



TOWN OF KITTERY
Planning and Development
200 Rogers Road, Kittery, ME 03904
Telephone: 207-475-1307 Fax: 207-439-6806

TO: PLANNING BOARD
FROM: JAMIE STEFFEN, TOWN PLANNER
SUBJECT: STREET NAMING APPLICATION – MCCLLOUD DRIVE
DATE: OCTOBER 18, 2018
CC:

A street naming application from Owner DECM, LLC and Applicant Michael Sudak was received by the Planning Office to name the private road approved as part the Miller Road subdivision (Map 56, Lot 20) that will serve three (3) of the six (6) lots in the subdivision. The applicant requests the private road be named McCloud Drive. The application is to name what was on the plan as “Hutchins Creek Lane”. The street naming application should have been included during the subdivision review process, but was overlooked.

Staff has received approval of the proposed names change from Police, Fire, Public Works and Assessing departments.

Recommendation: Accept or deny application, grant or deny approval of street name.

Motion:

Move to accept and approve a Street Naming Application dated October 10, 2018 from owner DECM, LLC and applicant Michael Sudak to name a new private road servicing three (3) lots in the Miller Road subdivision (Map 56, Lot 20), McCloud Drive.

Street Naming

769

Applicant

👤 Michael Sudak
☎ 2074396023
@ mike@attarengineering.com

Location

0 MILLER ROAD
KITTERY, ME 03905

Street Description

Existing Street Name

none

Proposed Street Name

McCloud Drive

Street Location (e.g. off Haley Road, after #157 between Norton and Bartlett Road)

on Miller Road, southeast of Hutchins Creek crossing on North side of road

Approval Request

Property owners do hereby request approval of the street name. Upon approval by the planning board, we herein acknowledge responsibility for the expense incurred to change our mailing address as well as to purchase and install the street signs.

true



ATTAR

ENGINEERING, INC

CIVIL · STRUCTURAL · MARINE

Mr. Jamie Steffen, Town Planner
Town of Kittery
P.O. Box 808
Kittery, Maine 03904

October 10, 2018
Project No.: C142-18

**Re: Miller Road Subdivision
Street Naming Application
Tax Map 56, Lot 20**

Dear Mr. Steffen:

On behalf of Christopher Cloutier, please accept the following signatures as authorization of the requested naming "McCloud Drive" for the proposed roadway associated with the Miller Road Subdivision project. This signed document shall accompany the Town's application to satisfy the required 'Signature of Property Owners Abutting the Street to be Named'.

Please contact me for any additional information or clarifications required.

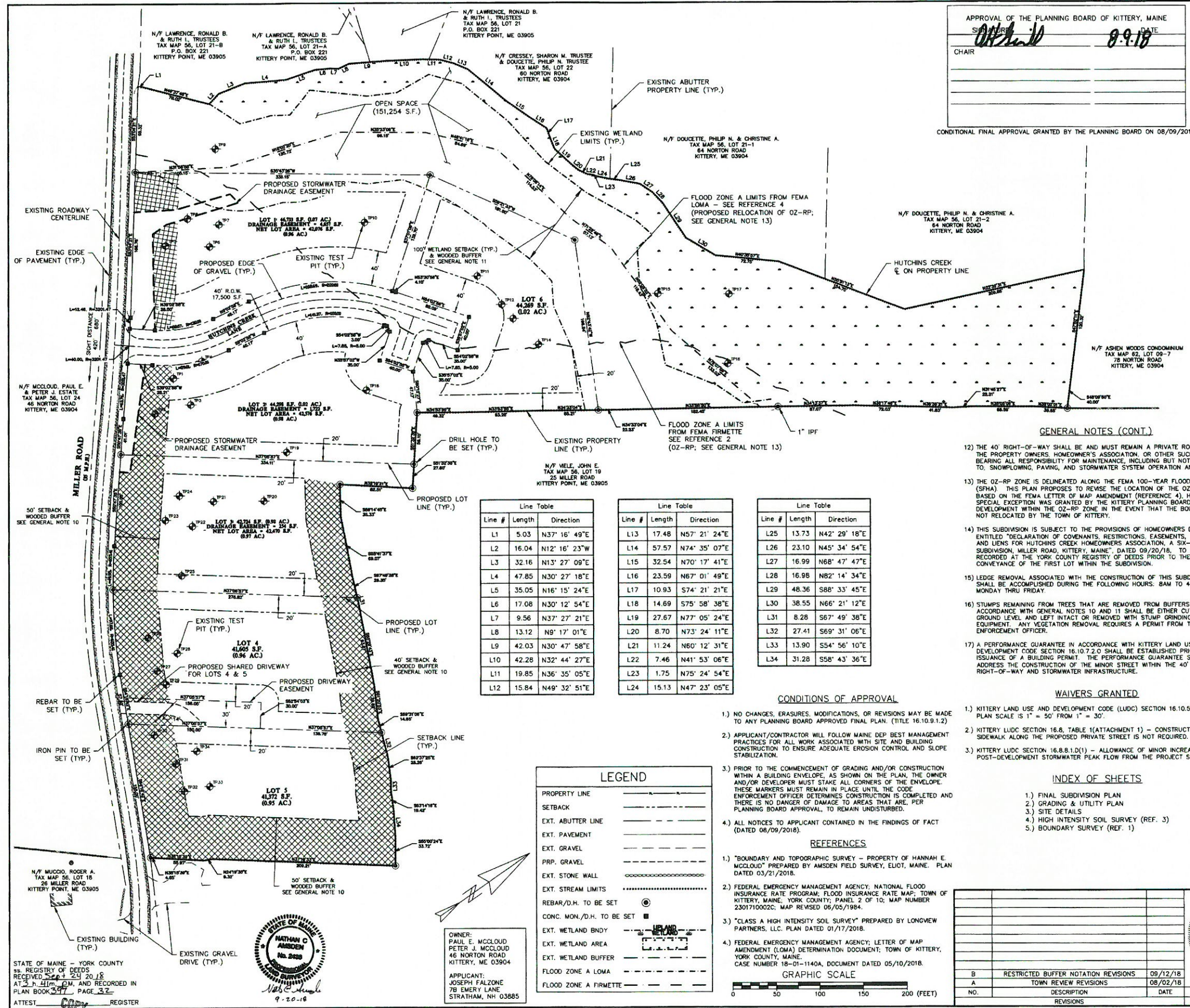
Sincerely,

Christopher Cloutier, DECM Manager

Michael J. Sudak, E.I.T.

cc: Christopher Cloutier, Joseph Falzone, Colton Gove

C142-18 Street Naming Authorization.doc

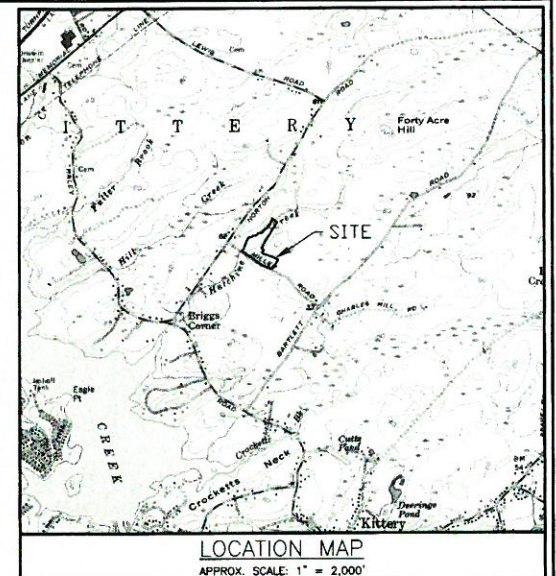


APPROVAL OF THE PLANNING BOARD OF KITTERY, MAINE

DATE: 09/18

CHAIR: [Signature]

CONDITIONAL FINAL APPROVAL GRANTED BY THE PLANNING BOARD ON 08/09/2018.



- GENERAL NOTES**
- THIS PLAN PROVIDES FOR A 6-LOT RESIDENTIAL SUBDIVISION AT MILLER ROAD, KITTERY, MAINE.
 - THE EXISTING PARCEL IS 9.97 ACRES, LOCATED IN THE RESIDENTIAL-RURAL (R-RL) ZONING DISTRICT AND RESOURCE PROTECTION (OZ-RP), TAX MAP 59 LOT 20.
 - EXISTING CONDITIONS AND TOPOGRAPHY (DATUM NGVD 1929) WERE PERFORMED BY AMSDEN FIELD SURVEY, ELIOT, MAINE (SEE REFERENCE 1). TEST PITS, WETLANDS AND HIGH INTENSITY SOIL SURVEY WERE PROVIDED BY REF. 3.
 - THE PROPOSED LOTS SHALL BE SERVED BY INDIVIDUAL, PRIVATE, SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWS) AND INDIVIDUAL, PRIVATE, SUBSURFACE WATER SUPPLY WELLS. WELL SEPARATION 100' FROM EXISTING/PROPOSED SSWS.
 - SPACE AND BULK REQUIREMENTS FOR THE R-RL ZONING DISTRICT ARE AS FOLLOWS:

ZONING DISTRICT R-RL	
MIN. LAND AREA	40,000 SF
MIN. LOT AREA	40,000 SF
MIN. STREET FRONTAGE	150'
MIN. FRONT SETBACK	40'
MIN. SIDE SETBACK	20'
MIN. REAR SETBACK	20'
MAX. BLDG. HEIGHT	35'

- GENERAL NOTES (CONT.)**
- THE 40' RIGHT-OF-WAY SHALL BE AND MUST REMAIN A PRIVATE ROAD, WITH THE PROPERTY OWNERS' HOMEOWNERS' ASSOCIATION, OR OTHER SUCH ENTITY BEARING ALL RESPONSIBILITY FOR MAINTENANCE, INCLUDING BUT NOT LIMITED TO, SNOWPLOWING, PAVING, AND STORMWATER SYSTEM OPERATION AND REPAIR.
 - THE OZ-RP ZONE IS DELINEATED ALONG THE FEMA 100-YEAR FLOOD BOUNDARY (SFHA). THIS PLAN PROPOSES TO REVISE THE LOCATION OF THE OZ-RP ZONE, BASED ON THE FEMA LETTER OF MAP AMENDMENT (REFERENCE 4). HOWEVER, A SPECIAL EXCEPTION WAS GRANTED BY THE KITTERY PLANNING BOARD TO ALLOW DEVELOPMENT WITHIN THE OZ-RP ZONE IN THE EVENT THAT THE BOUNDARY IS NOT RELOCATED BY THE TOWN OF KITTERY.
 - THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF HOMEOWNERS DOCUMENTS ENTITLED "DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES, AND LIENS FOR HUTCHINS CREEK HOMEOWNERS ASSOCIATION, A SIX-LOT SUBDIVISION, MILLER ROAD, KITTERY, MAINE," DATED 09/20/18, TO BE RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS PRIOR TO THE CONVEYANCE OF THE FIRST LOT WITHIN THE SUBDIVISION.
 - LEDGE REMOVAL ASSOCIATED WITH THE CONSTRUCTION OF THIS SUBDIVISION SHALL BE ACCOMPLISHED DURING THE FOLLOWING HOURS: 8AM TO 4PM, MONDAY THRU FRIDAY.
 - STUMPS REMAINING FROM TREES THAT ARE REMOVED FROM BUFFERS IN ACCORDANCE WITH GENERAL NOTES 10 AND 11 SHALL BE EITHER CUT NEAR GROUND LEVEL AND LEFT INTACT OR REMOVED WITH STUMP GRINDING EQUIPMENT. ANY VEGETATION REMOVAL REQUIRES A PERMIT FROM THE CODE ENFORCEMENT OFFICER.
 - A PERFORMANCE GUARANTEE IN ACCORDANCE WITH KITTERY LAND USE AND DEVELOPMENT CODE SECTION 16.10.7.2.0 SHALL BE ESTABLISHED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PERFORMANCE GUARANTEE SHALL ADDRESS THE CONSTRUCTION OF THE MINOR STREET WITHIN THE 40' RIGHT-OF-WAY AND STORMWATER INFRASTRUCTURE.

Line Table

Line #	Length	Direction
L1	5.03	N37° 16' 49"E
L2	16.04	N12° 16' 23"W
L3	32.16	N13° 27' 09"E
L4	47.85	N30° 27' 18"E
L5	35.05	N16° 15' 24"E
L6	17.08	N30° 12' 54"E
L7	9.56	N37° 27' 21"E
L8	13.12	N9° 17' 01"E
L9	42.03	N30° 47' 58"E
L10	42.28	N32° 44' 27"E
L11	19.85	N36° 35' 05"E
L12	15.84	N49° 32' 51"E

Line #	Length	Direction
L13	17.48	N57° 21' 24"E
L14	57.57	N74° 35' 07"E
L15	32.54	N70° 17' 41"E
L16	23.59	N67° 01' 49"E
L17	10.93	S74° 21' 21"E
L18	14.69	S75° 58' 38"E
L19	27.67	N77° 05' 24"E
L20	8.70	N73° 24' 11"E
L21	11.24	N60° 12' 31"E
L22	7.46	N41° 53' 06"E
L23	1.75	N75° 24' 54"E
L24	15.13	N47° 23' 05"E

Line #	Length	Direction
L25	13.73	N42° 29' 18"E
L26	23.10	N45° 34' 54"E
L27	16.99	N68° 47' 47"E
L28	16.98	N82° 14' 34"E
L29	48.36	S88° 33' 45"E
L30	38.55	N66° 21' 12"E
L31	8.28	S67° 49' 38"E
L32	27.41	S69° 31' 06"E
L33	13.90	S54° 56' 10"E
L34	31.28	S58° 43' 36"E

- CONDITIONS OF APPROVAL**
- NO CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN. (TITLE 16.10.9.1.2)
 - 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.
 - 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.
 - ALL NOTICES TO APPLICANT CONTAINED IN THE FINDINGS OF FACT (DATED 08/09/2018).

- WAIVERS GRANTED**
- KITTERY LAND USE AND DEVELOPMENT CODE (LUDC) SECTION 16.10.5.2.B(2) - PLAN SCALE IS 1" = 50' FROM 1" = 30'.
 - KITTERY LUDC SECTION 16.8, TABLE 1 (ATTACHMENT 1) - CONSTRUCTION OF SIDEWALK ALONG THE PROPOSED PRIVATE STREET IS NOT REQUIRED.
 - KITTERY LUDC SECTION 16.8.8.1.D(1) - ALLOWANCE OF MINOR INCREASE IN POST-DEVELOPMENT STORMWATER PEAK FLOW FROM THE PROJECT SITE.

- INDEX OF SHEETS**
- FINAL SUBDIVISION PLAN
 - GRADING & UTILITY PLAN
 - SITE DETAILS
 - HIGH INTENSITY SOIL SURVEY (REF. 3)
 - BOUNDARY SURVEY (REF. 1)

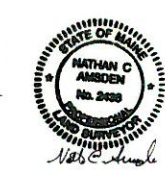
- REFERENCES**
- "BOUNDARY AND TOPOGRAPHIC SURVEY - PROPERTY OF HANNAH E. MCCLOUD" PREPARED BY AMSDEN FIELD SURVEY, ELIOT, MAINE. PLAN DATED 03/21/2018.
 - FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE PROGRAM; FLOOD INSURANCE RATE MAP; TOWN OF KITTERY, MAINE, YORK COUNTY; PANEL 2 OF 10; MAP NUMBER 2301710002C; MAP REVISED 06/05/1984.
 - "CLASS A HIGH INTENSITY SOIL SURVEY" PREPARED BY LONGVIEW PARTNERS, LLC. PLAN DATED 01/17/2018.
 - FEDERAL EMERGENCY MANAGEMENT AGENCY; LETTER OF MAP AMENDMENT (LOMA) DETERMINATION DOCUMENT; TOWN OF KITTERY, YORK COUNTY, MAINE. CASE NUMBER 18-01-1140A, DOCUMENT DATED 05/10/2018.

LEGEND

- PROPERTY LINE
- SETBACK
- EXT. ABUTTER LINE
- EXT. PAVEMENT
- EXT. GRAVEL
- PRP. GRAVEL
- EXT. STONE WALL
- EXT. STREAM LIMITS
- REBAR/D.H. TO BE SET
- CONC. MON./D.H. TO BE SET
- EXT. WETLAND BNDY
- EXT. WETLAND AREA
- EXT. WETLAND BUFFER
- FLOOD ZONE A LOMA
- FLOOD ZONE A FIRMETTE

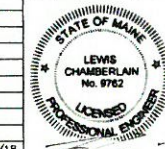
OWNER:
PAUL E. MCCLOUD
PETER J. MCCLOUD
46 NORTON ROAD
KITTERY, ME 03904

APPLICANT:
JOSEPH FALZONE
78 EMERY LANE
STRATHAM, NH 03885



STATE OF MAINE - YORK COUNTY
REGISTRY OF DEEDS
RECEIVED 09/18/18
AT 3:41 PM, AND RECORDED IN
PLAN BOOK 397, PAGE 32

NO.	DESCRIPTION	DATE
B	RESTRICTED BUFFER NOTATION REVISIONS	09/12/18
A	TOWN REVIEW REVISIONS	08/02/18
NO.	REVISIONS	



FINAL SUBDIVISION PLAN
MILLER ROAD SUBDIVISION
MILLER ROAD, KITTERY, MAINE

FOR: JOSEPH FALZONE
78 EMERY LANE
STRATHAM, NH 03885

ATTAR ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'
DATE: 07/19/18
JOB NO: C142-18

APPROVED BY: [Signature]
DATE: 9/20/18

DRAWN BY: MJS
REVISION DATE: B : 09/12/18
SHEET: 1