

1 Town of Kittery Planning Board
2 Site Walk Meeting Minutes

3 **50 Chauncey Creek Road Shoreland Development Site Walk**

4 Purpose: To inspect the property located at 50 Chauncey Creek Road, Tax Map 44 Lot 59
5 Thursday, February 28, 2019 – 10:30 am

6 **Attendees**

7 Planning Board Members: Dutch Dunkelberger, Karen Kalmar, Ron Ledgett, Russell White, Drew Fitch, Steve
8 Bellantone
9 Conservation Commission: Earldean Wells

10 Planning Staff: Jamie Steffen, Jessa Kellogg
11 Applicant/Agent: Tom & Michele Jordan, Tom Emerson - Architect, studioB-E

12
13 **Meeting**

14 Mr. Dunkelberger called the meeting to order at 10:30 am.

15 Tom Emerson gave an overview of the proposed project. The applicants propose to remove the building frame
16 of the dwelling and rebuild on the same foundation, remove the enclosed front porch and rebuild on a new
17 foundation and expand the existing deck by approximately 67 sf.

18 Mr. Steffen and Ms. Kellogg noted that DEP had been consulted on the question whether the proposed storage
19 shed could be permitted as there is an existing accessory structure – a boathouse. Ms. Kellogg explained that,
20 although there are still a couple of areas that need clarification, the State would have no problem with the
21 storage shed being considered as the permitted accessory structure as long as the boathouse is below the
22 normal high tide line. Ms. Kellogg asked for confirmation that no portion of the dock / boathouse is on upland.
23 Mr. Emerson replied that was correct.

24 Mr. Ledgett discussed that Title 16 requires that there be no expansion of the portion of the structure within
25 25 feet of the HAT. He noted that the Planning Board would need to see details for the reconstructed
26 structures with 25' of the HAT, including Building Code required guards and guard rails for elevated decks. Mr.
27 Emerson responded by saying that the building details had been provided to the Board for the February 14th
28 meeting. Ms. Kellogg stated she would pose the question on the guard rails to DEP for their interpretation.

29 Ms. Wells asked about the septic system. Mr. Emerson described the location and noted no changes are
30 proposed.

31 Mr. Bellantone asked about the foundation work. Mr. Emerson responded that there would be none required.

32 Mr. Emerson discussed the existing fence line and portions of the walkway that were outside of the property.
33 He noted that they were allowed to remain with the provision that any plow damage would be the
34 responsibility of the homeowner.

35 Mr. Dunkelberger asked about location of the proposed shed. Mr. Emerson described the location.

36 Ms. Wells asked about the deck supports. Wooden?

37 **Mr. White moved to adjourn. Mr. Ledgett seconded the motion.**

38 **Vote: 6-0-0.**

39 **The meeting was adjourned at 10:45 pm.**