

1 Town of Kittery Planning Board
2 Site Walk Meeting Minutes

3 **9 Lawrence Lane Shoreland Development Site Walk**

4 Purpose: To inspect the property located at 9 Lawrence Lane, Tax Map 18 Lot 31A
5 Tuesday, November 27, 2018 – 12:00pm

6 **Attendees**

7 Planning Board Members: Ann Grinnell, Karen Kalmar, Ron Ledgett, Mark Alesse, Drew Fitch, Russell White
8 Planning Staff: Jamie Steffen, Jessa Kellogg, Stephen Wilson, Shelly Bishop
9 Applicant: Steve Haight, Civilworks, Terrence Parker, Terrafirma Landscape Architects, Ben Auger, Auger
10 Building Co., Pat Turner, Property Manager

11
12 **Meeting**

13 Ms. Grinnell called the meeting to order at 12:00 pm.

14 Steve Haight and Ben Auger led the site walk and oriented the group. They discussed the proposed boathouse
15 improvements. The structure will be reconstructed and the floor raised 3 feet to elevation 12 feet. They will
16 attempt to mimic what is currently there for a structure with the doors facing the house. The foundation to be
17 advanced rubble with no new foundation proposed on the ocean side. They are proposing to add a section of
18 deck for storage of kayaks and windsurfing equipment. Mr. Haight discussed the covered deck meeting the
19 zoning requirement for lot coverage. Ms. Kellogg informed that they could not do the deck expansion. Mr.
20 Haight responded that they were not expanding the structure but needed the proposed deck for access
21 because of the raise in height of the finished floor. Mr. Parker stated that it would be designed so that there
22 would be no interruption for the tide.

23 Ms. Kalmar noted the Code requirement that an accessory structure cannot be removed / rebuilt closer to the
24 water than the principal structure. Ms. Kellogg discussed her recent conversation with Colin Clark of Maine
25 DEP regarding this proposal and informed that the boathouse would need to be moved to comply with the
26 coastal wetland setback to the greatest extent practicable. The group viewed the structure from the ocean
27 side and a measurement was taken to determine the 25 foot setback from the HAT. Ms. Kellogg noted that
28 she would need to check the regulations relative the construction of ramps. Mr. Haight discussed the
29 condition of the boathouse. Their determination was that it needed to be rebuilt and they are looking for an
30 answer on where to put it. Ms. Kalmar asked about the foundation work. Ms. Kellogg responded that
31 reconstruction of the foundation was the trigger for compliance with the setback requirement.

32 Mr. Haight measured the 100 foot setback line and pointed out the location of the existing septic system
33 (mound) and ledge. Ms. Grinnell asked about the extent of the property and what the square footage of the
34 boathouse is. It was noted that the boathouse is 470 square feet in size. The group discussed moving the
35 boathouse outside of the 100 foot setback. Mr. Haight stated that the intent was to keep the structure as
36 close to the pool as possible as it houses the pool supplies. Mr. Haight pointed out a possible location in the
37 existing landscaped area outside of the 100 foot setback. The group discussed the proposed location. It
38 appeared to be a suitable location but concern was expressed about removal of vegetation and the location of
39 stone wall. Mr. Ledgett asked if was possible for some of the structure to be within the 100 foot setback.
40 Code staff responded that the regulations state that if the total footprint of the original structure can be
41 reconstructed beyond the required setback area than no portion may be reconstructed less than the required
42 setback.

43 There was further discussion regarding the landscaped area for relocation. It was pointed out the property
44 line near where the relocation would be may need to be adjusted to allow the structure to meet the 15 foot
45 setback requirement. The group discussed alternative locations outside of the 100 foot setback. Mr. Haight
46 discussed the limitations of the locations based upon the existing septic system and the topography (swale).

47 **Mr. Allesse moved to adjourn.**

48 **Mr. Ledgett seconded the motion.**

49 **Vote: 7-0-0.**

50 **The meeting was adjourned at 12:50 pm.**