

## Town of Kittery Maine Town Planning Board Meeting June 13, 2019

### ITEM 1 – 16 Trefethen Avenue – Shoreland Development Plan Review

Action: Approve or deny plan. Owners Joseph & Dierdre McEachern and applicant Paul Dobberstein request consideration to reconstruct the existing foundation of a structure located on a 7,341+- sf parcel at 16 Trefethen Avenue (Tax Map 10 Lot 25) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250') Zones.

#### PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	5/9/2019	ACCEPTED
NO	Public Hearing		
YES	Site Walk	5/21/2019	HELD
YES	Final Plan Review and Decision	6/13/2019	PENDING

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. 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 recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN ¼: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. As per Section 16.4.4.13 – 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.**

#### Background

Planning Board review of this project is required by 16.10.3.4 Shoreland Development Review, because the proposed renovation is located within the 250-foot boundary of the Shoreland Overlay Zone. The property contains two parcels (please refer to Boundary Note B on the plan). The larger parcel contains the main residential structure and attached 2-story barn. The smaller parcel contains the former boathouse that has been converted to a residence on the water.

The proposed renovation is to repair/reconstruct the existing foundation of the former boathouse now residential structure adjacent to the Piscataqua River. The structure is located entirely within the 100-foot shoreland setback and the existing structure foundation is coincident with the Highest Annual Tide (HAT) line on the water side of the foundation.

The subject parcel is currently conforming with 15.2% devegetated area (50% is the requirement), and post-construction will not change.

#### Staff Review

- The proposed does not meet the requirements of the Shoreland Zone (OZ-SL-250'). However, the provisions of Title 16.7 Article III. Nonconformance apply to the property and existing structures.

**16.7.3.3.B Nonconforming structure repair and/or expansion** provides for the repair and/or expansion of a non-conforming structure within the Shoreland Zone within certain standards and requirements.

*(3) (e) [1] Wherever a new, enlarged, or replacement foundation is constructed under a nonconforming structure the structure and new foundation must be placed such that setback requirements are met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in § 16.7.3.3A(2), Nonconforming structure relocation.*

16.7.3.3A(2) reads:

*In determining whether the structure relocation meets the setback to the greatest practical extent, the Planning Board or Board of Appeals must consider the following conditions:*

- (a) The size of the lot;*
- (b) The slope of the land;*
- (c) The potential for soil erosion;*
- (d) The location of other structures on the property and on adjacent properties;*
- (e) The location of the septic system and other on-site soils suitable for septic systems;*
- (f) The type and amount of vegetation to be removed to accomplish the relocation.*

The size of the subject parcel is 7,341+- sf. The southerly and a portion of the westerly foundation walls of the are to be replaced in-kind with no increase or change in footprint.

2. The existing structure is located within the a flood hazard area, Zone A2 (El 9) as shown on FEMA FIRM Community Panel No. 230171 0008 D, effective date: July 3, 1986, which has a base flood elevation of 9 feet. The current finished floor elevation of the living space is elevation 11.2. and the crawlspace is at elevation 5.0. The proposed foundation reconstruction will maintain the living space and crawlspace at their current elevation. A Flood Hazard Development Permit was previously applied for.

**Recommendation / Action**

The Board has accepted the Shoreland Development Plan as complete (5/9/19) and conducted a site walk on May 21, 2019. Staff recommends approval of the Shoreland Development Plan.

***Move to approve the Shoreland Development Plan application dated 5/24/19 from Joseph and Dierdre McEachern and applicant Paul Dobberstein to reconstruct the existing foundation of a structure located on a 7,341+- sf parcel at 16 Trefethen Avenue (Tax Map 10 Lot 25) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250') Zones.***

**KITTERY PLANNING BOARD**  
**FINDINGS OF FACT**  
**for 16 Trefethen Avenue**  
**Shoreland Development Plan Review**

**UNAPPROVED**

**WHEREAS:** Owners Joseph & Dierdre McEachern and applicant Paul Dobberstein request consideration to reconstruct the existing foundation of a structure located on a 7,341+- sf parcel at 16 Trefethen Avenue (Tax Map 10 Lot 25) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250’) Zones.

Hereinafter the “Development,” and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted;

Shoreland Development Plan Review	5/9/2019	HELD
Site Walk	5/21/2019	HELD
Public Hearing	N/A	
Shoreland Development Plan Approval	6/13/2019	APPROVED

And pursuant to the Application and Plan and other documents considered to be a part of the plan review decision by the Town Planning Board in this Finding of Fact consisting of the following (hereinafter the “Plan”):

1. Shoreland Development Plan Application, 3/29/2019.
2. Shoreland Development Plan, Ambit Engineering, Inc., March 2019, revised 5/24/2019.
3. Flood Hazard Development Permit Application, Ambit Engineering, Inc. December 14, 2018.

**NOW THEREFORE**, based on the entire record before the Town Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Town Planning Board makes the following factual findings and conclusions:

**FINDINGS OF FACT**

**Chapter 16.3 LAND USE ZONE REGULATIONS**

**16.3.2.17. D Shoreland Overlay Zone**

*(1)(d) The total footprint of areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones: Residential-Urban (R-U) Zone where the lot is equal to or less than 10,000 square feet, the maximum de-vegetated area is fifty (50) percent.*

**Findings:** The existing devegetated area is 15.2% of the lot area and will remain the same post-construction.

**Conclusion:** This standard appears to be met.

**Vote:** \_\_ in favor \_\_ against \_\_ abstaining

**Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS**

**Article III Nonconformance**

**16.7.3.1 Prohibitions and Allowances**

*A. Except as otherwise provided in this Article, a nonconforming condition must not be permitted to become more nonconforming.*

**Finding:** This is an existing, nonconforming parcel with an existing structure that is nonconforming to the 100-foot setback from the normal high water line.

The proposed reconstruction does not involve an expansion of the nonconformity.

**Conclusion:** The requirement appears to be met.

**Vote: \_\_ in favor \_\_ against \_\_ abstaining**

**16.7.3.3 Nonconforming Structures**

**16.7.3.3.B Nonconforming structure repair and/or expansion**

In cases where the structure is located in the Shoreland or Resource Protection Overlay Zone, the repair and/or expansion must be approved by the Planning Board. See 16.6.6.A.2 reference below.

**Finding:** The proposed foundation reconstruction meets the criteria specified in Section 16.7.3.3 A. (2) and B. (3) (e) [1].

**Conclusion:** The requirement appears to be met.

**Vote: \_\_ in favor \_\_ against \_\_ abstaining**

**16.6.6 Basis for Decision**

**16.6.6.A.2** *In hearing appeals/requests under this Section, the Board of Appeals [note: Planning Board is also subject to this section per 16.7.3.3.B.(1) above] must use the following criteria as the basis of a decision:*

- 1. Proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;*
- 2. 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;*
- 3. Safety, the health, and the welfare of the Town will not be adversely affected by the proposed use or its location; and*
- 4. Use will be in harmony with and promote the general purposes and intent of this Code.*

**Finding:** The proposed reconstruction does not pose a concern.

**Conclusion:** The requirement appears to be met.

**Vote: \_\_ in favor \_\_ against \_\_ abstaining**

**Chapter 16.10 DEVELOPMENT PLAN APPLICATION AND REVIEW**

**Article X Shoreland Development Review**

**16.10.10.2 Procedure for Administering Permits**

*D. An Application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:*

<p><b>1. Maintain safe and healthful conditions;</b> <u>Finding:</u> The proposed reconstruction will comply with all applicable building codes. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>2. Not result in water pollution, erosion or sedimentation to surface waters;</b> <u>Finding:</u> Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and foundation reconstruction to avoid impact on adjacent surface waters. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>3. Adequately provide for the disposal of all wastewater;</b> <u>Finding:</u> No changes are proposed to the wastewater system. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;</b> <u>Finding:</u> Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and foundation reconstruction to avoid impact on adjacent surface waters. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>5. Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;</b> <u>Finding:</u> The proposed reconstruction will not impact shore cover. There are no points of public access. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>6. Protect archaeological and historic resources;</b> <u>Finding:</u> The proposed reconstruction will not adversely impact archaeological and historic resources. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/ maritime activities district;</b> <u>Finding:</u> The proposed reconstruction is not in a commercial fisheries / maritime activities district. <u>Conclusion:</u> This requirement is not applicable.</p>
<b>Vote: __ in favor __ against __ abstaining</b>

<p><b>8. <i>Avoid problems associated with floodplain development and use;</i></b> <u>Finding:</u> The proposed reconstruction is within a Special Flood Hazard Area. A Flood Hazard Development Application has been submitted to the Code Enforcement Officer. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>9. <i>Is in conformance with the provisions of this Code;</i></b> <u>Finding:</u> The proposed reconstruction appears to be in conformance with the provisions of this Code. <u>Conclusion:</u> This requirement appears to be met.</p>
<b>Vote: __ in favor __ against __ abstaining</b>
<p><b>10. <i>Be recorded with the York County Registry of Deeds.</i></b> <u>Conclusion:</u> As stated in the Notices to Applicant contained herein, shoreland development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.</p>

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan subject to any conditions or waivers, as follows:

**Waivers:**

- 1) None.

**Conditions of Approval** (to be included on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2).
2. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and foundation reconstruction to ensure adequate erosion control and slope stabilization.
3. All Notices to Applicant contained herein (Findings of Fact dated 6/13/2019).

The Planning Board authorizes the Planning Board Chair or Vice Chair to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote of \_\_ in favor\_\_ against \_\_ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON June 13, 2019

\_\_\_\_\_  
Dutch Dunkelberger, Planning Board Chair

**Notices to Applicant:**

1. Incorporate any plan revisions on the final plan as required by Planning Board and submit for Staff review prior to presentation of final mylar.

2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
3. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

**Notices to Applicant:**

5. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation of final mylar.
6. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
7. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.
8. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.





**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

30 May, 2019

Jessa Kellogg, Shoreland Resource Officer  
Town of Kittery  
200 Rogers Road  
Kittery, ME 03904

**RE: Shoreland Development Permit Application, 16 Trefethen Avenue, Tax Map 10 Lot 25**

Dear Ms. Kellogg:

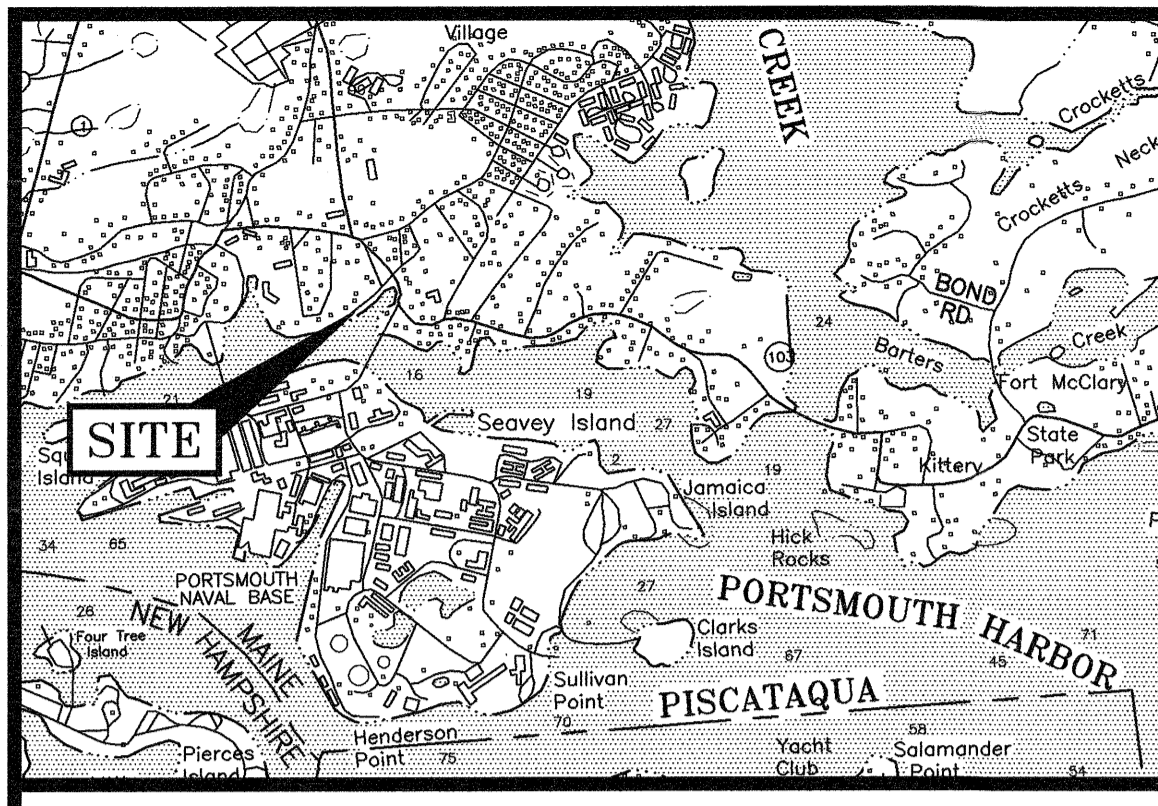
In consultation with the Planning Board and Planning Department Staff, we hereby submit the attached revised Shoreland Development Permit Plan. As determined by the Board and Staff, we have only included the area southerly of the division line between the two parcels that make up Tax Map 10 Lot 25. Additionally, we have clarified that the entire foundation is not being replaced, only the southerly wall and a portion of the westerly wall, the areas to be replaced are highlighted on the revised plans.

If you require any additional information or copies please feel free to contact me at any time.

Sincerely,

Paul Dobberstein, PLS  
Ambit Engineering, Inc.

J:\JOBS2\JN2500s\JN 2550's\JN 2552\2552.75 McEachern 16 Trefethen Avenue, Kittery, ME\2018 Floodplain  
Development\Applications\Town of Kittery\Shoreland Development\02 Submission 053019\Revised Plan Submission\_053019.docx

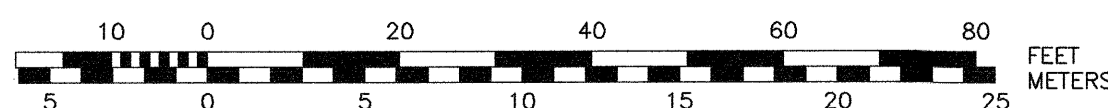


LOCATION MAP SCALE 1"=2,000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
YCRD	YORK COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	IRON PIPE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	BOUNDARY
○	BUILDING SETBACK
---	MEAN HIGH WATER LINE
---	MEAN LOW WATER LINE
---	MAINE DEP HIGHEST ANNUAL TIDE LINE
---	FRESHWATER WETLAND LINE
---	WETLAND BUFFER LINE
---	SEWER LINE
---	GAS LINE
---	STORM DRAIN
---	WATER LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC/WIRES
---	CONTOUR
---	SPOT ELEVATION
---	EDGE OF PAVEMENT (EP)
---	WOODS / TREE LINE
---	UTILITY POLE (w/ GUY)
---	GAS SHUT OFF
---	WATER SHUT OFF/CURB STOP
---	GATE VALVE
---	HYDRANT
---	METER (GAS, WATER, ELECTRIC)
---	CATCH BASIN
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	WELL
---	PHOTO LOCATION/DIRECTION
---	AIR CONDITIONER UNIT
---	TEST PIT
---	SIGNS
---	EDGE OF WETLAND FLAGGING
---	SWAMP / MARSH
---	ASBESTOS CEMENT PIPE
---	CAST IRON PIPE
---	CORRUGATED METAL PIPE
---	CONCRETE MASONRY UNIT
---	COPPER PIPE
---	DUCTILE IRON PIPE
---	POLYVINYL CHLORIDE PIPE
---	REINFORCED CONCRETE PIPE
---	VITRIFIED CLAY PIPE
---	ELEVATION
---	EDGE OF PAVEMENT
---	FINISHED FLOOR
---	INVERT
---	TEMPORARY BENCHMARK
---	TYPICAL
---	VERTICAL/SLOPED GRANITE CURB
---	CAPE COD BERM
---	LANDSCAPED AREA

GRAPHIC SCALE



DEVEGETATED AREAS  
(TO MEAN HIGH WATER)

STRUCTURE	EXISTING DEVEGETATED (S.F.)	POST-CONSTRUCTION DEVEGETATED (S.F.)
SECONDARY STRUCTURE	381	381
PAVED AREAS	20	20
GRAVEL AREAS	278	278
RETAINING WALLS	49	49
RIP RAP SLOPES	59	59
CONCRETE	3	3
DECKS & STAIRS	324	324
TOTAL	1,114	1,114
LOT SIZE (TO MHW)	7,341	7,341
% DEVEGETATED AREA	15.2%	15.2%

BOUNDARY NOTES:

A) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 1. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.

B) PER AFFIDAVIT RECORDED IN Y.C.R.D. 9437/187, ON MARCH 30, 1999 TO TOWN OF KITTERY BOARD OF ZONING APPEALS VOTED TO APPROVE THE DIVISION OF THE PROPERTY SHOWN HEREON AS ASSESSOR'S MAP 10 LOT 25 INTO TWO LOTS SO THAT THE TWO STRUCTURES COULD BE SEPARATELY CONVEYED.

PLAN REFERENCE:

1) PLAN OF PROPOSED CONVEYANCE OF A PORTION OF LAND OF PATRICIA A. McEACHERN TREFETHEN AVE. KITTERY, MAINE. PREPARED BY CIVIL CONSULTANTS. DATED AUGUST 21, 1987. NOT RECORDED.

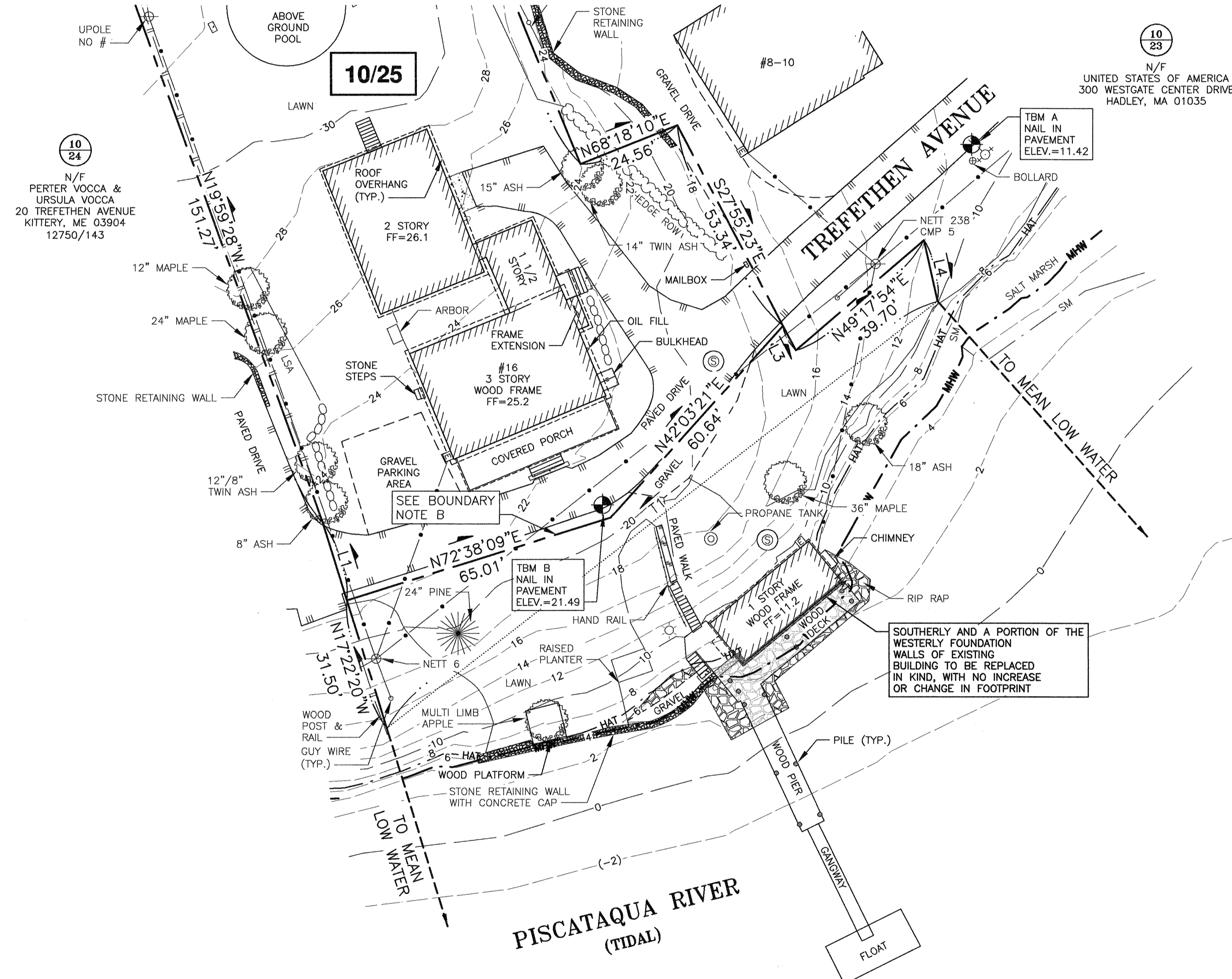
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N17°22'20"W	19.00'
L2	N73°44'39"E	18.57'
L3	S27°55'23"E	6.50'
L4	S12°42'56"E	14.70'

TIE LINE LENGTH TABLE

LINE	BEARING	DISTANCE
T1*	S52°16'20"W	163.91'

\*TIE LINE-NOT A BOUNDARY LINE



OWNER:

SIGNATURE

DATE

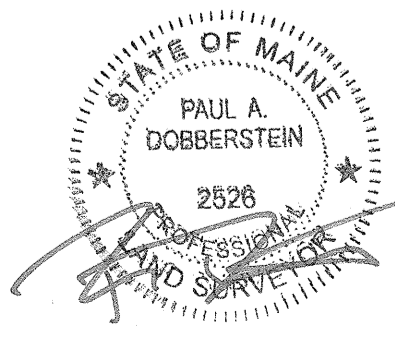
SIGNATURE

DATE

APPROVED BY THE TOWN OF KITTERY PLANNING BOARD

CHAIRMAN

DATE



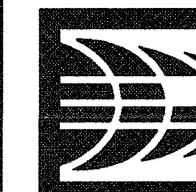
THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.

PAUL A. DOBBERSTEIN, PLS #2526

DATE

OWNER & APPLICANT:  
JOSEPH D. McEACHERN &  
DIERDRE M. McEACHERN  
16 TREFETHEN AVENUE  
KITTERY, MAINE 03904

PREPARED BY:  
AMBIT ENGINEERING  
200 GRIFFIN ROAD UNIT 3  
PORTSMOUTH, N.H. 03801



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9292  
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 10 AS LOT 25.
- 2) OWNERS OF RECORD:  
JOSEPH D. McEACHERN &  
DIERDRE M. McEACHERN  
16 TREFETHEN AVENUE  
KITTERY, MAINE 03904  
14400/100
- 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA A2(EL.9) AS SHOWN ON FIRM PANEL 2301710008D. EFFECTIVE DATE JULY 3, 1986.
- 4) EXISTING LOT AREA SOUTHERLY OF DIVISION LINE (TO MEAN HIGH WATER):  
7,341± S.F.  
0.1685± ACRES
- 5) PARCEL IS LOCATED IN RESIDENTIAL-URBAN (R-U) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND-WATER BODY/WETLAND PROTECTION AREA (OZ-SL-250') OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 20,000 S.F.  
FRONTAGE: 100 FEET  
MIN. SHORE FRONTAGE: 50 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 15 FEET  
REAR 15 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM STRUCTURE COVERAGE: 20%  
MAXIMUM DEVEGETATED AREA: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RECONSTRUCTION OF A PORTION OF A FOUNDATION FOR AN EXISTING STRUCTURE ON ASSESSOR'S MAP 10 LOT 25 IN THE TOWN OF KITTERY.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 9) HIGHEST ANNUAL TIDE LINE IS SHOWN AT ELEVATION 6.6 NGVD 1929, WHICH IS EQUIVALENT TO 5.8 NAVD 1988, WHICH IS THE VALUE SPECIFIED FOR LOCATION SEAVEY ISLAND IN MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR YEAR 2018.
- 10) MEAN HIGH WATER LINE (MHW) IS SHOW AT ELEVATION 4.59 PER NOAA STATION 8419870-SEAVEY ISLAND, PORTSMOUTH HARBOR ME.

FOUNDATION  
RECONSTRUCTION  
McEACHERN RESIDENCE  
16 TREFETHEN AVENUE  
KITTERY, MAINE

NO.	DESCRIPTION	DATE
1	REVISE PER PLANNING BOARD	5/24/19
0	ISSUED FOR COMMENT	3/21/19

REVISIONS		

SCALE 1"=20' MARCH 2019

SHORELAND DEVELOPMENT APPLICATION PLAN C1