

1 Town of Kittery Planning Board
2 Site Walk Meeting Minutes
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4 **19 Coleman Avenue Shoreland Development Site Walk**

5 Purpose: To inspect the property located at 19 Coleman Avenue, Tax Map 26 Lot 7-1
6 Thursday, October 25, 2018 – 10:00am

7 **Attendees**

8 Planning Board Members: Karen Kalmar, Ron Ledgett, Mark Alesse, Drew Fitch, Russell White

9 Planning Staff: Jamie Steffen, Jessa Kellogg, Stephen Wilson

10 Owner/Applicant: Ian Rex

11 Conservation Commission: Earle Wells, Herb Kingsbury

12 **Meeting**

13 Ms. Kalmar called the meeting to order at 10:00 am.

14 Ian Rex led the site walk and oriented the group. He showed the proposed areas of improvement which were
15 staked out. He explained the proposal to construct a 4 season porch facing Barter Creek. It would involve
16 expanding the footprint of the existing structure to 1000 sf which is permitted. He discussed the 3 foot
17 overhang and the 1 story shed dormer.

18 Ms. Kalmar asked about the existing circular patio area that is proposed to be replaced. It was noted that the
19 new patio would be expanded out but not closer to the water. Ms. Kellogg explained the non-conformity
20 regulations for the Shoreland Overlay Zone. Patios are not considered a structure under the definition of a
21 structure. The impact is included in the devegetated area calculation not the 30% larger than the current
22 footprint one. She explained that the building volume is no longer considered only the footprint. In this case,
23 the total building footprint is limited to no greater than 1000 sf. She also explained the intent of the wording
24 regarding expansion of any portion of a structure that is located within 25 feet of the Highest Annual Tide
25 (HAT). Her interpretation is that the structure can be expanded, but not the portion within 25 feet. The
26 expansion must be beyond 25 feet and no more nonconforming than what exists, which this proposal meets.
27 She noted that Maine DEP staff had been consulted regarding this exact situation on another parcel and Mike
28 Morse of MDEP agreed with her interpretation.

29 Mr. Rex pointed out the HAT line in relation to the proposed improvements. He then discussed the extent of
30 the 2 foot tide due to the restricted flow in and out from the causeway and noted that it never gets above the
31 retaining wall. Ms. Kalmar asked about the porch and Mr. Rex explained that it would be enclosed to become
32 a 4 season porch and part of the house. Mr. Ledgett asked when the change occurred to the regulations for
33 volume and the 30% restriction on the expansion of the footprint. Ms. Kellogg replied in 2017. She further
34 explained that the current regulations are in conformance with the State regulations and the Town now just
35 regulates the footprint and height of the structure. Ms. Kellogg stated that the sloped roof line of the
36 additions will match the existing roof. She noted that the existing wording in the code for roof pitch (8:12) is
37 proposed to be removed as part the amendments that are before the Town council for adoption. In the
38 meantime, the applicant should request a waiver from the Board for that provision. Mr. Rex stated that the
39 existing roof pitch is 6:12 and he intends to match that.

40 Ms. Kalmar asked about the front yard setback and where that would be measured from. Ms. Kellogg
41 responded that the front yard is considered that portion of the property which fronts on the right-of-way off of
42 Coleman Avenue. The proposed addition would comply with the 40 foot setback.

43 Mr. Rex discussed the small section of bare ground on the west side of the structure. It is a previously
44 disturbed area that is proposed to be vegetated.

45 **Mr. Allesse moved to adjourn.**

46 **Mr. White seconded the motion.**

47 **Vote: 5-0-0.**

48 **The meeting was adjourned at 10:22 am.**