

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

ITEM 4 - 35 Thaxter Lane – Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owners/Applicants John & Mary Adamik request consideration to construct a single-family dwelling on a vacant parcel located at 35 Thaxter Lane (Tax Map 64 Lot 10A) in the Residential – Rural Conservation (R-RC) and Shoreland Overlay (OZ-SH-250’) Zone. Agent is Chris Redmond, Mighty Roots.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
YES	Determination of Completeness	Scheduled for 6/13/2019	PENDING
NO	Site Walk	At the Board's discretion	
NO	Public Hearing	At the Board's discretion	
Yes	Shoreland Development Plan Approval		Feasible for 6/13/2019

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.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 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 because it is located in the Shoreland Overlay Zone. The parcel is a vacant lot which conforms to all of the applicable zoning requirements. The proposed development is a single-family dwelling located outside of the 100-foot buffer from the upland edge of a coastal wetland.

Staff Review

1. A single-family dwelling units is special exception use in the OZ-SH-250’ Zone. The proposed dwelling is outside of the 100-foot required waterbody and wetland setback. The Board may approve the special exception request provided the following conditions are met:
 - a. There is no location on the property, other than a location within the Shoreland Overlay or Resource Protection Overlay Zones, where a single-family dwelling can be built, or similarly for a duplex in the Shoreland Overlay Zone.
 - b. The lot on which the structure is proposed is undeveloped and was established and recorded in the York County Registry of Deeds before inclusion in the Shoreland or Resource Protection Overlay Zones.
 - c. All proposed buildings, sewage disposal systems, other than municipal sewer, and other improvements are located:
 - i. On natural ground slopes of less than 20%;
 - ii. Outside the floodway of the one-hundred-year floodplain along rivers; and

- iii. Outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps.
 - d. The lowest floor elevation or openings of all buildings and structures, including basements, must be elevated at least one foot above the elevation of the one-hundred-year flood, the flood of record or, in the absence of these, the flood as defined by soil types identified as recent floodplain soils.
 - e. If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the one-hundred-year floodplain.
 - f. The total ground-floor area, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation may not be altered by variance.
 - g. All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body, tributary stream or upland edge of a wetland to the greatest practical extent but not less than 75 feet horizontal distance. In determining the greatest practical extent, the Planning Board must consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the floodplain and its proximity to the wetlands.
 2. The maximum devegetated area for the Shoreland Overlay Zone is 20%. The proposed development results in a devegetated area of 6.8%.
 3. According to Section 16.9.2.2, the cutting or removal of vegetation in the Shoreland Overlay Zone is limited to that which is necessary for the single family dwelling use. The area of disturbance is shown on the plan and seems reasonable for the proposed development.
 4. The flood hazard zone is located on the northern edge of the property. The proposed development is outside of this zone.

Recommendations

The application appears to be complete and meets the standards of Title 16. Staff recommends the Board accept the application and approve the Shoreland Development Plan:

Move to accept the Shoreland Development Plan application dated May 31, 2019 from Owners/applicants John & Mary Adamik to construct a single family dwelling on a vacant parcel located at 35 Thaxter Lane (Tax Map 64 Lot 10A) in the Residential – Rural Conservation (R-RC) and Shoreland Overlay (OZ-SH-250') Zone as complete.

Move to approve the Shoreland Development Plan application dated May 31, 2019 from Owners/Applicants John & Mary Adamik to construct a single family dwelling on a vacant parcel located at 35 Thaxter Lane (Tax Map 64 Lot 10A) in the Residential – Rural Conservation (R-RC) and Shoreland Overlay (OZ-SH-250') Zone, upon the review and voting, in the affirmative, on the Findings of Fact.

Kittery Planning Board

UNAPPROVED

**Findings of Fact
For 35 Thaxter Lane
Shoreland Development Plan Review**

WHEREAS: Owners/Applicants John & Mary Adamik request consideration to construct a single-family dwelling on a vacant parcel located at 35 Thaxter Lane (Tax Map 64 Lot 10A) in the Residential – Rural Conservation (R-RC) and Shoreland Overlay (OZ-SH-250') Zone. Agent is Chris Redmond, Mighty Roots.

Hereinafter the “Development” and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted { in the plan review notes prepared for 4/14/2016 }

Shoreland Development Plan Review	6/13/2019
Approval	6/13/2019

And pursuant to the application and plan and other documents considered to be a part of a plan review decision by the Planning Board in this Finding of Fact consisting of the following (hereinafter the “Plan”): { as noted in the plan review notes prepared for 4/14/2016 }

1. Shoreland Development Plan Application, received 6/3/2019
2. Shoreland Development Plan, Seaport Engineering, LLC, dated 5/31/2019

NOW THEREFORE, based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the 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
<i>(1)(d) The total footprint of the 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...</i>
<u>Findings:</u> The proposed development will have a devegetated area of 6.8% of the lot.
<u>Conclusion:</u> The requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining

16.6.6 Basis for Decision
16.6.6.1.B In hearing appeals/requests under this Section, the Board of Appeals [note: Planning Board is also subject to this section per 16.7.3.5.5 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.
- The Board must also give consideration to the factors listed in 16.6.6.2.

Finding: The proposed development does not pose a concern.

Conclusion: The requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

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:

1. *Maintain safe and healthful conditions;*

Finding: The proposed development as represented in the application and on the plans does not appear to have an adverse impact.

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

2. *Not result in water pollution, erosion or sedimentation to surface waters;*

Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction (see conditions #2 and #3) to avoid impact on adjacent surface waters.

Conclusion: This requirement appears to be met

Vote: ___ in favor ___ against ___ abstaining

3. *Adequately provide for the disposal of all wastewater;*

Finding: The plan shows a proposed septic system location.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

4. *Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;*

Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction (see conditions #2 and #3) to avoid impact on adjacent surface waters.

Conclusion: The proposed development does not appear to have an adverse impact.

Vote: ___ in favor ___ against ___ abstaining

5. Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;

Finding: Shore cover will not be adversely impacted.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

6. Protect archaeological and historic resources;

Finding: There does not appear to be any resources impacted.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;

Finding: The property is not located in the Commercial Fisheries / Maritime Use Zone.

Conclusion: This requirement is not applicable.

Vote: ___ in favor ___ against ___ abstaining

8. Avoid problems associated with floodplain development and use;

Finding: A flood zone is located northeasterly corner of the property. No development is proposed in the flood zone.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

9. Is in conformance with the provisions of this code;

Finding: The proposed development appears to be in conformance with the provisions of this Code.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

10. Be recorded with the York county Registry of Deeds.

Conclusion: 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.

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: None

Conditions of Approval (to be depicted 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 building construction to ensure adequate erosion control and slope stabilization.
3. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
4. All Notices to Applicant contained herein (Findings of Fact dated 6/13/2019).

The Planning Board authorizes the Planning Board Chair to sign the Final Plan and the Findings of Fact upon confirmation of required plan changes.

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. 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.
2. 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.
3. 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.

SHORELAND DEVELOPMENT PLAN APPLICATION



TOWN OF KITTEERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

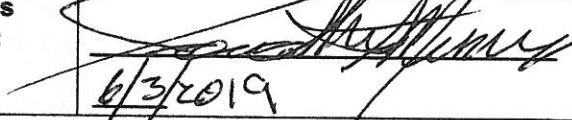
MAP ___ LOT ___
 DATE: _____
 FEE: \$ 200.00
 ASA*: _____

PROPERTY DESCRIPTION	Physical Address	36 THAXTER LAKE KITTEERY ME 03905		
	Base Zone	R-RLC	Overlay Zone (s)	- SHORELAND WATER BODY 02-SL-250' RESERVE PROTECTION 02-RP
OWNER INFORMATION	Name	JOHN & MARY ADAMIK		Mailing Address 19 GREENTREE LAKE BYFIELD, MA 01922
	Phone	978-729-9269		
	Email	j.adamik@comcast.net		
AGENT INFORMATION	Name	CHARIS REDMOND		Company MIGHTY ROOTS Mailing Address 13 ALDEN AVE. GREENLAND NH. 03840
	Phone	603-303-1013		
	Email	c.redmond@mightyroots.com		
	Fax			
APPLICANT INFORMATION	Name	JOHN & MARY ADAMIK		Mailing Address 19 GREENTREE LAKE BYFIELD, MA 01922
	Phone	978-729-9269		
	Email	j.adamik@comcast.net		

PROJECT DESCRIPTION	Existing Use:	LAND
	Proposed Use (describe in detail):	NEW RESIDENCE 2,500 SQ FT 3 BEDROOM CUSTOM HOME

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	SHORELAND OVERLAY ZONE

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

Applicant's Signature:		Owner's Signature:	_____
Date:	6/3/2019	Date:	_____

*Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.

MINIMUM PLAN SUBMITTAL REQUIREMENTS	
<input checked="" type="checkbox"/> 12 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 10 plan copies may be half-size (11"x17") and 2 must be full-size (24"x36")	
Shoreland Development Plan format and content:	
<p>A) Paper Size; no less than 11" X 17" or greater than 24" X 36"</p> <p>B) Plan Scale</p> <p><input type="checkbox"/> Under 10 acres: no greater than 1" = 30'</p> <p><input type="checkbox"/> 10 + acres: 1" = 50'</p> <p>C) Title Block</p> <p><input type="checkbox"/> Title: Shoreland Development Plan</p> <p><input type="checkbox"/> Applicant's name and address</p> <p><input type="checkbox"/> Name of preparer of plan with professional information</p> <p><input type="checkbox"/> Parcel's Kittery tax map identification (map – lot) in bottom right corner</p> <p><input type="checkbox"/> Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.</p> <p>D) Signature Block</p> <p><input type="checkbox"/> Area for signature by Planning Board Chair and Date of Planning Board Approval</p>	

Development Plan must include the following existing and proposed information:	
<p>Existing:</p> <p><input type="checkbox"/> Land Use Zones and boundaries</p> <p><input type="checkbox"/> Topographic map (optional)</p> <p><input type="checkbox"/> Wetlands and flood plains</p> <p><input type="checkbox"/> Water bodies and water courses</p> <p><input type="checkbox"/> Parcel area</p> <p><input type="checkbox"/> Lot dimensions</p> <p><input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone)</p> <p><input type="checkbox"/> Streets, driveways and rights-of-way</p> <p><input type="checkbox"/> Structures</p> <p><input type="checkbox"/> Distance from structure to water body and property lines</p> <p><input type="checkbox"/> Floor area, volume, devegetated area, and building coverage</p>	<p>Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.)</p> <p><input type="checkbox"/> Recreation areas and open space</p> <p><input type="checkbox"/> Setback lines and building envelopes</p> <p><input type="checkbox"/> Lot dimensions</p> <p><input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone)</p> <p><input type="checkbox"/> Streets, driveways and rights-of-way</p> <p><input type="checkbox"/> Structures</p> <p><input type="checkbox"/> Floor area, volume, devegetated area, and building coverage</p> <p>Distance to:</p> <p><input type="checkbox"/> Nearest driveways and intersections</p> <p><input type="checkbox"/> Nearest fire hydrant</p> <p><input type="checkbox"/> Nearest significant water body; ocean, wetland, stream</p>

AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

Size of water body or wetland: <500 sf <501 sf-1 acre >1 acre

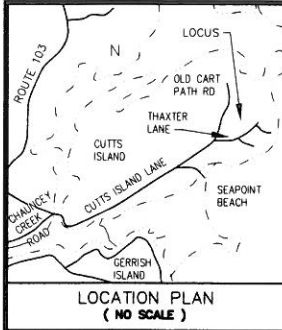
Structure distance from water body: 198 feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	0 sf	1636 sf	1.9 %	
Construction:	New: <input checked="" type="checkbox"/>	Demo/Rebuild: <input type="checkbox"/>		Value:
	Maintenance/repair: <input type="checkbox"/>			\$800,000
*Total increase in area may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 131,849	20 %	0 sf	1636 sf	6.8 %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 131,849	6 %	0 sf	1636 sf	1.9 %
*See underlying zone standards for building coverage percent allowed.				

¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.



LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK LINES
		LIMIT OF DISTURBANCE
		EDGE OF PAVEMENT
		SIGN
		LOOSE STONE WALL
		2' CONTOUR
		WETLANDS
		WETLANDS BOUNDARY
		OVERHEAD WIRES
		UTILITY POLE
		EROSION CONTROL
		TEST PIT LOCATION

PROPERTY OWNERS:

SIGNATURE _____ DATE _____

APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

64 / 15
 CHRISTOPHER L. & ELYSE N. KEHL
 P.O. Box 241
 YORK, ME 03909
 13314 / 20

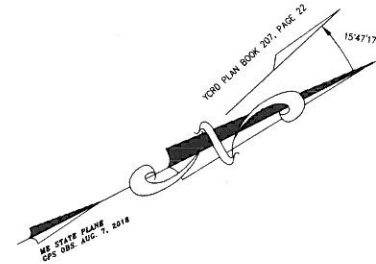
64 / 15
 PHILLIP R. CRAWFORD
 PO BOX 246
 KITTERY POINT, ME 03905
 15828 / 170

64 / 14
 DAVID BALDWIN REV LIVING TRUST
 C/O BEN BALDWIN
 614 HALEY ROAD
 KITTERY POINT, ME 03905
 15877 / 337

64 / 11B
 UNITED STATES OF AMERICA
 FISH & WILDLIFE SERVICE
 300 WESTGATE COURT
 HADLEY, MA 02035
 6131 / 313

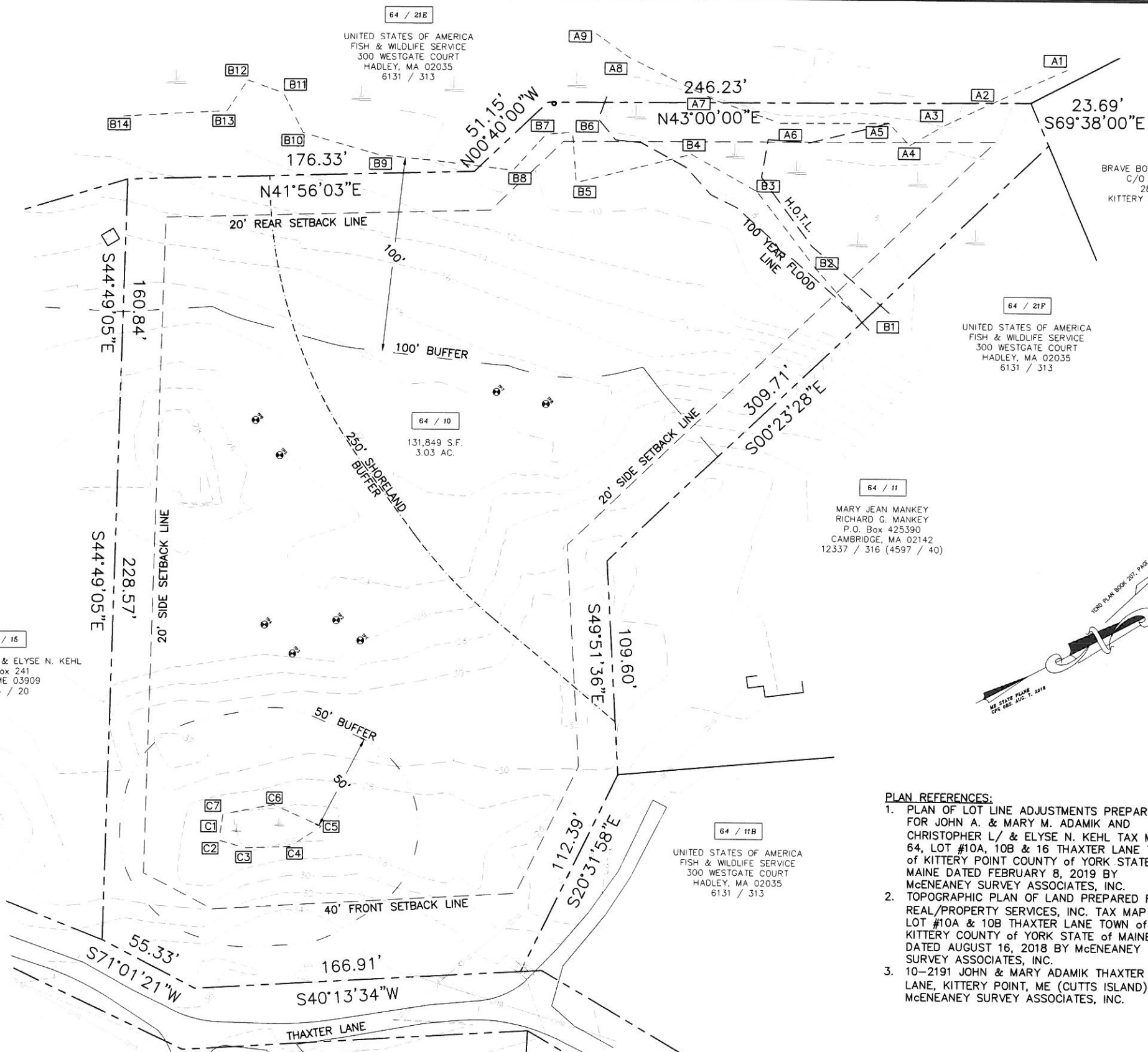
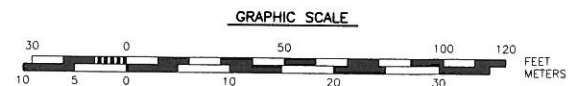
64 / 11
 MARY JEAN MANKEY
 RICHARD G. MANKEY
 P.O. Box 425390
 CAMBRIDGE, MA 02142
 12337 / 316 (4597 / 40)

64 / 10
 131,849 S.F.
 3.03 AC.



PLAN REFERENCES:

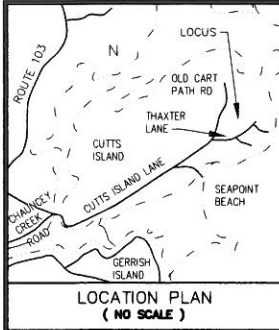
1. PLAN OF LOT LINE ADJUSTMENTS PREPARED FOR JOHN A. & MARY M. ADAMIK AND CHRISTOPHER L/ & ELYSE N. KEHL TAX MAP 64, LOT #10A, 10B & 16 THAXTER LANE TOWN of KITTERY POINT COUNTY of YORK STATE of MAINE DATED FEBRUARY 8, 2019 BY McENEANEY SURVEY ASSOCIATES, INC.
2. TOPOGRAPHIC PLAN OF LAND PREPARED FOR REAL/PROPERTY SERVICES, INC. TAX MAP 64, LOT #10A & 10B THAXTER LANE TOWN of KITTERY COUNTY of YORK STATE of MAINE DATED AUGUST 16, 2018 BY McENEANEY SURVEY ASSOCIATES, INC.
3. 10-2191 JOHN & MARY ADAMIK THAXTER LANE, KITTERY POINT, ME (CUTTS ISLAND) BY McENEANEY SURVEY ASSOCIATES, INC.



NO.	DESCRIPTION	REVISIONS	
		APP'D	DATE
A	FOR PLANNING BOARD APPROVAL	MRB	5/31/19

DATE:	May 28, 2019
SCALE:	1:30
PROJECT NO.:	Adamik
FOR:	John A. & Mary M. Adamik
ENGINEER OF RECORD:	MARC R. BATCHELDER, PE

TITLE:	Adamik Residence 36 Thaxter Lane EXISTING CONDITIONS
C-001	



DIMENSIONAL REGULATIONS

ZONES: RESIDENTIAL-RURAL CONSERVATION (R-RLC)
 SHORELAND WATER BODY / WETLAND PROTECTION AREA (OZ-SL-250')
 RESOURCE PROTECTION (OZ-RP) OVERLAY ZONE

RESIDENTIAL-RURAL CONSERVATION ZONE (R-RLC)

LOT DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LAND AREA/DWELLING	80,000 SF	131,849± SF	131,849± SF
MIN. LOT SIZE	80,000 SF	131,849± SF	131,849± SF
MIN. STREET FRONTAGE	200 FT	222.24 FT	222.24 FT
YARD SIZES			
FRONT	40 FT	N/A	204.7'±
SIDE	20 FT	N/A	63.7'±
REAR	20 FT	N/A	115.5'±
MAX. HEIGHT	35 FT	N/A	T.B.D.
MAX. BUILDING COVER	6.0%	N/A	1.9%±
MIN. OPEN SPACE	15.0%	72.5%±	69.9%±

SHORELAND OVERLAY ZONE (OZ-SL)

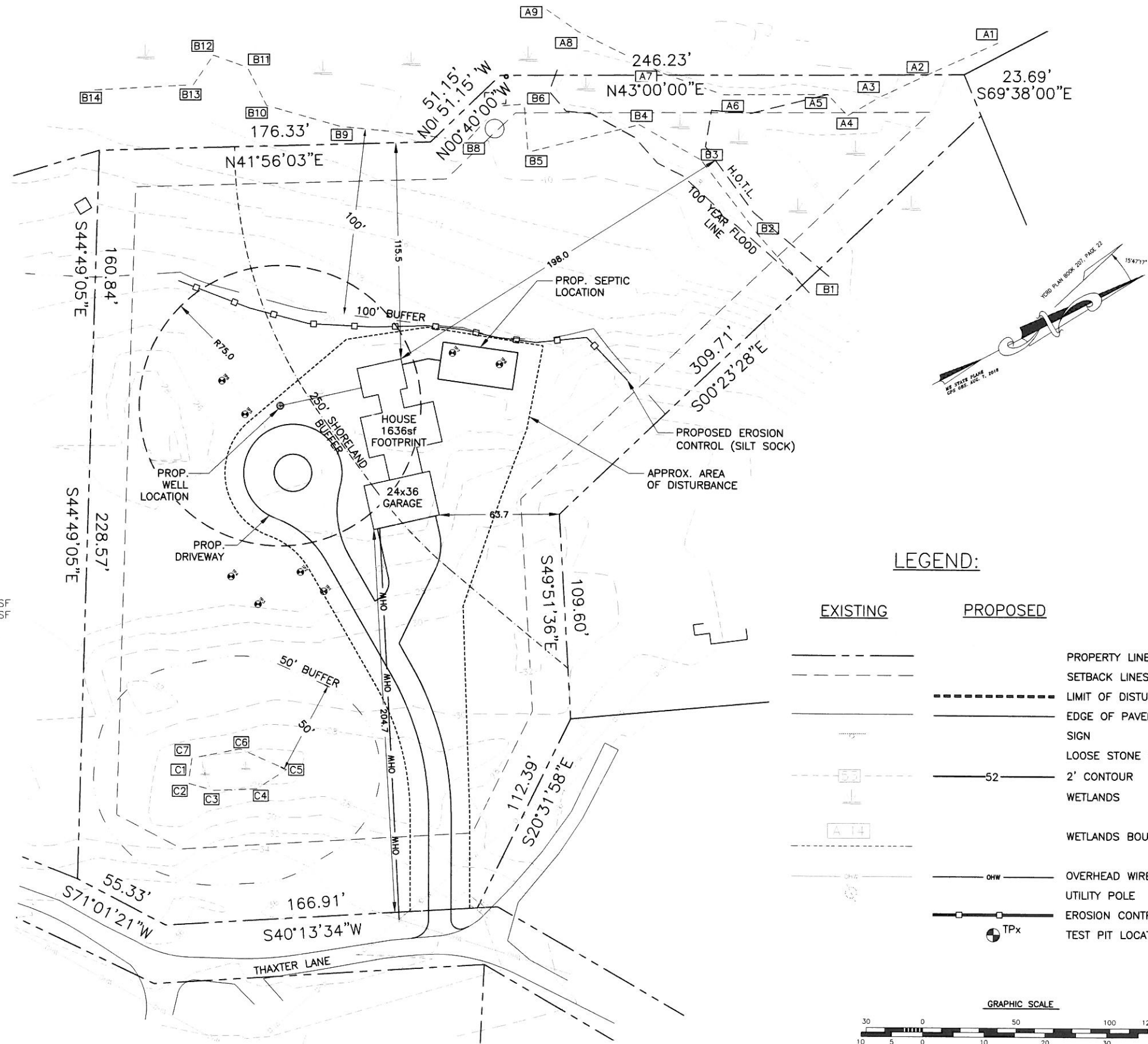
LOT DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LAND AREA/DWELLING	80,000 SF	131,849± SF	131,849± SF
MIN. LOT SIZE	80,000 SF	131,849± SF	131,849± SF
MIN. SHORE FRONTAGE	250 FT	N/A	N/A
PRINCIPAL STRUCTURE SETBACK	100 FT	N/A	198.0± FT
MAX. IMPERVIOUS AREA	20.0%	0.0%±	6.8%±

PROPERTY OWNERS:

SIGNATURE _____ DATE _____

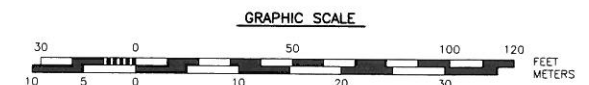
APPROVED BY THE KITTELY PLANNING BOARD

CHAIRMAN _____ DATE _____



LEGEND:

EXISTING	PROPOSED	
—	—	PROPERTY LINE
- - -	- - -	SETBACK LINES
- - - -	- - - -	LIMIT OF DISTURBANCE
—	—	EDGE OF PAVEMENT
—	—	SIGN
—	—	LOOSE STONE WALL
- - -	- - -	2' CONTOUR
—	—	WETLANDS
- - -	- - -	WETLANDS BOUNDARY
—	—	OVERHEAD WIRES
—	—	UTILITY POLE
—	—	EROSION CONTROL
—	—	TEST PIT LOCATION



NO.	DESCRIPTION	APP'D	DATE
A	FOR PLANNING BOARD APPROVAL	MRB	5/31/19

DATE: May 28, 2019
 SCALE: 1:30
 PROJECT NO.: Adamik
 MARC R. BATCHELDER, PE
 ENGINEER OF RECORD

FOR: John A. & Mary M. Adamik

Seaport Engineering, LLC
 PORTSMOUTH, NH
 (603) 498-8449
 www.seaporteng.com

TITLE: Adamik Residence
 36 Thaxter Lane
 PROPOSED SITE PLAN

C-002