

**Town of Kittery  
Planning Board Meeting  
June 13, 2019**

**ITEM 3 – 7 Stoneridge Way – Right of Way Plan Review**

Action: Accept or deny application. Approve or deny plan. Owner / applicant, Joshua L. Philbrick requests consideration for an additional dwelling unit on a 4.89 acre on a private right-of-way off Remicks Lane (Tax Map 65 Lot 17) in the Residential Rural (R-RL) Zone.

**PROJECT TRACKING**

REQ'D	ACTION	COMMENTS	STATUS
Yes	Plan Review / Completeness/Acceptance	Scheduled for 6/13/2019	PENDING
No	Site Visit		
No	Public Hearing		
Yes	Final Plan Review/Approval		

**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, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. Per Section 16.4.4.L - 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 has been duly recorded in the York County registry of deeds, when applicable.**

**Background**

The Planning Board on March 10, 2005 approved a Right-of Way Plan for Raymond Gagner, Jr. & HMA, Inc. for what is now known as Stoneridge Way off of Remicks Lane. A note on the approved plan states: “The road over this right-of-way shall be built in accordance with the Town of Kittery requirements for design and construction standards for a private way. This right-of-way is to serve four (4) single family dwelling units. Any additional dwelling units would require Planning Board review.”

On April 10, 2019, the Code Enforcement Officer issued a building permit to the applicant’s builder for the construction of a duplex home, 28’ x 50’ in dimensions with proposed decks and steps, for 7-9 Stoneridge Way. The building permit was subsequently revised on May 3, 2019, after it was discovered that the proposed duplex would create an additional dwelling unit over the four (4) permitted under the original approval of the ROW referenced above. The conditions of approval for the duplex in the May 3<sup>rd</sup> permit required that the applicant return to the Planning Board when the fourth is built to upgrade the road to the required specifications. The Code Enforcement Officer indicated there would be no Certificate of Occupancy issued for either unit without Planning Board approval of the updated right-of-way plan.

**Staff Review**

1. The original ROW plan was approved with a road classified as a private way. According to the Street classification (16.8.4.3) of our Code, “Private ways are dead-end, very-low-volume residential streets that connect to streets of a higher classification and function similar to an individual driveway by providing a low standard two-way traffic flow. Private ways may not be used in high-density residential developments or subdivisions of four or more lots. Private ways cannot be dedicated for public acceptance, and all maintenance and improvements must be controlled by proprietorship, corporation, association or deed covenants. The ADT would be 12 to 35 trip ends.” Adding an additional dwelling unit bumps the street serving the development into a Class II Private Street (based upon the ADT).
2. Table 1 in Chapter 16.8, *Attachment 1*, under Street Width Design the following are required for a street serving five (5) dwelling units: 40 foot wide ROW; 20 feet of travel pavement; 5’ sidewalk/pedestrian way; and gravel shoulders on both sides. The ROW is 40 feet wide but the

way does meet the other street width design standards. The applicant has requested waivers from the requirements but did not include one for the gravel shoulders. The justification given for the waivers is the existence of a large wetland area along the existing way which would be impacted by the required improvements.

3. Section 16.10.7.2.S. Right-of-way plan spells out the requirements necessary for a completed application. It must meet the requirements of Section 16.10.5.2 with the following modifications:
  - (a) *The following submission requirements are not necessary for right-of-way review: § 16.10.5.2B (10) (e), (i) through (k), (n) and (p) and § 16.10.5.2 C (5) through (12).*
  - (b) *Section 16.10.7.2F modified so floor plans and elevations of principal structures are not required.*
  - (c) *Include the size of the parcel minus the area in the right-of-way and the street frontage excluding the right-of-way.*
  - (d) *Only need to show and locate on the plan the names and addresses of all owners of record of contiguous property, including those across a street.*
  - (e) *Include required front yards from the right-of-way on the plan.*

The submitted plan includes all of the necessary information.

#### **Recommendation / Action**

The right-of-way plan submittal is complete. The Board should determine if either a site walk or public hearing are warranted.

***Move to accept the right-of-way plan application dated 5/23/19 with associated plan dated August 22, 2018 from owner / applicant, Joshua L. Philbrick for an additional dwelling unit on a 4.89 acre on a private right-of-way off Remicks Lane (Tax Map 65 Lot 17) in the Residential Rural (R-RL) Zone.***

***Move to schedule a public hearing for the right-of-way plan application dated 5/23/19 with associated plan dated August 22, 2018 from owner / applicant, Joshua L. Philbrick for an additional dwelling unit on a 4.89 acre on a private right-of-way off Remicks Lane (Tax Map 65 Lot 17) in the Residential Rural (R-RL) Zone.***

If the Board finds a public hearing and a site visit are not warranted and further finds the additional dwelling unit acceptable:

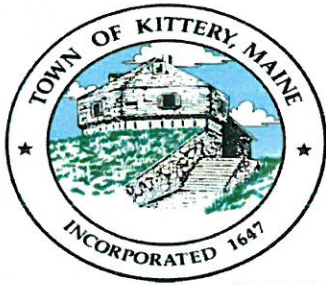
***Move to approve the waiver requested from Section 16.8.Table 1b. Travel pavement to allow the existing gravel surface.***

***Move to approve the waiver requested from Section 16.8.4.13, Table 1c. Sidewalk/pedestrian way to not require the construction of a sidewalk along the existing ROW.***

***Move to approve the waiver requested from Section 16.8.Table 1d. Gravel shoulder to not require gravel shoulders on both sides.***

***Move to approve the right-of-way plan application dated 5/23/19 with associated plan dated August 22, 2018 from owner / applicant, Joshua L. Philbrick for an additional dwelling unit on a 4.89 acre***

***on a private right-of-way off Remicks Lane (Tax Map 65 Lot 17) in the Residential Rural (R-RL) Zone.***



# TOWN OF KITTEERY MAINE

## TOWN PLANNING DEPARTMENT

200 Rogers Road, Kittery, Maine 03904

PHONE: (207) 475-1323

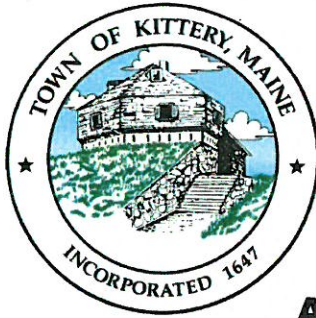
Fax: (207) 439-6806

[www.kittery.org](http://www.kittery.org)

### APPLICATION: RIGHT-OF WAY PLAN REVIEW (APPLICABLE FOR A SINGLE LOT)

<b>FEE FOR REVIEW</b>	<input checked="" type="checkbox"/> \$300.00	Amount Paid: \$ <u>300.00</u>	Date: <u>5/23/19</u>	
<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map <u>65</u> Lot <u>17</u>	Zone(S): Base <u>R-RL</u> Overlay MS4 <input type="checkbox"/> YES <input type="checkbox"/> NO	Total Land Area <u>4.98 ac</u>
	Physical Address <u>7 Stoneridge Dr.</u>			
<b>PROPERTY OWNER'S INFORMATION</b>	Name	<u>Joshua L Philbrick</u>	Mailing Address <u>45 martin Rd Kittery, me 03904</u>	
	Phone	<u>(207) 450-9608</u>		
	Fax			
	Email	<u>Josh77979@Yshoo.com</u>		
<b>APPLICANT'S AGENT INFORMATION</b>	Name		Name of Business	
	Phone			
	Fax			
	Email			
<b>DESCRIPTION</b>	<b>Existing Conditions:</b>			
	<u>The current road condition is good, the residents like the road as is, we all feel the pavement could cause major impact to wetlands.</u>			
	<b>Proposed legal and physical changes:</b> (Documents for dedication of the ROW, maintenance agreements, riders to deeds, grading, drainage and pavement, etc.)			
	<u>When project at 7 Stoneridge is complete, I plan on grading the road and bringing in material to bring road to same condition as the start. Everyone that lives on Stoneridge Drive is happy with road.</u>			
I certify that, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the Plan submitted without notifying the Kittery Town Planning Department of any changes.				
Applicant's Signature:		Owner's Signature:		
Date:	<u>5/21/2019</u>	Date:		





# TOWN OF KITTERY MAINE

## TOWN PLANNING DEPARTMENT

200 Rogers Road, Kittery, Maine 03904

PHONE: (207) 475-1323

Fax: (207) 439-6806

[www.kittery.org](http://www.kittery.org)

### APPLICATION: WAIVER REQUEST WAIVER

<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map	65	Lot	17	Zone(s)	R-RL	Total Land Area
	Physical Address	7 Stoneridge Dr.						

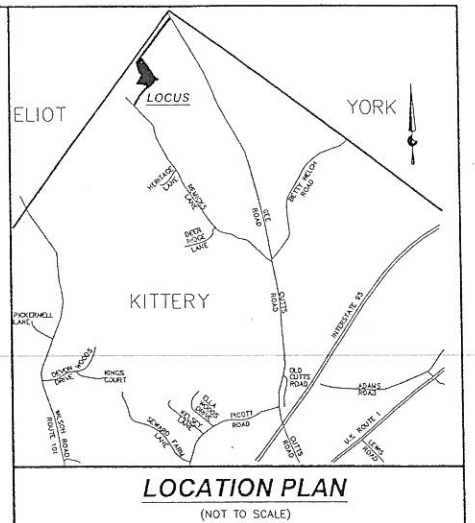
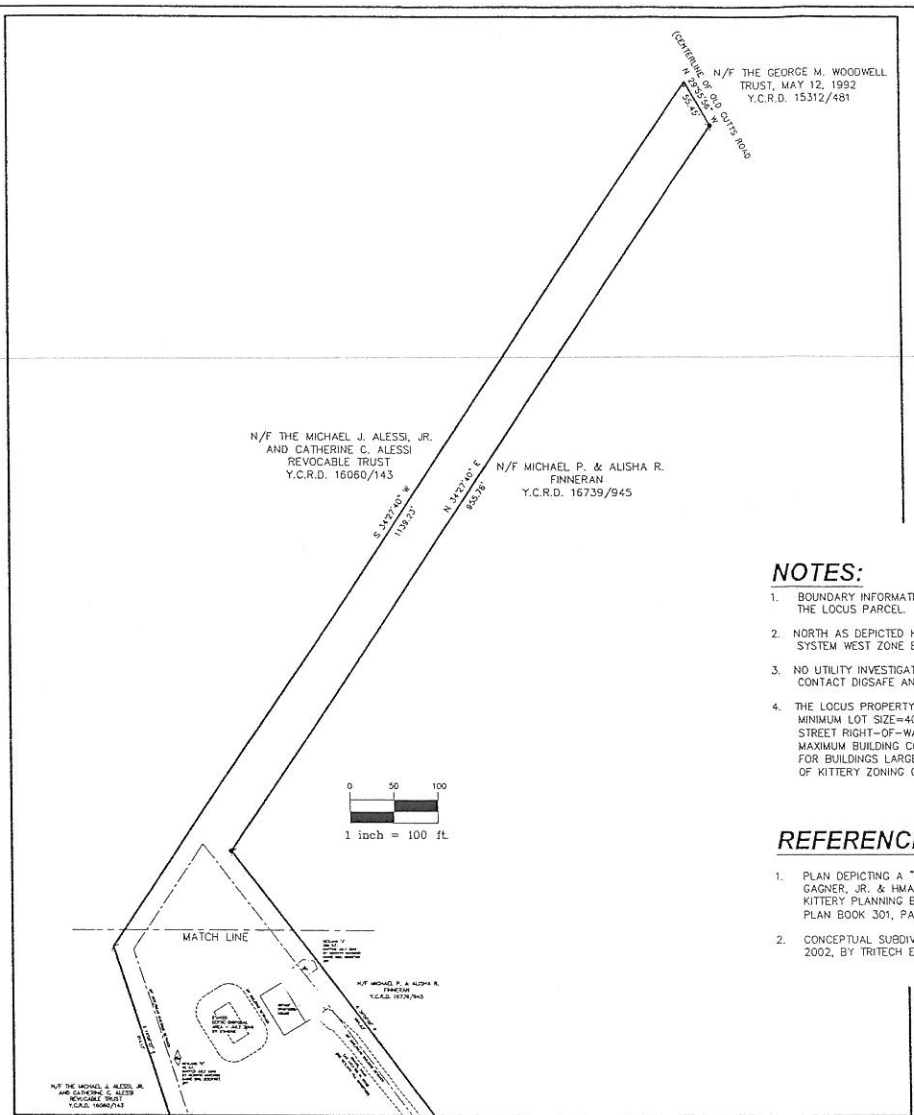
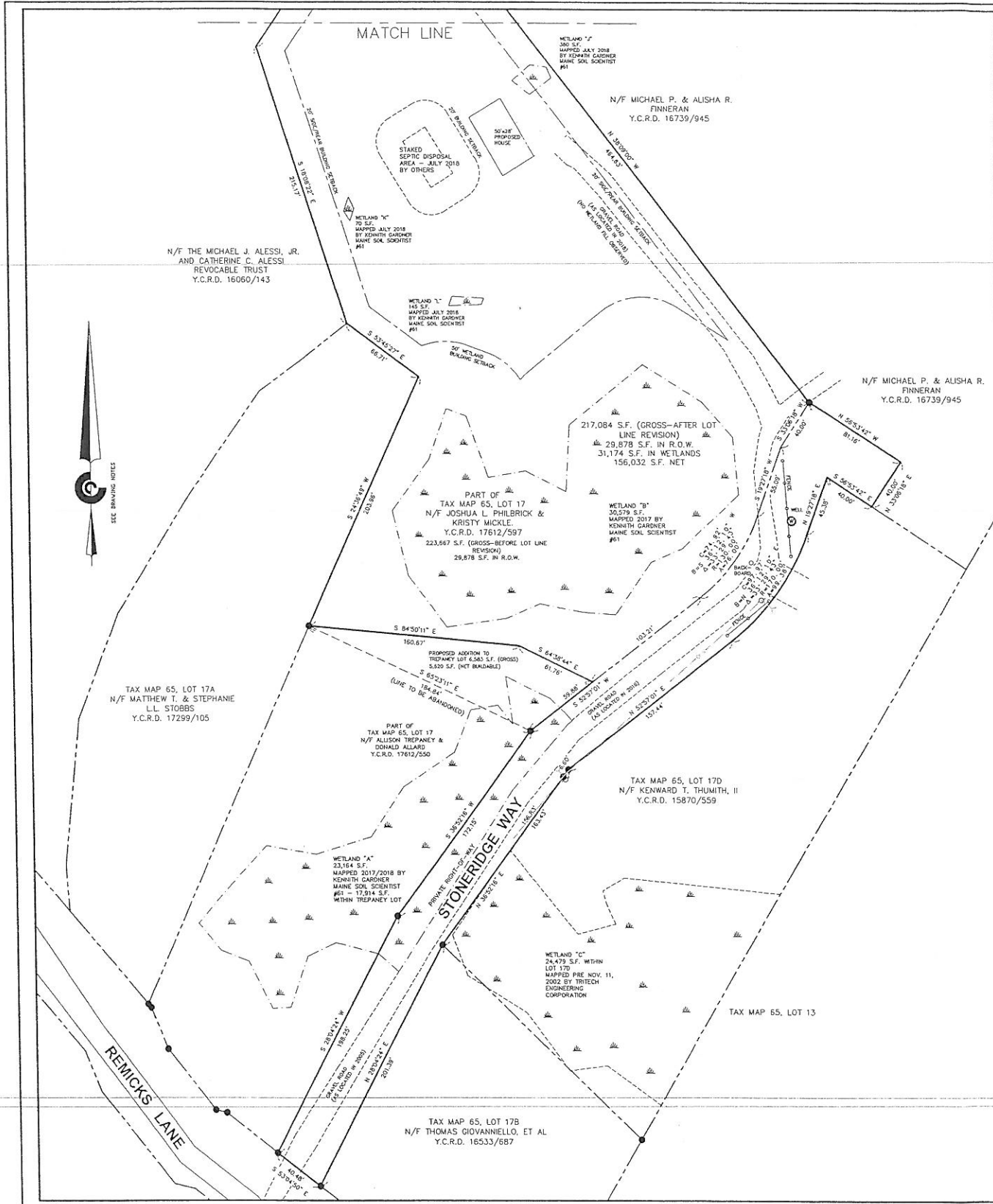
<b>PROPERTY OWNER'S INFORMATION</b>	Name	Joshua Philbrick		Mailing Address	45 Martin Rd Kittery, Me 03904
	Phone	207-450-9608			
	Fax				
	Email	Josh77979@yahoo.com			

<b>APPLICANT'S AGENT INFORMATION</b>	Name		Name of Business	
	Phone		Mailing Address	
	Fax			
	Email			

	Ordinance Section	Describe why this request is being made.
<b>DESCRIPTION</b>	***EXAMPLE*** 16.32.560 (B)- OFFSTREET PARKING.	***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.
	Table 1 Chapter 16.8 Article IV Travel Pavement -	I'm asking for a waiver on the travel pavement, and side-walk for Stoneridge Dr, I think the effect it would have on the very large wetlands that tightly border Stoneridge Dr, would be tremendous.
	Sidewalk -	I've spoken to all the current residents on Stoneridge and they agree and have written agreements with our assesment. Also have spoken to the three other residents and were
		going to establish a road association in the very near future.

I certify, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the Plan submitted without notifying the Town Planning Department of any changes.

<b>Applicant's Signature:</b>		<b>Owner's Signature:</b>	
<b>Date:</b>	5/21/2019	<b>Date:</b>	



- NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN 1 AND REFERENCED DEED FOR THE LOCUS PARCEL. NO OTHER RECORDS WORK WAS PERFORMED BY THIS INVESTIGATOR.
  - NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE BASED ON REFERENCE PLAN 1.
  - NO UTILITY INVESTIGATION HAS BEEN PERFORMED AS PART OF THIS SURVEY. CONTRACTORS NEED TO CONTACT DISSAFC AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - THE LOCUS PROPERTY IS IN THE RURAL RESIDENCE ZONE. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LOT SIZE=40,000 SQUARE FEET, MINIMUM STREET FRONTAGE=150', MINIMUM SETBACK FROM STREET RIGHT-OF-WAY=40', MINIMUM SIDE AND REAR SETBACK=20', MAXIMUM BUILDING HEIGHT=35', MAXIMUM BUILDING COVERAGE=15%, MINIMUM SETBACK FROM WETLANDS, 50' S.F. TO 1-ACRE IN SIZE, FOR BUILDINGS LARGER THAN 500 S.F.=50'. FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF KITTERY ZONING ORDINANCE.

- REFERENCE PLANS:**
- PLAN DEPICTING A "RIGHT-OF-WAY" REMICKS LANE - KITTERY - MAINE PREPARED FOR RAYMOND GAGNER, JR. & HMA, INC., DATED SEPTEMBER 15, 2004, BY CIVIL CONSULTANTS, APPROVED BY THE KITTERY PLANNING BOARD MARCH 10, 2005, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 301, PAGE 45 (CIVCON PROJECT 04-499.03).
  - CONCEPTUAL SUBDIVISION PLAN, JIM WOLCOTT, REMICKS LANE, KITTERY, MAINE, DATED NOVEMBER 11, 2002, BY TRITECH ENGINEERING CORPORATION.

**CERTIFICATION:**

THIS PLAN WAS COMPILED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II - SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

*Christopher H. Mende*  
 AUGUST 22, 2018  
 CHRISTOPHER H. MENDE DATE:  
 MAINE PROFESSIONAL LAND SURVEYOR #1302  
 CIVIL CONSULTANTS  
 SOUTH BERWICK, MAINE 03908

STATE OF MAINE  
 YORK COUNTY ss. REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ M \_\_\_\_\_ m, AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

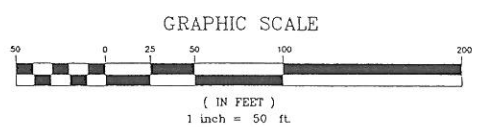
ATTEST \_\_\_\_\_ REGISTER

- LEGEND:**
- 1/2" DIA. REBAR W/ CAP
  - ▲ WETLAND AREA
  - DEED REFERENCE
  - LOCUS PARCEL BOUNDARY
  - - - APPROXIMATE ABUTTING PARCEL BOUNDARY
  - N/F NOW OR FORMERLY
  - S.F. SQUARE FEET
  - UTILITY POLE
  - OVERHEAD WIRES

**CIVIL CONSULTANTS**

Engineers  
 Planners  
 Surveyors

P.O. Box 100  
 South Berwick  
 Maine  
 03908  
 207-384-2550  
 civcon@ciwcon.com



NO.	REVISIONS	INT.	DATE
8			
7			
6			
5			
4			
3			
2			
1			

NO.	REVISIONS	INT.	DATE
8			
7			
6			
5			
4			
3			
2			
1			

**PLAN SHOWING LOT LINE REVISION  
 LAND OF JOSHUA L. PHILBRICK & KRISTY MICKLE  
 REMICKS LANE, KITTERY, YORK COUNTY, MAINE**

PREPARED FOR:  
**JOSHUA PHILBRICK & KRISTY MICKLE**  
 MAILING ADDRESS: 45 MARTIN ROAD, KITTERY, ME 03904

**TAX MAP 65, LOT 17**

SHEET NUMBER:  
**B1**

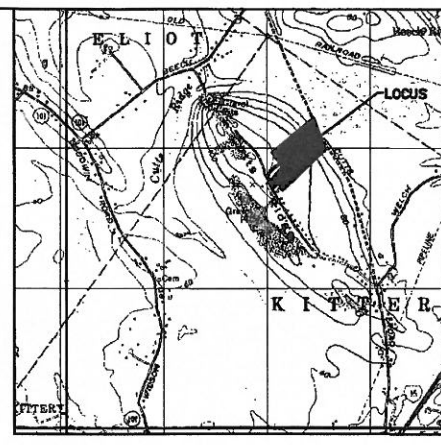
SHEET 1 OF 1  
 PROJECT # 04-449.08



LINE	LENGTH	BEARING
L1	68.30	S 53°04'20" E
L2	8.82	S 72°00'00" E
L3	58.25	S 38°27'54" E
L4	33.18	S 22°28'28" E
L5	3.45	S 45°01'57" E
L6	100.32	N 32°33'28" E
L7	54.41	N 21°53'04" E
L8	108.48	N 08°38'31" E
L9	32.27	N 02°28'28" W
L10	1.98	N 12°30'58" W
L11	30.38	S 42°50'37" E
L12	28.58	S 38°30'00" E
L13	44.44	S 21°01'13" W
L14	41.07	S 38°14'22" W
L15	63.27	S 41°07'27" W
L16	99.32	S 32°28'04" W
L17	22.38	S 84°11'58" W
L18	64.30	S 38°30'00" E
L19	64.30	S 48°21'21" W
L20	43.87	S 45°28'11" W
L21	89.92	N 40°48'57" W
L22	42.00	S 84°11'58" W
L23	42.00	S 56°33'48" E
L24	42.00	S 56°33'48" E
L25	42.00	S 56°33'48" E
L26	42.00	S 56°33'48" E
L27	42.00	S 56°33'48" E
L28	42.00	S 56°33'48" E
L29	42.00	S 56°33'48" E
L30	42.00	S 56°33'48" E

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	98.27	125.00	32°28'23"	31.18	N 301°10' E	97.82
C2	150.00	150.00	32°28'23"	38.17	N 301°10' E	149.72

ADJUTING LAND OWNERS - MAILING ADDRESSES - KITTERY TAX MAP & LOT		
LAWRENCE C. DYER & VERNA M. DYER	35 REMICKS LANE, KITTERY, MAINE 03904	MAP 65, LOT 14-2
JEREMY G. DAVIS & KAREN DAVIS	3 VERTAGE WAY, KITTERY, MAINE 03904	MAP 65, REMAINDER OF LOT 14
KATHERINE D. NICHOLSON	37 REMICKS LANE, KITTERY, MAINE 03904	MAP 65, LOT 14-1-A
VALERIE E. RUCCIO	54 REMICKS LANE, KITTERY, MAINE 03904	MAP 65, LOT 17A
RAYMOND GAGNER, JR.	7 MARTIN ROAD, KITTERY, MAINE 03904	MAP 65, LOT 17 & REMAINDER OF LOT 17B
EDNA R. HILTON	48 REMICKS LANE, KITTERY, MAINE 03904	MAP 65, PORTION OF LOT 17B
MICHAEL J. ALESSI, JR.	P.O. BOX 28, GREENLAND, NH 03840-0028	MAP 65, LOT 18
GEORGE MASTERS WOODWELL, ET AL	84 ORCHARD STREET, WOODS HOLE, MA 02543	MAP 65, LOT 22
ELEANOR M. DOWNS, TRUSTEE	1036 SECOND STREET, WENDELL, NH 03094	MAP 65, LOT 7
RALPH A. SEAVEY & STUART L. SEAVEY	28 CHESAPEAKE DRIVE, ALFRED, ME 04903-3141	MAP 65, LOT 24
STEVEN R. DUBOIS	48 REMICKS LANE, KITTERY, ME 03904-5373	MAP 65, LOT 25
ANN M. COLSON	2 CUTTS ROAD, KITTERY, ME 03904	MAP 65, LOT 13



- NOTES:**
- THE OWNER OF RECORD IS RAYMOND GAGNER, JR. BY VIRTUE OF A DEED RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 14172, PAGE 253 - LOT 17 AND H.M.A. INC. IN BOOK 14172, PAGE 250 - LOT 14. THE LOCUS IS DEPICTED AS LOTS 17 AND 17B ON KITTERY TAX MAP 65.
  - NORTH AS DEPICTED HEREON IS BASED ON GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.
  - REFERENCE IS MADE TO YORK COUNTY REGISTRY OF DEEDS BOOK 6833, PAGE 337 REGARDING THE SIXTY (60) FOOT WIDE RIGHT-OF-WAY WHICH RUNS FROM REMICKS LANE INTO LAND OF MICHAEL J. ALESSI, JR. SEE PLAN REFERENCE 2 BELOW.
  - THIS PLAN HAS BEEN PREPARED FROM FIELD NOTES AND PLANS IN THE FILES OF CIVIL CONSULTANTS.
  - CIVIL CONSULTANTS HAS NOT PERFORMED ANY FIELDWORK IN PREPARING THIS PLAN. SEE NOTE 10.
  - CIVIL CONSULTANTS HAS NOT PERFORMED ANY RECORDS RESEARCH IN PREPARING THIS PLAN OTHER THAN REVIEWING THE DEEDS REFERENCED ABOVE.
  - THE SIDELINE AND CENTERLINE OF OLD CUTTS ROAD, AS DEPICTED HEREON WAS CALCULATED BASED ON UTILIZING INFORMATION IN THE ORIGINAL LAYOUT (YORK COUNTY COMMISSIONERS RECORDS VOLUME 17, PAGE 112), FOUND MONUMENTATION AND STONE WALLS WHERE APPLICABLE. CIVIL CONSULTANTS HAS FIELD LOCATED THIS EVIDENCE (SEE PLAN REFERENCE 3), FROM THE NORTHERLY CORNER OF THE LOCUS SOUTHEASTERLY TO THE BETTY WELCH ROAD. IN OCTOBER OF 1943 THAT PORTION OF CUTTS ROAD FROM THE TOWN LINE TO THE BETTY WELCH ROAD WAS DISCONTINUED (SEE YORK COUNTY COMMISSIONERS RECORDS VOLUME 28, PAGE 280).
  - THIS AREA BETWEEN THE STONE WALLS APPEARS TO BE A PORTION OF THE LANE REFERRED TO IN THE DIVISION BETWEEN JOEL NOWELL AND HANNAH CUTTS, REFERENCE IS MADE TO YORK COUNTY REGISTRY OF DEEDS IN BOOK 201, PAGE 352 AND BOOK 233, PAGE 280. THIS AREA APPEARS TO BE OWNED IN COMMON BY MICHAEL J. ALESSI, JR. AND RAYMOND GAGNER, JR. THE SAID RAYMOND GAGNER, JR. HAVING ACQUIRED HIS INTEREST FROM EDNA R. HILTON AS SURVIVING JOINT TENANT IN YORK COUNTY REGISTRY OF DEEDS BOOK 1116, PAGE 174. SEE PLAN REFERENCE 3.
  - SUBSTANTIAL PORTIONS OF THIS STONE WALL HAVE BEEN REMOVED AS OF THE 1993 DATE OF PLAN REFERENCE 3.
  - THE HOUSE ON THE LOT RETAINED BY EDNA R. HILTON WAS LOCATED ON JULY 15, 2004.
  - RECORDS ON FILE WITH THE KITTERY CODE ENFORCEMENT OFFICE INDICATE THAT FRONTAGE FOR THE LOT FORMERLY OWNED BY EDNA R. HILTON STREET FRONTAGE ALONG THE OLD LANE. SEE RECENT DEEDS CONVEYING LAND TO RUSSELL HILTON, THESE DEEDS ARE RECORDED. TOTAL AREA OF LAND FORMERLY OWNED BY RUSSELL K. HILTON IS 57,889.73 SQUARE FEET, OR 1.33 ACRES.
  - THE GRAVEL ROAD, WOODS ROADS, THE PROPOSED LEACH FIELD, TEST PITS & RAY GAGNER'S HOUSE LOCATION WERE LOCATED ON AUGUST 23, 2004 BY CIVIL CONSULTANTS UTILIZING A TRIMBLE PRO "XRS" GPS RECEIVER.
  - THE ROAD OVER THIS RIGHT-OF-WAY SHALL BE BUILT IN ACCORDANCE WITH THE TOWN OF KITTERY REQUIREMENTS FOR DESIGN AND CONSTRUCTION STANDARDS FOR A PRIVATE WAY. THIS RIGHT-OF-WAY IS TO SERVE FOUR (4) SINGLE FAMILY DWELLING UNITS. ANY ADDITIONAL DWELLING UNITS WOULD REQUIRE PLANNING BOARD REVIEW.

APPROVED BY THE  
TOWN OF KITTERY PLANNING BOARD

*Charles D. Marchese*  
T.P.B. for Board Approval 3/16/05

DATE \_\_\_\_\_

SIGNATURE OF  
OWNER AND/OR APPLICANT

DATE \_\_\_\_\_

WETLANDS DEPICTED HEREON WERE SCANNED FROM A PLAN ENTITLED "CONCEPTUAL SUBDIVISION PLAN, JIM WOLCOTT, REMICKS LANE, KITTERY, MAINE" DATED NOVEMBER 11, 2002 BY TRITECH ENGINEERING CORPORATION, JOB NO. 02144, SCALE: 1" = 100'

TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DIGITIZED FROM AERIAL PHOTOGRAPHY MAPPED FOR CIVIL CONSULTANTS IN NOVEMBER 1988 BY B.H.O. MAPPING CORPORATION

**LEGEND**

⊙	5/8" REBAR TO BE SET W/PLASTIC I.D. CAP (TYPICAL)
N/F	NOW OR FORMERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
2258/282	DEED BOOK / PAGE NUMBER
○	EXISTING IRON PIPE (TYPICAL)
—	APPROXIMATE ADJOINING PROPERTY LINE
—	LOCUS PROPERTY LINE
—	OVERHEAD UTILITIES
—	EXISTING IRON ROD (TYPICAL)
○	STONE WALL
W/	WITH
○	UTILITY POLE
SQ. FT.	SQUARE FEET

**ZONING INFORMATION**

RURAL RESIDENCE -- RR ZONE

MINIMUM LAND AREA PER DWELLING UNIT: 40,000 SQUARE FEET

MINIMUM LOT SIZE: 40,000 SQUARE FEET

MINIMUM STREET FRONTAGE: 150 FEET

MINIMUM FRONT YARD: 40 FEET

MINIMUM BUILDING COVERAGE: 15 PERCENT

MINIMUM REAR AND SIDE YARDS: 25 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

LENGTH OF PROPOSED ROW 666'± ALONG CENTERLINE TO TURN-T

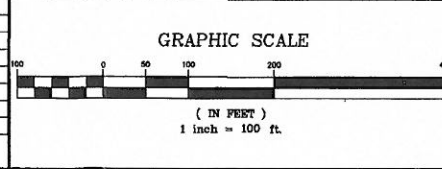
WETLANDS WITHIN PROPOSED ROW AS DEPICTED 4,136 S.F.±

**CERTIFICATION**

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

*Charles D. Marchese* Sept 15, 2004

CHARLES D. MARCHESE, MAINE P.L.S. 2009 DATE



DATE: SEPT. 15, 2004

PROJECT NO. 04-499.03

DRAWN BY: CDM

CHECKED BY: CDM

SCALE: 1" = 100'

NOTEBOOK: N/A

**CIVIL CONSULTANTS**

Engineers  
Planners  
Surveyors

P.O. Box 100  
South Berwick  
Maine  
03008  
207-384-2560  
cdmcc@down.com

PLAN DEPICTING A "RIGHT-OF-WAY"

**REMICKS LANE - KITTERY - MAINE**

PREPARED FOR

**RAYMOND GAGNER, JR. & H M A, INC.**

(MAILING ADDRESS: 7 MARTIN ROAD, KITTERY, MAINE 03904)

FOR LAND LOCATED ON

REMICKS LANE

TOWN OF KITTERY - YORK COUNTY - MAINE

STATE OF MAINE  
YORK COUNTY ss. REGISTRY OF DEEDS  
RECEIVED 6-22-2005  
AT 2h. 4m. # M. AND RECORDED IN  
PLAN BOOK 301, PAGE 29

ATTEST *Christa Clarke* REGISTER