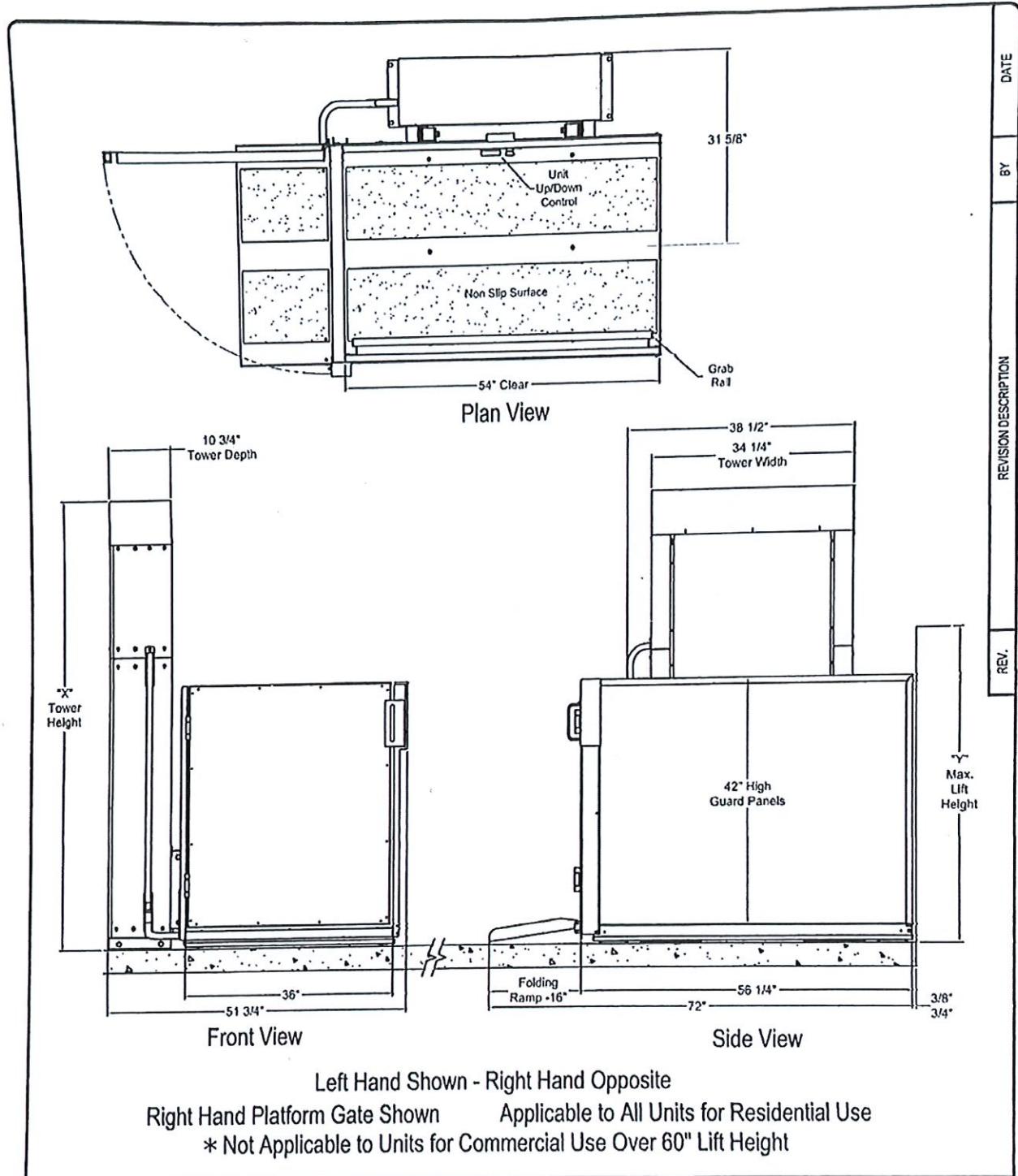
Incline Platform Lifts



**Harmar.**  
Lifts for Life

2075 47th St Sarasota, FL 34234  
800.833.0478 www.harmar.com

\*Images used for this brochure are for illustrative purposes only, please refer to local code for specific configuration requirements.



DATE

BY

REVISION DESCRIPTION

REV.

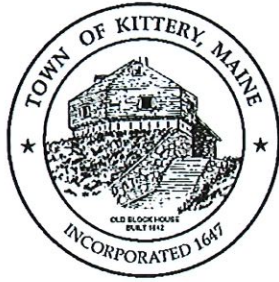
Model	"X"	"Y"
CPL 400	77"	53"
CPL 600	101"	77"
* CPL 800	125"	101"
* CPL 1000	149"	125"
* CPL 1200	173"	149"
* CPL 1400	197"	171"

**Harmar**  
 18505 E. 1st St. • Lone Brook, MD 21034  
 PHONE: (301) 537-0661 FAX: (301) 537-0511

This drawing is furnished only for informational purposes on a confidential basis, and neither the drawing or items thereon are to be reproduced or used in any manner.

PRODUCT:  
**CPL 36 x 54 ST w/PFM GATE, AUTO RAMP**

DRAWN:	SCALE:	DATE:	SIZE:
TB	NTS	05/10/10	A
PAGE NO.:	REVISION:	DRAWING NO.:	
		<b>3654STAP</b>	



PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT

BOA Meeting Date: May 9<sup>th</sup>, 2023

Item #: MVR2023-02

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**STAFF REPORT – 5 JOHNSON COURT – MISCELLANEOUS VARIATION REQUEST**

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**Project Name:** 5 Johnson Court  
**Applicant:** Greg Orso  
**Owner:** Suzanne & Ronald King  
**Proposed Development:** Lot Line Adjustment  
**Requests:** Miscellaneous Variation Request to adjust the property line of a non-conforming lot located in the Residential – Urban per Code Section 16.1.8.  
**Site Addresses:** **5 Johnson Court**  
**Map & Lot Numbers:** M 9 L 115-2

**Current Zoning:**

Residential – Urban (R-U) – The purpose of the Residential – Urban R-U Zone is to preserve the physical, aesthetic and social quality of Kittery’s urban area and, consistent with this goal, to provide therein for the location of a variety of residential uses in accordance with the standards of this title.

The following is a permitted in the Residential – Urban (R-U) Zone: (6) Dwelling, single-family.  
The proposed use is permitted by right.

**Staff Recommendation:** APPROVAL of miscellaneous variation request.

**District Standards:**

Residential – Urban (R-U) Zone			
Minimum Road Frontage	100 feet	Front Yard Setback (min.)	30 feet
Lot Size (min.)	20,000 sf	Rear Yard Setback (min.)	15 feet
Side Yard Setback (min.)	15 feet		

**Current Use:** Single-Family Dwelling

**Surrounding Land Uses:**

North: Residential – Urban (R-U) – Dwelling Unit

South: Residential – Urban (R-U) – Dwelling Unit

East: Residential – Urban (R-U) – Dwelling Unit

West: Residential – Urban (R-U) – Dwelling Unit

**Site Description:**

5 John Court (Parcel A) consists of 0.37 acres, or 16,117 square feet and contains a single-family dwelling unit. The lot is legally non-conforming due to its road frontage and lot size. 6 Johnson Court (Parcel B) consists of 0.44 acres or 19,166 square feet and contains a single-family dwelling unit. The lot is legally non-conforming due to lot size.

**Description of the Issue:**

The properties are owned by two separate residents. The owners of 5 Johnson Court (Parcel A) are looking for a slight increase of their lot to afford them the ability to legally construct a minor addition to the property without encroaching on the setback. The owners of 6 Johnson Court (Parcel B) will also be granted an increase where their vehicles reside. The result of this lot line adjustment will not increase non-conformity for the overall parcels.

**Applicant's Miscellaneous Variation Request:**

Section 16.2.12.F requires the Board of Appeals to use the following process when hearing requests:

§ 16.2.12.F Basis for decision.

*A. Conditions.*

- (1) *In hearing appeals/requests under this section, the Board of Appeals must first establish that it has a basis in law to conduct the hearing and decide the question.*

LUDC Section 16.2.12.D.(3) allows the Board of Appeals to decide variations for nonconformities covered in Section 16.1.8. Further, Section 16.1.8.C.(6)(a)[1] states, "Nonconforming lots. In any district, notwithstanding limitations imposed by other sections of this title, single noncontiguous lots legally created when recorded may be built upon consistent with the uses in the particular zone. These provisions apply even though such lots fail to meet the minimum requirements for area or width, or both, which are applicable in the zone, provided that yard dimensions and other requirements, not involving area or width, or both, of the lot conform to the regulation for the zone in which such lot is located. Relaxation of yard and other requirements not involving area or width may be obtained only through miscellaneous variation request to the Board of Appeals."

- (2) *In hearing appeals/requests under this section, the Board of Appeals must use the*



*following criteria as the basis of a decision, that:*

- (a) *The proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;*

**Staff believes the use will not prevent the orderly and reasonable use of adjacent properties since adjacent properties are zoned Residential – Urban and contain similar uses as the subject property.**

- (b) *The use will not prevent the orderly and reasonable use of permitted or legally established uses in the zone wherein the proposed use is to be located or of permitted or legally established uses in adjacent use zones;*

**Staff believes the use will not prevent the orderly and reasonable use of legally established uses in the zone since the use is like adjoining properties and there are no use restrictions among adjacent dwelling units.**

- (c) *The safety, the health and the welfare of the Town will not be adversely affected by the proposed use or its location; and*

**Staff believes the use will not adversely affect the health and welfare of the Town.**

- (d) *The use will be in harmony with and promote the general purposes and intent of this title.*

**Staff believes the use is in harmony with Title 16 and promotes its general purposes.**

*Factors for consideration. In making such determination, the Board of Appeals must also give consideration, among other things, to:*

- (1) *The character of the existing and probable development of uses in the zone and the peculiar suitability of such zone for the location of any of such uses;*

**The proposed use involved is allowed in the zone by right.**

- (2) *The conservation of property values and the encouragement of the most appropriate uses of land;*

**Staff believes the proposed change would not have a negative effect on property values in the area as the change will not affect the exterior boundary lines of the properties.**

- (3) *The effect that the location of the proposed use may have upon the congestion or*

*undue increase of vehicular traffic congestion on public streets or highways;*

**There is no proposed increase in density that would result in additional vehicular traffic.**

- (4) *The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent (whether liquid, solid, gaseous or otherwise) that may be caused or created by or as a result of the use;*

**No increase in sewage is proposed in this request.**

- (5) *Whether the use, or materials incidental thereto, or produced thereby, may give off obnoxious gases, odors, smoke or soot;*

**The proposed use produces no obnoxious gases, odors, smoke or soot.**

- (6) *Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise;*

**The proposed use causes no disturbing emission of electrical discharges, dust, light, vibration or noise.**

- (7) *Whether the operations in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing, or if proposed by the Town or by other competent governmental agency;*

**No undue interference should result from this use.**

- (8) *The necessity for paved off-street parking;*

**The proposed use would not affect off-street parking**

- (9) *Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use, or by the structures to be used, or by the inaccessibility of the property or structures thereon for the convenient entry and operation of fire and other emergency apparatus, or by the undue concentration or assemblage of persons upon such plot;*

**No hazards should result from this use.**

- (10) *Whether the use, or the structures to be used, will cause an overcrowding of land or undue concentration of population or unsightly storage of equipment, vehicles or other materials;*

**No overcrowding should result from this use.**

- (11) *Whether the plot area is sufficient, appropriate and adequate for the use and the reasonably anticipated operation and expansion thereof;*

**The lot would be a legal, non-conforming lot of record meeting the minimum lot size per the Maine Subsurface Wastewater regulations.**

- (12) *Whether the proposed use will be adequately screened and buffered from contiguous properties;*

**Landscaping and buffering will be reviewed at the time of development.**

- (13) *The assurance of adequate landscaping, grading and provision for natural drainage;*

**Grade changes and drainage will be reviewed at the time of development.**

- (14) *Whether the proposed use will provide for adequate pedestrian circulation;*

**The proposed project will not change current pedestrian circulation.**

- (15) *Whether the proposed use anticipates and eliminates potential nuisances created by its location; and*

**No new nuisances are expected from the lot line adjustment.**

- (16) *The satisfactory compliance with all applicable performance standard criteria contained in Chapters 16.8 and 16.9.*

**Other than the miscellaneous variation request filed here, the proposed use appears to conform to Title 16.8 and 16.9.**

Using the standards and criteria found in 16.2.12.F of the LUDC, Staff recommends **APPROVAL** of the miscellaneous variation request to adjust the property line as proposed.

---

Sample Findings of Fact

1. The request is to adjust the property line between two legally non-conforming lots.
2. 5 Johnson Court is currently non-conforming due to road frontage and lot size; 6 Johnson

Court is non-conforming due to road frontage and lot size.

3. 5 Johnson Court contains 0.37 acres and 6 Johnson Court contains 0.44 acres.
4. After the adjustment 5 Johnson Court will have an increase of 480 square feet.
5. The Board considered the Basis for Decision in Section 16.2.12.F.
6. Staff recommends approval.
7. The Board \_\_\_\_\_ the Miscellaneous Variation Request.

#### Sample Conclusions of Law

1. The Board had the authority to hear the request per Section 16.2.12.D.(3)(a).
2. The Board considered the Basis for Decision and Factors for Consideration set forth in 16.2.12.F.
3. The request was \_\_\_\_\_.



# 150 foot Abutters List Report

Kittery, ME  
April 25, 2023

### Subject Property:

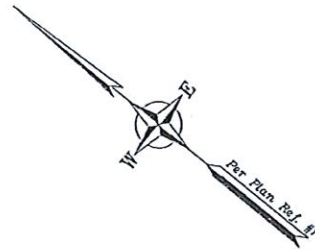
Parcel Number: 9-115-2	Mailing Address: SUZANNE WISE KING REV TRUST
CAMA Number: 9-115-2	SUZANNE WISE KING REV TRUST
Property Address: 5 JOHNSON COURT	5 JOHNSON COURT
	KITTERY, ME 03904

### Abutters:

Parcel Number: 9-110	Mailing Address: LITTLEFIELD, ANGELA M LITTLEFIELD,
CAMA Number: 9-110	ANGELA M
Property Address: 35 ROGERS ROAD	35 ROGERS ROAD
	KITTERY, ME 03904
Parcel Number: 9-111	Mailing Address: CONTE, NOAH C. CONTE, NOAH C.
CAMA Number: 9-111	37 ROGERS ROAD
Property Address: 37 ROGERS ROAD	KITTERY, ME 03904
Parcel Number: 9-112	Mailing Address: ROTHSTEIN, JOHN F ROTHSTEIN, JOHN
CAMA Number: 9-112	F
Property Address: 41 ROGERS ROAD	41 ROGERS ROAD
	KITTERY, ME 03904-1419
Parcel Number: 9-113	Mailing Address: CUTTEN, JENNIE MAY CUTTEN, JENNIE
CAMA Number: 9-113	MAY
Property Address: 47 ROGERS ROAD	47 ROGERS ROAD
	KITTERY, ME 03904
Parcel Number: 9-114	Mailing Address: PEIRCE, WILLIAM CAPP PEIRCE,
CAMA Number: 9-114	WILLIAM CAPP
Property Address: 51-53 ROGERS ROAD	53 ROGERS ROAD
	KITTERY, ME 03904-1419
Parcel Number: 9-115-1	Mailing Address: HARGREAVES, MATTHEW
CAMA Number: 9-115-1	HARGREAVES, MATTHEW
Property Address: 6 JOHNSON COURT	6 JOHNSON COURT
	KITTERY, ME 03904
Parcel Number: 9-116	Mailing Address: CLARK, THERESA L CLARK, THERESA L
CAMA Number: 9-116	59 ROGERS RD
Property Address: 59 ROGERS ROAD	KITTERY, ME 03904
Parcel Number: 9-117	Mailing Address: VERNON CONTINUING CARE HOMES
CAMA Number: 9-117	INC VERNON CONTINUING CARE
Property Address: ROGERS ROAD	HOMES INC
	143 ROGERS ROAD SUITE 100
	KITTERY, ME 03904-1449
Parcel Number: 9-117-1	Mailing Address: PEOPLES, SUSAN HAWES PEOPLES,
CAMA Number: 9-117-1	SUSAN HAWES
Property Address: 65 ROGERS ROAD	65 ROGERS ROAD
	KITTERY, ME 03904

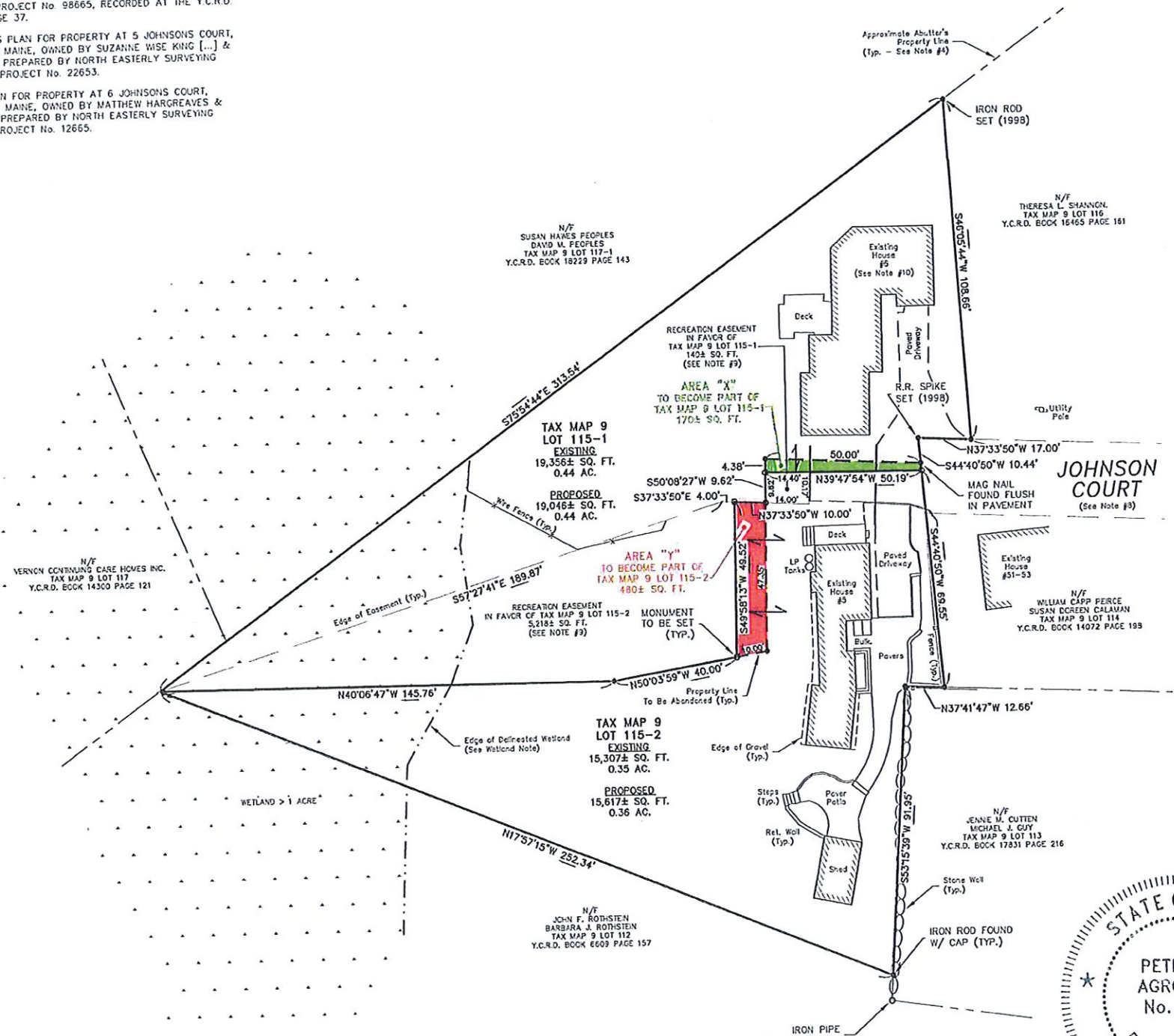
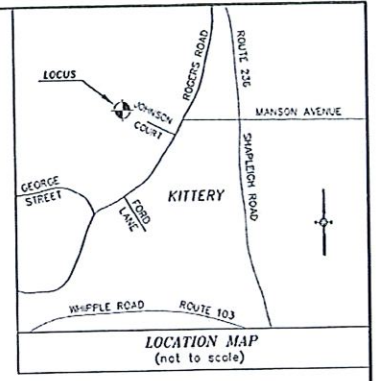


www.cai-tech.com



**PLAN REFERENCES:**

1. "STANDARD BOUNDARY SURVEY & EASEMENT PLAN FOR PROPERTY AT 5 & 6 JOHNSONS COURT, YORK COUNTY, KITTERY, MAINE, OWNED BY WILLIAM C. PEIRCE", PREPARED BY NORTH EASTERLY SURVEYING INC., DATED 8/23/99, PROJECT No. 98665, RECORDED AT THE Y.C.R.D. AS PLAN BOOK 251 PAGE 37.
2. "EXISTING CONDITIONS PLAN FOR PROPERTY AT 5 JOHNSONS COURT, YORK COUNTY, KITTERY, MAINE, OWNED BY SUZANNE WISE KING [...] & RONALD P. KING [...]", PREPARED BY NORTH EASTERLY SURVEYING INC., DATED 10/18/22, PROJECT No. 22653.
3. "PROPOSED SITE PLAN FOR PROPERTY AT 6 JOHNSONS COURT, KITTERY, YORK COUNTY, MAINE, OWNED BY MATTHEW HARGREAVES & JUSTINE HARGREAVES", PREPARED BY NORTH EASTERLY SURVEYING INC., DATED 11/6/14, PROJECT No. 12665.



**NOTES:**

1. OWNERS OF RECORD:  
TAX MAP 9 LOT 115-1  
MATTHEW HARGREAVES  
Y.C.R.D. BOOK 18292 PAGE 822  
DATED JUNE 25, 2020  
  
TAX MAP 9 LOT 115-2  
SUZANNE WISE KING, TRUSTEE OF THE  
SUZANNE WISE KING REVOCABLE TRUST (50% INTEREST)  
RONALD P. KING, TRUSTEE OF THE  
RONALD P. KING REVOCABLE TRUST (50% INTEREST)  
Y.C.R.D. BOOK 18791 PAGE 131  
DATED SEPTEMBER 2, 2021
2. TOTAL EXISTING PARCEL AREA:  
TAX MAP 9 LOT 115-1  
0.44 AC.  
  
TAX MAP 9 LOT 115-2  
0.35 AC.
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
8. THE LOCUS PARCELS HAVE THE BENEFIT OF A RIGHT OF WAY FOR THE PURPOSE OF EGRESS AND INGRESS TO AND FROM ROGERS ROAD. SAID RIGHT OF WAY IS SHOWN HEREON PER PLAN REFERENCE #1. SEE REFERENCE DEEDS BOOK 353 PAGE 493, BOOK 8722 PAGE 173, BOOK 9802 PAGE 298, AND BOOK 9802 PAGE 305.
9. TAX MAP 9 LOT 115-2 HAS THE BENEFIT OF A RECREATION EASEMENT OVER A PORTION OF TAX MAP 9 LOT 115-1. TAX MAP 9 LOT 115-2 IS SUBJECT TO A RECREATION EASEMENT BENEFITING TAX MAP 9 LOT 115-1. SAID EASEMENTS SHOWN HEREON PER PLAN REFERENCE #1. THE DIMENSIONS OF THESE EASEMENTS ARE IMPACTED UPON EXECUTION OF THIS LOT LINE ADJUSTMENT. THE UPDATED DIMENSIONS ARE SHOWN HEREON. THE LOCUS PARCEL MAY ALSO BE SUBJECT TO A SEPTIC SYSTEM EASEMENT BENEFITING TAX MAP 9 LOT 115-1. EXACT POSITION OF SEPTIC SYSTEMS IS UNKNOWN. SEE DEED BOOK 9802 PAGE 305 FOR FURTHER DESCRIPTIONS OF EASEMENTS.
10. BUILDINGS AND OTHER DETAILS SHOWN ON TAX MAP 9 LOT 115-1 ARE PER FIELD LOCATIONS IN AUGUST 2012 AND PROPOSED DESIGNS. SEE PLAN REFERENCE #3.

**BUILDING COVERAGE CALCULATIONS:**

TAX MAP 9 LOT 115-2		
	EXISTING	PROPOSED
LOT AREA	15,307± SQ. FT.	15,617± SQ. FT.
HOUSE	936± SQ. FT.	936± SQ. FT.
SHED	246± SQ. FT.	
<b>TOTAL</b>	<b>1,182± SQ. FT. (7.7%)</b>	<b>1,182± SQ. FT. (7.6%)</b>

TAX MAP 9 LOT 115-1 (SEE NOTE #10)		
	EXISTING	PROPOSED
LOT AREA	19,356± SQ. FT.	19,046± SQ. FT.
HOUSE	1,658± SQ. FT.	1,658± SQ. FT.
<b>TOTAL</b>	<b>1,658± SQ. FT. (8.6%)</b>	<b>1,658± SQ. FT. (8.7%)</b>

**ZONING DATA PER TOWN OF KITTERY ZONING ORDINANCE (LAST AMENDED 1/24/2022):**

ZONE: RESIDENTIAL - URBAN (R-U)

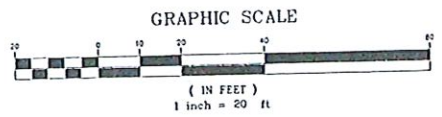
REQUIREMENTS: \*SEE 16.4.13\*

- MINIMUM LAND AREA: 20,000 Square Feet
- MINIMUM STREET FRONTAGE: 100 Ft
- MINIMUM FRONT SETBACK: 30 Ft
- MINIMUM SIDE SETBACK: 15 Ft
- MINIMUM REAR SETBACK: 15 Ft
- MAXIMUM BUILDING COVERAGE: 20%
- MAXIMUM BUILDING HEIGHT: 35 Ft
- MINIMUM WETLAND SETBACK\*\* (WETLAND > 1 ACRE)
- PATIO/DECKS ≤ 500 Square Feet: 50 Ft
- BUILDINGS/STRUCTURES: 100 Ft

\*\*SEE TABLE 16.5.30

**WETLAND NOTE:**

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209, ON SEPTEMBER 16, 2022. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).



YORK, ss REGISTRY OF DEEDS

Received \_\_\_\_\_

at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ A.M., and

Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

ATTEST: \_\_\_\_\_

Register



**PURPOSE OF PLAN:**

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE ADJUSTMENT BETWEEN TAX MAP 9, LOTS 115-1 & 115-2.

REV	DATE	STATUS	BY	CHKD	APFD

**PROPOSED LOT LINE ADJUSTMENT**  
FOR PROPERTY AT  
5 & 6 Johnson Court  
Kittery, York County, Maine  
OWNED BY  
Suzanne Wise King, Trustee of the  
Suzanne Wise King Revocable Trust  
&  
Ronald P. King, Trustee of the  
Ronald P. King Revocable Trust  
5 Johnson Court  
Kittery, ME 03904  
  
Matthew Hargreaves  
6 Johnson Court  
Kittery, ME 03904

North  
W EASTERLY  
SURVEYING, Inc.  
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
(207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 20'	PROJECT NO: 22653	DATE: 2/10/2023	SHEET: 1 OF 1	DRAWN BY: A.P.M.	CHECKED BY: P.L.A.
DRAWING NO: 22653 LLA			Tax Map 9 Lots 115-1 & 115-2		
FIELD BOOK No. "Kittery #41"					

RETURN TO:  
Stewart Title Company - New Hampshire  
25 New Hampshire Ave, Suite 185  
Portsmouth, NH 03801

DLN #1002140160870

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Barbara M. Bouchard, Trustee of The Edward W. and Barbara M. Bouchard Trust u/d/t dated October 8, 1999 with a mailing address of PO Box 631, New Castle, NH 03854, for consideration paid grant an undivided 50% interest to Suzanne Wise King, Trustee of the Suzanne Wise King Revocable Trust u/d/t dated December 16, 1997 and an undivided 50% interest to Ronald P. King as Trustee of the Ronald P. King Revocable Trust u/d/t December 16, 1997 both with a mailing address of 13 Laurel Lane, New Castle, NH 03854, with WARRANTY COVENANTS, the real property situated in Kittery in the County of York and State of Maine more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

#### TRUSTEE CERTIFICATE

The undersigned, Barbara M. Bouchard, **sole surviving** Trustee of The Edward W. and Barbara M. Bouchard Trust has full and absolute power in the trust agreement creating said trust to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust assets paid to the trustee for a conveyance thereof. The said Edward W. Bouchard deceased October 16, 2020 leaving Barbara M. Bouchard as sole surviving Trustee.

Reference is made to title vested in Edward W. Bouchard and Barbara M. Bouchard, Trustees of the Edward W. Bouchard and Barbara M. Bouchard Revocable Trust by virtue of a Quitclaim Deed from Edward W. Bouchard and Barbara M. Bouchard dated July 11, 2016 and recorded in the York County Registry of Deeds in Book 17272, Page 753. **The said Edward W. Bouchard deceased October 16, 2020 leaving Barbara M. Bouchard as sole surviving Trustee.**

*Barbara M. Bouchard*

Barbara M. Bouchard, Individually  
and as Trustee of the Edward W.  
and Barbara M. Bouchard Trust

State of New Hampshire  
County of Rockingham

On this 2nd day of September, 2021, personally appeared before me, the above named Barbara M. Bouchard, Individually and as Trustee of The Edward and Barbara M. Bouchard Trust, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

*Stephanie Thompson*

Justice of the Peace/Notary Public/Attorney at Law  
Print Name: Stephanie Thompson  
My commission expires: 6.19.24





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A certain lot or parcel of land with the buildings thereon, situated on a private way known as Johnson Court in Kittery, County of York and State of Maine, lying on the Northwesterly side of Rogers Road, but not adjacent thereto, and being further shown and delineated as parcel #2 on the plan entitled "Standard Boundary Survey and Easement Plan for Property at 5 & 6 Johnson Court, York County, Kittery, Maine owned by William C. Pierce", surveyed by Easterly Surveying, dated August 23, 1999, said plan to be recorded in the York County Registry of Deeds, to which plan a more particular reference is made.

1002040100407

### QUITCLAIM DEED


Know all by these presents, that We, JUSTINE HARGREAVES and MATTHEW HARGREAVES, of Kittery, Maine, for consideration paid, grant to MATTHEW HARGREAVES, with a mailing address of 6 Johnson Court, Kittery, Maine 03904, with QUITCLAIM COVENANTS, 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 6 Johnson Court, Kittery Tax Map 9, Lot 115/1.

Witness my hand and seal this 25 day of June 2020.

Witness

  
JUSTINE HARGREAVES

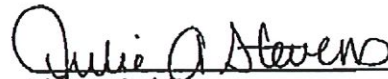
### STATE OF NEW HAMPSHIRE

County of Rockingham

June 25, 2020

Then personally appeared the above named Justine Hargreaves and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public  
Print Name: JULIE A. STEVENS  
Commission Expires: NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires  
November 8, 2022

No Transfer Tax

Witness my hand and seal this 29 day of June 2020.

Melanie Glazier  
Witness

Matthew Hargreaves  
MATTHEW HARGREAVES

STATE OF MAINE

County of York

June 29, 2020

Then personally appeared the above named Matthew Hargreaves and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Melanie Ann Glazier

Notary Public

Print Name:

Commission Expires:



**EXHIBIT A**

Property: 6 Johnson Court, Kittery, Maine 03904

A certain lot or parcel of land with the buildings and any improvements thereon situated on a private way known as Johnsons Court, so-called, in the Town of Kittery, County of York and State of Maine, lying on the northwesterly side of Rogers Road, so-called, however, not adjacent thereto and being further shown as Parcel # 1 on a Plan of land, recorded at the York County Registry of Deeds, as surveyed by Easterly Surveying, dated August 23, 1999 entitled "Standard Boundary Survey & Easement Plan for Property at 5 & 6 Johnson's Court, York County, Kittery, Maine, owned by William C. Peirce", and further described as follows:

BEGINNING at a point of land at the Northwesterly corner of Parcel #2, as shown on above mentioned Plan of land;

THENCE running along land now or formerly of Scott L. Bradley and Susan L. Eastman, S 75° 54' 44" E three hundred thirteen and 54 tenths (313.54) feet to a point marked by a rebar with a cap set into an existing stone wall;

THENCE turning and running along land now or formerly of Piscataqua Savings Bank, et al, S 46° 05' 43" W one hundred eight and sixty-six tenths (108.66) feet to a point of land marked by a rebar with a cap set into the ground;

THENCE turning and running N 37° 33' 50" W seventeen (17.00) feet to a point of land marked by a railroad spike;

THENCE turning and running S 44° 40' 50" W eight (8.00) feet to a point of land;

THENCE turning and running N 37° 33' 50" W fifty (50.00) feet to a point of land;

THENCE turning and running S 50° 08' 27" W sixty-one and 35 tenths (61.35) feet to a point of land;

THENCE turning and running N 50° 03' 59" W a distance of fifty (50.00) feet to a point of land in which a monument is to be set;

THENCE continuing in a northwesterly direction N 40° 06' 47" W a distance of one hundred forty-five and 76 tenths (145.76) feet to the POINT OF BEGINNING.

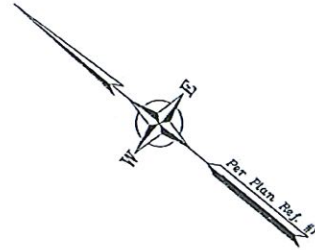
The above conveyed parcel is conveyed together with the right and privileges of crossing and recrossing over said Johnson's Court, a private way as currently laid out and used, to Rogers Road, so-called, said traveled way being shown and delineated on the above mentioned plan of land, but restricting said Right of Way to 15 feet for purposes of travel by vehicle or foot and under no circumstances for use of parking or storing vehicles of any sort.

The above conveyed parcel is also subject to a "Recreation Easement" in favor of parcel #2, said easement consisting of five thousand six hundred ninety eight (5,698) square feet and lying to the northwesterly area of the above described parcel as shown on the above mentioned plan as "Recreation Easement" in favor of Parcel #2. Said "Recreation Easement" is granted with the condition that the Grantee's are prohibited from exercising any recreation activities that interfere, disturb, destroy or damage the septic field as well as any accompanying equipment or pipelines which are located within the bounds of the aforementioned "Recreation Easement" area. The Grantees by acceptance of this "Recreation Easement" agree to plant and continuously maintain a grassy vegetative cover over the septic field area.

Also conveying said parcel together With a "Recreation Easement" in the lower northwesterly corner of Parcel #2, as shown on the above mentioned Plan. Said "Recreation Easement" consisting of approximately one hundred ninety six (196) square feet and further described on said plan as 14' x 14' Recreation Easement in favor of Parcel #1.

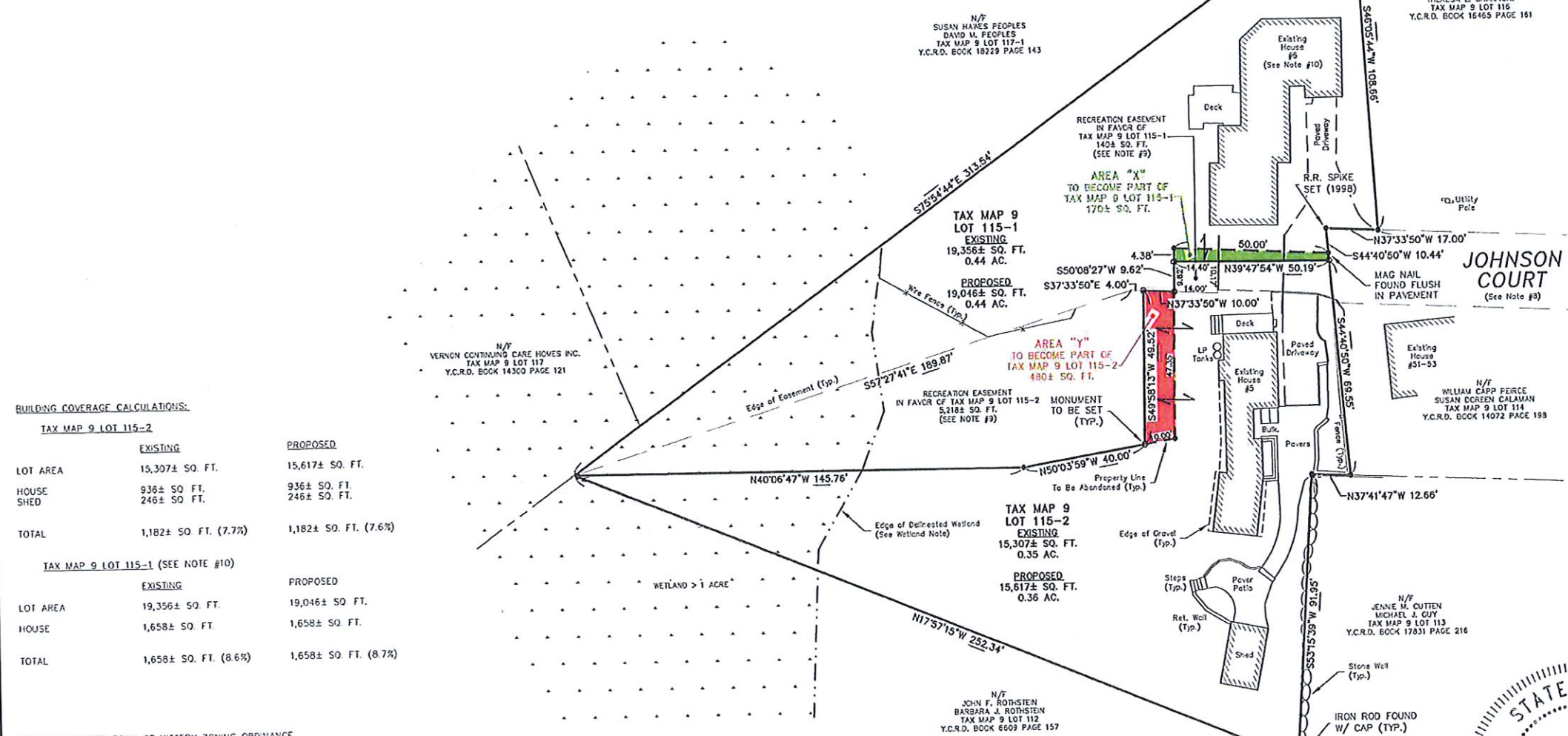
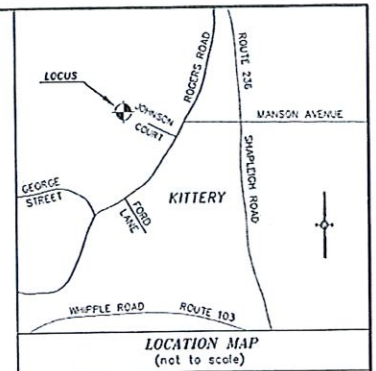
The above parcel is subject to a Road Maintenance Agreement to be recorded at said York County Registry of Deeds Book 12725, Page 200.

Being the same premises conveyed by Justine Hargreaves f/k/a Justine Paulsen to Justine Hargreaves and Matthew Hargreaves by deed dated December 13, 2011 and recorded at the York County Registry of Deeds in Book 16226, Page 801.



**PLAN REFERENCES:**

- "STANDARD BOUNDARY SURVEY & EASEMENT PLAN FOR PROPERTY AT 5 & 6 JOHNSONS COURT, YORK COUNTY, KITTERY, MAINE, OWNED BY WILLIAM C. PEIRCE", PREPARED BY NORTH EASTERLY SURVEYING INC., DATED 8/23/99, PROJECT No. 98665, RECORDED AT THE Y.C.R.D. AS PLAN BOOK 251 PAGE 37.
- "EXISTING CONDITIONS PLAN FOR PROPERTY AT 5 JOHNSONS COURT, YORK COUNTY, KITTERY, MAINE, OWNED BY SUZANNE WISE KING [...] & RONALD P. KING [...]", PREPARED BY NORTH EASTERLY SURVEYING INC., DATED 10/18/22, PROJECT No. 22653.
- "PROPOSED SITE PLAN FOR PROPERTY AT 6 JOHNSONS COURT, KITTERY, YORK COUNTY, MAINE, OWNED BY MATTHEW HARGREAVES & JUSTINE HARGREAVES", PREPARED BY NORTH EASTERLY SURVEYING INC., DATED 11/6/14, PROJECT No. 12665.



**NOTES:**

- OWNERS OF RECORD: TAX MAP 9 LOT 115-1 MATTHEW HARGREAVES Y.C.R.D. BOOK 18292 PAGE 822 DATED JUNE 25, 2020. TAX MAP 9 LOT 115-2 SUZANNE WISE KING, TRUSTEE OF THE SUZANNE WISE KING REVOCABLE TRUST (50% INTEREST) RONALD P. KING, TRUSTEE OF THE RONALD P. KING REVOCABLE TRUST (50% INTEREST) Y.C.R.D. BOOK 18791 PAGE 131 DATED SEPTEMBER 2, 2021.
- TOTAL EXISTING PARCEL AREA: TAX MAP 9 LOT 115-1 0.44 AC. TAX MAP 9 LOT 115-2 0.35 AC.
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- THE LOCUS PARCELS HAVE THE BENEFIT OF A RIGHT OF WAY FOR THE PURPOSE OF EGRESS AND INGRESS TO AND FROM ROGERS ROAD. SAID RIGHT OF WAY IS SHOWN HEREON PER PLAN REFERENCE #1. SEE REFERENCE DEEDS BOOK 353 PAGE 493, BOOK 8722 PAGE 173, BOOK 9802 PAGE 298, AND BOOK 9802 PAGE 305.
- TAX MAP 9 LOT 115-2 HAS THE BENEFIT OF A RECREATION EASEMENT OVER A PORTION OF TAX MAP 9 LOT 115-1. TAX MAP 9 LOT 115-2 IS SUBJECT TO A RECREATION EASEMENT BENEFITING TAX MAP 9 LOT 115-1. SAID EASEMENTS SHOWN HEREON PER PLAN REFERENCE #1. THE DIMENSIONS OF THESE EASEMENTS ARE IMPACTED UPON EXECUTION OF THIS LOT LINE ADJUSTMENT. THE UPDATED DIMENSIONS ARE SHOWN HEREON. THE LOCUS PARCEL MAY ALSO BE SUBJECT TO A SEPTIC SYSTEM EASEMENT BENEFITING TAX MAP 9 LOT 115-1, EXACT POSITION OF SEPTIC SYSTEMS IS UNKNOWN. SEE DEED BOOK 9802 PAGE 305 FOR FURTHER DESCRIPTIONS OF EASEMENTS.
- BUILDINGS AND OTHER DETAILS SHOWN ON TAX MAP 9 LOT 115-1 ARE PER FIELD LOCATIONS IN AUGUST 2012 AND PROPOSED DESIGNS. SEE PLAN REFERENCE #3.

**BUILDING COVERAGE CALCULATIONS:**

TAX MAP 9 LOT 115-2		
	EXISTING	PROPOSED
LOT AREA	15,307± SQ. FT.	15,617± SQ. FT.
HOUSE	936± SQ. FT.	936± SQ. FT.
SHED	246± SQ. FT.	246± SQ. FT.
TOTAL	1,182± SQ. FT. (7.7%)	1,182± SQ. FT. (7.6%)

TAX MAP 9 LOT 115-1 (SEE NOTE #10)		
	EXISTING	PROPOSED
LOT AREA	19,356± SQ. FT.	19,046± SQ. FT.
HOUSE	1,658± SQ. FT.	1,658± SQ. FT.
TOTAL	1,658± SQ. FT. (8.6%)	1,658± SQ. FT. (8.7%)

**ZONING DATA PER TOWN OF KITTERY ZONING ORDINANCE (LAST AMENDED 1/24/2022):**

ZONE: RESIDENTIAL - URBAN (R-U)

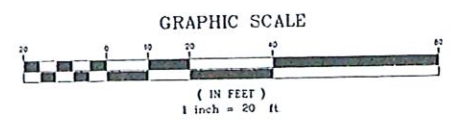
REQUIREMENTS: \*SEE 16.413\*

- MINIMUM LAND AREA: 20,000 Square Feet
- MINIMUM STREET FRONTAGE: 100 FT
- MINIMUM FRONT SETBACK: 30 FT
- MINIMUM SIDE SETBACK: 15 FT
- MINIMUM REAR SETBACK: 15 FT
- MAXIMUM BUILDING COVERAGE: 20%
- MAXIMUM BUILDING HEIGHT: 35 FT
- MINIMUM WETLAND SETBACK\*\* (WETLAND > 1 ACRE)
- PATIOS/DECKS ≤ 500 Square Feet: 50 Ft
- BUILDINGS/STRUCTURES: 100 Ft

\*\*SEE TABLE 16.5.30

**WETLAND NOTE:**

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209, ON SEPTEMBER 16, 2022. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).



YORK,ss REGISTRY OF DEEDS

Received \_\_\_\_\_

at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ A.M., and

Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

ATTEST:

Register



**PURPOSE OF PLAN:**

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE ADJUSTMENT BETWEEN TAX MAP 9, LOTS 115-1 & 115-2

REV	DATE	STATUS	BY	CHKD	APPD

**PROPOSED LOT LINE ADJUSTMENT**

FOR PROPERTY AT  
**5 & 6 Johnson Court**  
 Kittery, York County, Maine

OWNED BY  
**Suzanne Wise King, Trustee of the Suzanne Wise King Revocable Trust**  
 &  
**Ronald P. King, Trustee of the Ronald P. King Revocable Trust**

5 Johnson Court  
 Kittery, ME 03904

**Matthew Hargreaves**  
 8 Johnson Court  
 Kittery, ME 03904

North  
**EASTERLY SURVEYING, Inc.**

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
 (207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 20'	PROJECT NO: 22653	DATE: 2/10/2023	SHEET: 1 OF 1	DRAWN BY: A.P.M.	CHECKED BY: P.L.A.
DRAWING No: 22653 LLA			Tax Map 9 Lots 115-1 & 115-2		
FIELD BOOK No: "Kittery #41"					