

**Town of Kittery Maine
 Town Planning Board Meeting
 May 9, 2019**

ITEM 2 – 16 Trefethen Avenue – Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan. Owners Joseph & Dierdre McEachern and applicant Paul Dobberstein request consideration to replace the existing foundation of a structure located on a 23,444 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 | Scheduled for 5/9/2019 | PENDING |
| NO | Public Hearing | | |
| NO | Site Walk | | |
| YES | Final Plan Review and Decision | | |

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 development is located within the required 250-foot setback in 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 replace 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 overall property is currently conforming with 32.6% devegetated area (50% is the requirement), and post-construction will not change.

Staff Review

1. 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.

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 replacement will maintain the living space and crawlspace at their current elevation. A Flood Hazard Development Permit was previously applied for.

Recommendation / Action

While a site walk and public hearing are not required, the Board will need to consider whether or not to hold them. Staff recommends that the Board conduct both.

Move to accept the Shoreland Development Plan application dated 3/21/19 from Joseph and Dierdre McEachern and applicant Paul Dobberstein to replace the existing foundation of a structure located on a 23,444 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 as complete.

And,

Move to schedule a site visit on {date and time} for the Shoreland Development Plan application dated 3/21/19 from owners Joseph and Dierdre McEachern and applicant Paul Dobberstein to replace the existing foundation of a structure located on a 23,444 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.

And/or

Move to schedule a public hearing on {date} for the Shoreland Development Plan application from owners Joseph and Dierdre McEachern and applicant Paul Dobberstein to replace the existing foundation of a structure located on a 23,444 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.



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

29 March, 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:

We hereby submit, on behalf of the Joseph McEachern & Deirdre McEachern, the attached Shoreland Development Permit Application. The proposed renovation is to replace the existing foundation of the structure located on the shore of the Piscataqua River. Please see the Shoreland Development Application Plan for details of the existing and proposed site conditions. The proposal does not include addition of any devegetated areas, it is a replacement in kind of the existing foundation.

A Flood Plain Development Application has also been submitted to the Code Enforcement Officer. I have attached that application and associated materials for your information.

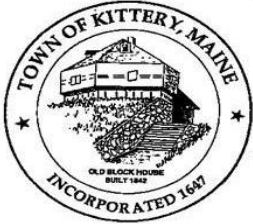
If you require any additional information or copies please feel free to contact me at any time.

Sincerely,

Paul Dobberstein, PLS
Ambit Engineering, Inc.

J:\JOBS2\JN2500s\JN 2550s\JN 2552\2552.75 McEachern 16 Trefethen Avenue, Kittery, ME\2018 Floodplain Development\Applications\Town of Kittery\Floodplain Development\FHDP Compliance Narrative.doc

SHORELAND DEVELOPMENT PLAN APPLICATION

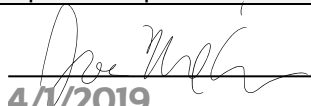


TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

| |
|-----------------------|
| MAP ___ LOT ___ |
| DATE: _____ |
| FEE: \$ <u>200.00</u> |
| ASA*: _____ |

| | | | | |
|------------------------------|------------------|----------------------------|------------------|---|
| PROPERTY DESCRIPTION | Physical Address | 16 Trefethen Avenue | | |
| | Base Zone | R-U | Overlay Zone (s) | OZ-SL-250 |
| OWNER INFORMATION | Name | Joseph & Dierdre McEachern | | Mailing Address 16 Trefethen Avenue Kittery, ME 03904 |
| | Phone | 207-475-8454 | | |
| | Email | joe@qacafe.com | | |
| AGENT INFORMATION | Name | Paul Dobberstein | | Company Ambit Engineering, Inc. |
| | Phone | 603-430-9282 | | Mailing Address 200 Griffin Road, Unit 3 Portsmouth, NH 03801 |
| | Email | pad@ambitengineering.com | | |
| | Fax | 603-436-2315 | | |
| APPLICANT INFORMATION | Name | same as Agent | | Mailing Address |
| | Phone | | | |
| | Email | | | |

| | |
|----------------------------|---|
| PROJECT DESCRIPTION | <p><u>Existing Use:</u> Existing use is a residential structure.</p> |
| | <p><u>Proposed Use (describe in detail):</u> Proposed use is continued use as a residential structure. Project consists of replacement in kind / in place of existing foundation.</p> |

| | | | |
|--|---|---------------------------|---|
| PROJECT DESCRIPTION | Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.) | | |
| | Existing structure foundation is coincident with the HAT line on the water side of the foundation. The entire property is within the 250' Shoreland-Water Body/Wetland Protection Area. Structure is also located in a Special Flood Hazard Area, a Flood Hazard Development Permit was previously applied for, a copy of that application is included. | | |
| 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: | _____ | Date: | 4/1/2019 |

**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: | |
| A) Paper Size; no less than 11" X 17" or greater than 24" X 36" | |
| B) Plan Scale | |
| <input checked="" type="checkbox"/> | Under 10 acres: no greater than 1" = 30' |
| <input type="checkbox"/> | 10 + acres: 1" = 50' |
| C) Title Block | |
| <input checked="" type="checkbox"/> | Title: Shoreland Development Plan |
| <input checked="" type="checkbox"/> | Applicant's name and address |
| <input checked="" type="checkbox"/> | Name of preparer of plan with professional information |
| <input checked="" type="checkbox"/> | Parcel's Kittery tax map identification (map – lot) in bottom right corner |
| <input checked="" type="checkbox"/> | Vicinity Map or aerial photo showing geographic features 5,000 feet around the site. |
| D) Signature Block | |
| <input checked="" type="checkbox"/> | Area for signature by Planning Board Chair and Date of Planning Board Approval |

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

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

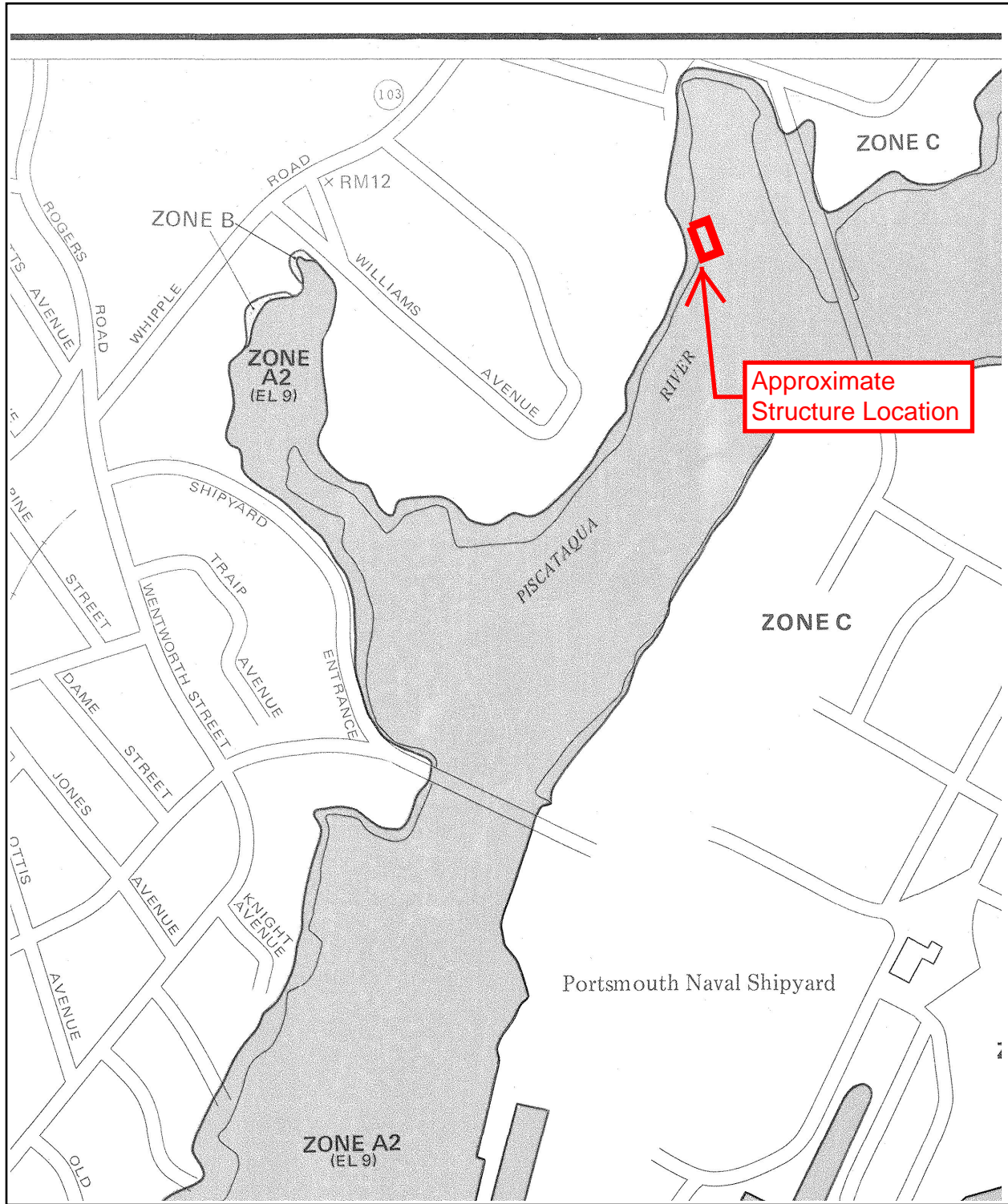
Structure distance from water body: 0 feet

| | | | |
|---|--|----------|-------------|
| STRUCTURE | Existing | Proposed | % Increase* |
| SF (Area) | 381 sf | 381 sf | 0 % |
| Construction: | New: <input type="checkbox"/> Demo/Rebuild: <input type="checkbox"/> | | Value: |
| | Maintenance/repair: <input checked="" type="checkbox"/> | | \$ 38,360 |
| *Total increase in area may not exceed 30% for any new construction since 1/1/1989. | | | |

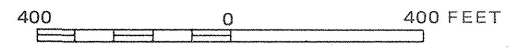
| PARCEL DE-VEGETATION | % Allowed* | Existing SF | Proposed SF | % Proposed* |
|--|------------|-------------|-------------|-------------|
| Lot Size (sf) 23,444 | 20 % | 7,633 sf | 7,633 sf | 32.6 % |
| *See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay. | | | | |

| BUILDING COVERAGE | % Allowed* | Existing SF | Proposed SF | % Proposed* |
|---|------------|-------------|-------------|-------------|
| Lot Size (sf) 23,444 | 20 % | 2,660 sf | 2,660 sf | 11.3 % |
| *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.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
KITTERY, MAINE
YORK COUNTY

PANEL 8 OF 10
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230171 0008 D

MAP REVISED:
JULY 3, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.

McEachern Vertical Control Location



Legend

- State
- County
- City/Town
- Regional 2016 1-foot RGB

Map Scale

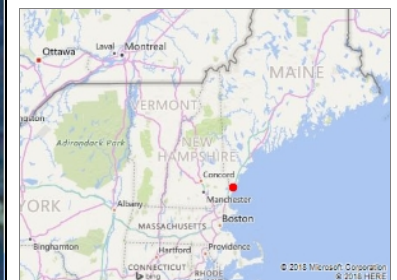
1: 1,000



© NH GRANIT, www.granit.unh.edu

Map Generated: 12/14/2018

Notes





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

14 December, 2018

Stephen Wilson, Code Enforcement Officer
Town of Kittery
200 Rogers Road
Kittery, ME 03904

RE: Flood Hazard Development Permit Application, 16 Trefethen Avenue, Tax Map 10 Lot 25

Dear Mr. Wilson:

We hereby submit, on behalf of the Joseph McEachern & Deirdre McEachern, the attached Flood Hazard Development Permit Application. The proposed renovation is to replace the existing foundation of the structure. Please see the Elevation Certificate for photos of the existing structure. The current finished floor of the living space is at elevation 11.2, the crawlspace is at elevation 5.0. The Base Flood Elevation for the flooding source (Piscataqua River) is 9.0. The proposed foundation replacement will maintain the living space and crawlspace floor at their current elevation, and ensuring that there are permanent openings in the foundation within 1 foot of the crawlspace elevation of at least 400 square inches and located on opposite walls in order to ensure proper conveyance of flood waters. The existing and proposed adjacent grades vary from a high of 10.0 to a low of negative 2.2.

In addition to the attached application I have also enclosed the effective FIRM with the approximate building location shown thereon, a completed Elevation Certificate for the structure to be renovated, a site plan originally prepared by Civil Consultants in 1987 and modified by Riverside & Pickering Marine Contractors (contractor for the proposed construction) in 2010 which shows the site, an aerial photo of the site with temporary vertical control shown, as well as a Letter of Authorization from the property owner.

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\FHDP Compliance Narrative.doc

Flood Hazard Development Permit Application
&
Permit Forms

For Communities with Coastal Velocity Zones
[60.3(e)]

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2. Decision Tree
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5. Flood Hazard Development Permit Part II
6. Flood Hazard Development Permit For Minor Development
7. Flood Hazard Development Permit For Conditional Use
8. Flood Hazard Development Permit For Floodproofing Non-Residential Structures
9. V-Zone Certificate
10. Hydraulic Openings Certificate
11. Certificate of Compliance
12. FEMA Elevation Certificate
13. FEMA Floodproofing Certificate

This document was prepared by the
Maine Floodplain Management Program
State Planning Office
38 State House Station
184 State Street
Augusta, Maine 04333-0038

Phone (207) 287-8050

FLOOD HAZARD DEVELOPMENT APPLICATION

_____ Kittery _____, **Maine**

(All applicants must complete entire application)

[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Kittery, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Joseph & Deirdre McEachern Address: 16 Trefethen Avenue

Phone No.: 207-475-8454 Kittery, ME 03904

Applicant: Paul Dobberstein, Ambit Engineering, Inc. Address: 200 Griffin Road, Unit 3

Phone No.: 603-430-9282, ext. 309 Portsmouth, NH 03801

Contractor: Riverside & Pickering Marine Contractors Address: 34 Patterson Lane

Phone No.: 603-427-2824 Newington, NH 03801

LEGAL DESCRIPTION

Is this part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: _____ Lot #: _____

Tax Map: 10 Lot #: 25

Address: 16 Trefethen Avenue
Street/Road Name

Zip Code: Kittery, ME 03904
Town/Zip Code

General explanation of proposed development: Project is replacement in kind of an existing foundation for a structure located
within SFHA Zone A2 (El. 9)

Estimated Value of Proposed Development: \$ 38,360

Proposed Lowest Floor elevation [for new or substantially improved structure]: 5.0-crawlspace, 11.2-lowest living space

OTHER PERMITS

Are other permits required from State or Federal jurisdictions? Yes No
If yes, are these other permits attached? Yes No Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 &10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: Public Private
 Existing Proposed Not Applicable Type _____

Water Supply: Public Private

(This section to be completed by Municipal Official)

LOCATION

Flooding Source (name of river, pond, ocean, etc.): _____

- V1-30 Zone VE Zone AE Zone A1-30 Zone A Zone AO Zone AH Zone
- FRINGE FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site ____ NGVD [Required for New Construction or Substantial Improvement]

Lowest floor elevation of proposed or existing structure ____ NGVD [Required for New Construction or Substantial Improvement]

If proposed development is in an AE or A1-30 Zone and cross section data is available in the Flood Insurance Study, please note the nearest cross section reference letter and elevation of base flood at nearest cross section above and below the site.

| | |
|----------------------|----------------------|
| Cross Section Letter | Base Flood Elevation |
| Above Site _____ | Above Site _____ |
| Below Site _____ | Below Site _____ |

Basis of unnumbered A Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer HEC/RAS HEC II HY 7 TR20 TR55 Quick-2
- Other _____
- Highest Known Water Level
- Other (Explain) _____

VALUE

If the development involves work on an existing structure, enter the **Market Value** of existing structure before improvements:
\$ _____

- New Construction or Substantial Improvement Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left of the type(s) of development requested and complete information for each applicable line:

| | |
|---|--|
| <input checked="" type="checkbox"/> 1. Residential Structure <input type="checkbox"/> 1a. New Structure _____ <input type="checkbox"/> 1b. Add to Structure _____ <input checked="" type="checkbox"/> 1c. Renovations/repairs/maintenance _____ <input type="checkbox"/> 2. Non-Residential Structure <input type="checkbox"/> 2a. New Structure _____ <input type="checkbox"/> 2b. Add to Structure _____ <input type="checkbox"/> 2c. Renovations/repairs/maintenance _____ <input type="checkbox"/> 2d. Floodproofing _____ <input type="checkbox"/> 3. Accessory Structure _____ <input type="checkbox"/> 4. Functionally Dependent Use: <input type="checkbox"/> 4a. Dock _____ <input type="checkbox"/> 4b. Pier _____ <input type="checkbox"/> 4c. Boat Ramp _____ <input type="checkbox"/> 4d. Other _____ <input type="checkbox"/> 5. Paving _____ <input type="checkbox"/> 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide) _____ | <div style="text-align: center; padding-bottom: 10px;">Dimensions</div> <input type="checkbox"/> 7. Filling ¹ _____ <input type="checkbox"/> 8. Dredging _____ <input type="checkbox"/> 9. Excavation _____ <input type="checkbox"/> 10. Levee _____ <input type="checkbox"/> 11. Drilling _____ <div style="text-align: center; padding-bottom: 10px;">Number of Acres</div> <input type="checkbox"/> 12. Mining _____ <input type="checkbox"/> 13. Dam: Water surface to be created _____ <input type="checkbox"/> 14. Water Course Alteration _____ <p style="text-align: center; margin: 0;">Note: Detailed description must be attached with copies of all applicable notifications, state and federal permits.</p> <input type="checkbox"/> 15. Storage of equipment or materials _____ <input type="checkbox"/> 16. Sewage Disposal System _____ <input type="checkbox"/> 17. Water Supply System _____ <input type="checkbox"/> 18. Other: Explain _____ _____ _____ _____ |
|---|--|

Note: Conditional Use requires add'l. information due to specific standards, public hearing, and Planning Board review.

¹ Certain prohibitions apply in Velocity Zones

Attach a Site Plan – Drawn to scale with north arrow.

- Show property boundaries, floodway, and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement – describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvement also show:

- Existing and proposed grade elevations adjacent to the walls of the structure done by a Professional land Surveyor, Architect, or Engineer.
- Location and elevation of temporary elevation reference marks on the site.

Special Note:

Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIV, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or sue any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view; and,
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this application are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____
Signature

or

Authorized Agent: _____ Date: 12/14/2018
Signature

(This section to be completed by Municipal Official)

Date: Submitted _____; Fee Paid _____; Reviewed by CEO _____; Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

FLOOD HAZARD DEVELOPMENT PERMIT PART I

_____ Kittery _____, **Maine**
(For New Construction or Substantial Improvements)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an Elevation Certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part II Flood Hazard Development Permit shall be issued. The Part II Permit must be issued in order for construction to continue.

A Part I Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of _____ Kittery _____, Maine, for development as defined in said ordinance.

Tax Map: _____ 10 _____ Lot #: _____ 25 _____

Project Description: Replacement in kind of an existing foundation

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: _____ Date: _____
Signature

or

Authorized Agent: _____ Date: _____
Signature

Issued by: _____ Date: _____

Permit #: _____

FLOOD HAZARD DEVELOPMENT PERMIT PART II

_____ Kittery _____, **Maine**
(For completion of New Construction or Substantial Improvements)

The following information has been submitted and found compliant with the Development Standards of the Floodplain Management Ordinance:

FEMA Elevation Certificate Form 81-31

For construction in Zones V1-30 and VE only:

Review of the structural design, specifications, plans, and construction methods by a Professional Engineer or Architect certifying that they meet or exceed the technical criteria contained in the FEMA/Coastal Construction Manual and are in accordance with accepted standard of practice for meeting the criteria of Article VI.L.2.

A Part II Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of _____ Kittery _____, Maine, for development as defined in said ordinance.

Tax Map: _____ 10 _____ Lot #: _____ 25 _____

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the elevation certificate;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

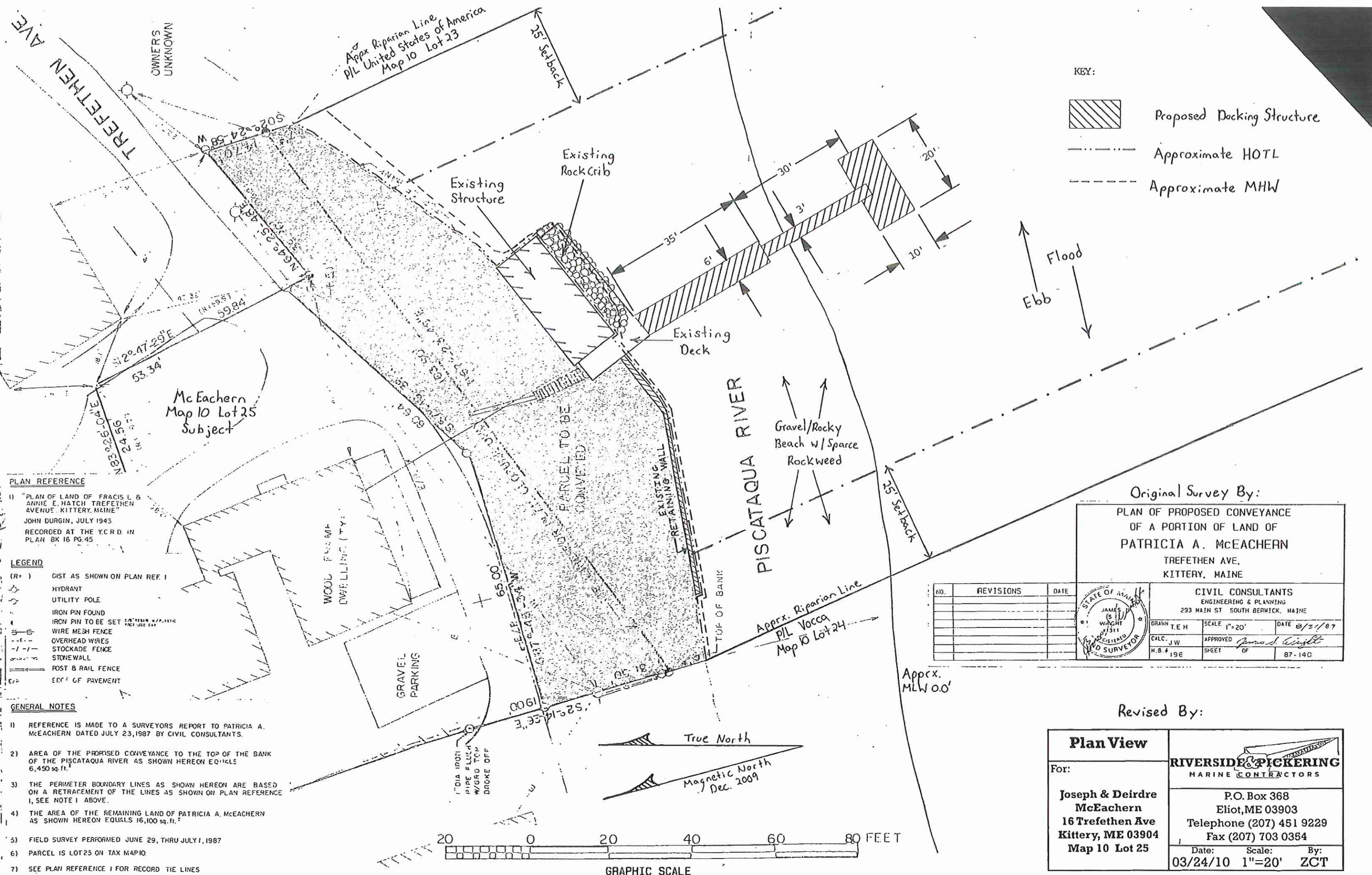
Owner: _____ Date: _____
Signature

or

Authorized Agent: _____ Date: _____
Signature

Issued by: _____ Date: _____

Permit #: _____



KEY:

- Proposed Docking Structure
- Approximate HOTL
- Approximate MHW

PLAN REFERENCE

1) "PLAN OF LAND OF FRACIS L & ANNIE E. HATCH TREFETHEN AVENUE, KITTERY, MAINE" JOHN DURGIN, JULY 1943 RECORDED AT THE Y.C.R.D. IN PLAN BK 16 PG. 45

LEGEND

- (R=) DIST AS SHOWN ON PLAN REF. 1
- HYDRANT
- UTILITY POLE
- IRON PIN FOUND
- IRON PIN TO BE SET
- WIRE MESH FENCE
- OVERHEAD WIRES
- STOCKADE FENCE
- STONEWALL
- POST & RAIL FENCE
- EDGE OF PAVEMENT

GENERAL NOTES

- REFERENCE IS MADE TO A SURVEYORS REPORT TO PATRICIA A. McEACHERN DATED JULY 23, 1987 BY CIVIL CONSULTANTS.
- AREA OF THE PROPOSED CONVEYANCE TO THE TOP OF THE BANK OF THE PISCATAQUA RIVER AS SHOWN HEREON EQUALS 6,450 sq. ft.
- THE PERIMETER BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A RETRACEMENT OF THE LINES AS SHOWN ON PLAN REFERENCE 1, SEE NOTE 1 ABOVE.
- THE AREA OF THE REMAINING LAND OF PATRICIA A. McEACHERN AS SHOWN HEREON EQUALS 16,100 sq. ft.
- FIELD SURVEY PERFORMED JUNE 29, THRU JULY 1, 1987
- PARCEL IS LOT 25 ON TAX MAP 10.
- SEE PLAN REFERENCE 1 FOR RECORD TIE LINES

Original Survey By:

PLAN OF PROPOSED CONVEYANCE OF A PORTION OF LAND OF PATRICIA A. McEACHERN TREFETHEN AVE, KITTERY, MAINE

| NO. | REVISIONS | DATE |
|-----|-----------|------|
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CIVIL CONSULTANTS
ENGINEERING & PLANNING
293 MAIN ST SOUTH BERWICK, MAINE

STATE OF MAINE
JAMES S. WRIGHT
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN: T.E.H. SCALE: 1"=20' DATE: 3/21/09
CALC.: J.W. APPROVED: James S. Wright
N.B.# 196 SHEET OF 87-140

Revised By:

| | |
|---|---------------|
| Plan View | |
| For: Joseph & Deirdre McEachern 16 Trefethen Ave Kittery, ME 03904 Map 10 Lot 25 | |
| P.O. Box 368 Eliot, ME 03903 Telephone (207) 451 9229 Fax (207) 703 0354 | |
| Date: 03/24/10 | Scale: 1"=20' |
| By: ZCT | |

23 August, 2018

To Whom It May Concern:

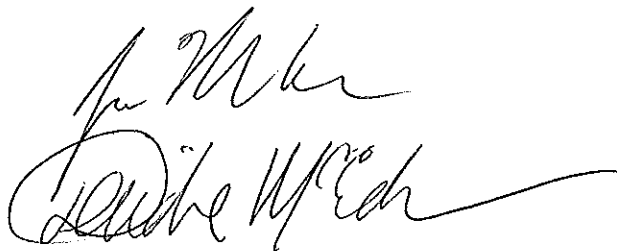
RE: Town of Kittery Application for proposed maintenance / repair to existing boat house structure within the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for Joseph and Deirdre McEachern of 16 Trefethen Ave. Kittery, ME 03904

This letter is to inform the Town of Kittery in accordance with State Law that the following entity:

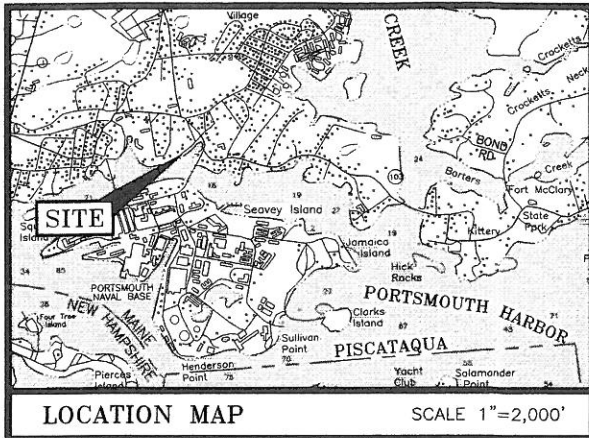
Riverside & Pickering Marine Contractors, Inc.

Is individually authorized to represent us as our agents in the approval process.
Please feel free to call me if there is any question regarding this authorization.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is for Joseph McEachern, and the bottom signature is for Deirdre McEachern. Both signatures are written in a cursive, flowing style.

*Deirdre McEachern
Joseph McEachern
16 Trefethen Avenue
Kittery, ME 03904*

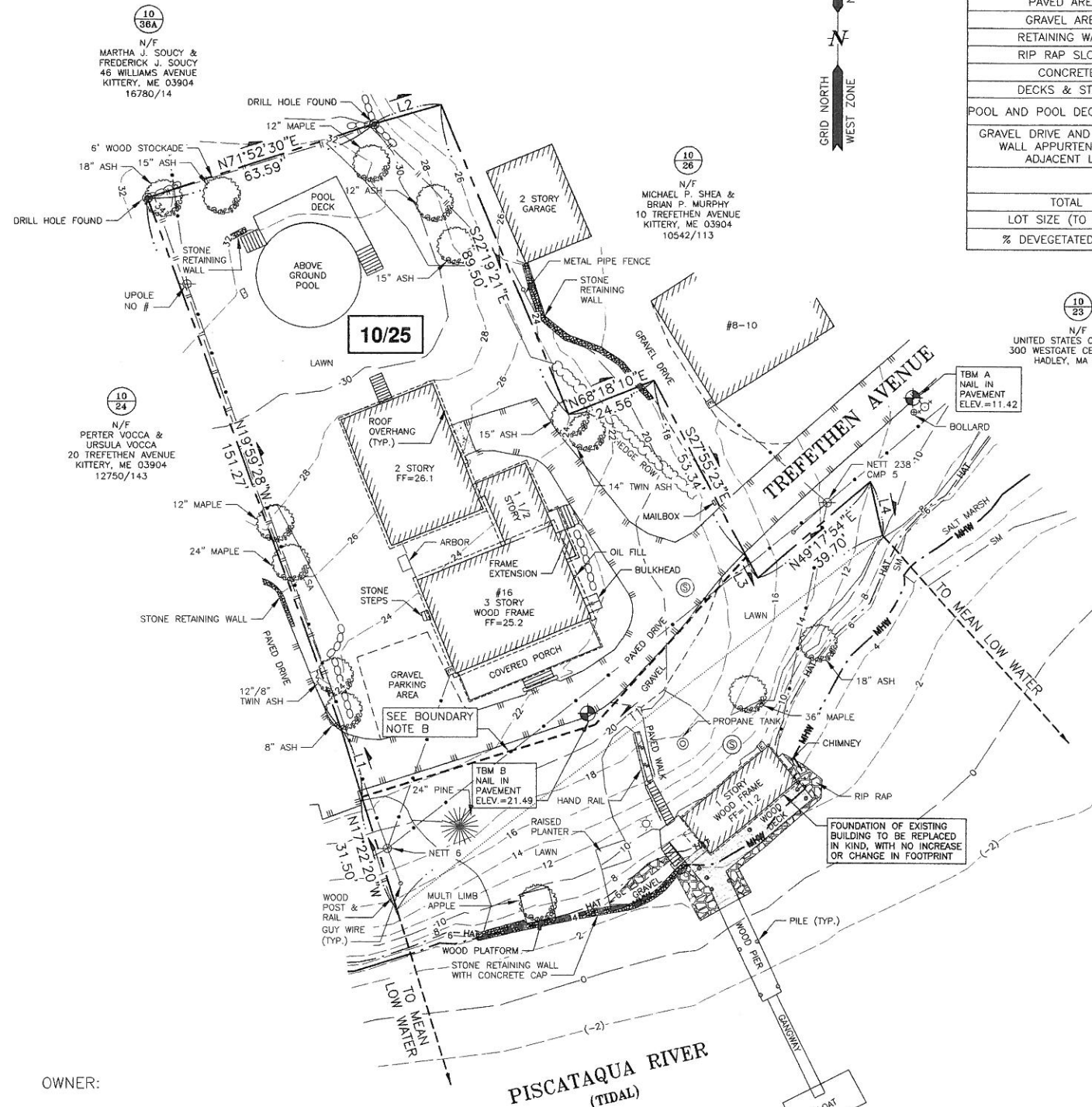
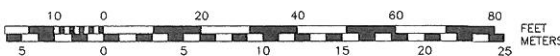


LOCATION MAP SCALE 1"=2,000'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- YCRD YORK COUNTY REGISTRY OF DEEDS
- 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
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY UNIT
- COP COPPER PIPE
- DI DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VC VITRIFIED CLAY PIPE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- INV INVERT
- TBM TEMPORARY BENCHMARK
- TYP TYPICAL
- VGC/SGC VERTICAL/SLOPED GRANITE CURB
- CCB CAPE COD BERM
- LSA LANDSCAPED AREA

GRAPHIC SCALE



OWNER:

SIGNATURE

SIGNATURE

APPROVED BY THE TOWN OF KITTERY PLANNING BOARD

CHAIRMAN

DATE

DATE

DATE

DEVEGETATED AREAS
(TO MEAN HIGH WATER)

| STRUCTURE | EXISTING DEVEGETATED (S.F.) | POST-CONSTRUCTION DEVEGETATED (S.F.) |
|---|-----------------------------|--------------------------------------|
| MAIN STRUCTURE | 2,279 | 2,279 |
| SECONDARY STRUCTURE | 381 | 381 |
| PAVED AREAS | 2,288 | 2,288 |
| GRAVEL AREAS | 799 | 799 |
| RETAINING WALLS | 55 | 55 |
| RIP RAP SLOPES | 59 | 59 |
| CONCRETE | 62 | 62 |
| DECKS & STAIRS | 718 | 718 |
| POOL AND POOL DECK & STAIRS | 941 | 941 |
| GRAVEL DRIVE AND RETAINING WALL APPURTENANT TO ADJACENT LOT | 51 | 51 |
| TOTAL | 7,633 | 7,633 |
| LOT SIZE (TO MHW) | 23,444 | 23,444 |
| % DEVEGETATED AREA | 32.6% | 32.6% |

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

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.

Half Size



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) 430-9282
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 (TO MEAN HIGH WATER):
23,444± S.F.
0.5382± 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 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 SHOWN 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 |
|-----|--------------------|---------|
| 0 | ISSUED FOR COMMENT | 3/21/19 |

REVISIONS

SCALE 1"=20' MARCH 2019

SHORELAND DEVELOPMENT
APPLICATION PLAN

C1