

**Town of Kittery Maine  
 Planning Board Meeting  
 October 10, 2019**

**ITEM 2 – 8 Thaxter Lane – Shoreland Development Plan Review**

Action: Accept or deny application; Approve or deny plan. Owners/applicants Todd & Debbie Thayer request consideration of a shoreland development plan to remove an existing, non-conforming single family dwelling and construct a new, more conforming single-family dwelling on a 74,920 sf lot located at 8 Thaxter Lane (Tax Map 64, Lot 23) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250’), and Resource Protection Overlay (OZ-RP) Zones. Agent is Eric Botterman, Millennium Engineering.

**PROJECT TRACKING**

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	Possible for 10/10/19	
NO	Site Visit	At the Board's discretion	
NO	Public Hearing	At the Board's discretion	
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 1/4" 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 it is located in the Shoreland Overlay Zone – 16.3.2.17 (2) (a) [2]. The existing use is a nonconforming single family dwelling (camp structure) on a nonconforming lot (minimum 80,000 sf), street frontage (200 feet required) in the R-RLC Zone.

The property contains three (3) wetlands located to the north, south and west of the proposed construction. Portions of the existing dwelling are located within the 100-foot setback from a Wetlands of Special Significance and 50 feet from a wetlands less than an acre in size.

The applicants propose to remove the existing camp structure and build a four season home. The new dwelling will be sited further away from the resource areas but a portion of the proposed patio will be within the 100 foot setback.

**Staff Review**

1. The proposed reconstruction does not meet the requirements of the Shoreland Zone (OZ-SL-250’). However, the provisions of Article III. Nonconformance apply to the property and the new structure. Per **Section 16.3.2.17. D. (2) (a) [1]** the setback requirement for all new principal and accessory structures is 100 feet from the upland edge of a coastal wetland. For the portion of the dwelling located on the west side and beyond the 100 foot setback there is also a 50 foot required setback from a freshwater wetland - 501 square feet to 1 acre in size (**Table 16.9**). The existing dwelling encroached into the wetlands setbacks with a significant portion of the patio (south side) and a small portion of the dwelling (south and west sides). The new structure will only have a

small portion of the new patio within the 100 foot setback and no portion of the structure within the 50 foot setback from the wetland on the west side.

2. **Per Section 16.7.3.3.C.(1)** *In the Shoreland or Resource Protection Overlay Zone(s), any nonconforming structure which is located less than the required setback from a water body, tributary stream, or coastal or freshwater wetland and which is removed, damaged or destroyed, by any cause, by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within 18 months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or coastal or freshwater wetland setback requirement to the greatest practical extent as determined by the Planning Board. In determining whether the structure reconstruction meets the setback to the greatest practical extent the Planning Board must consider, in addition to the criteria in § 16.7.3.3A(2), Nonconforming structure relocation, the physical condition and type of foundation present, if any.* The Existing Conditions plan shows three (3) areas of wetlands, and two areas of exposed ledge that inhibit placing the new structure completely outside of the 100' setback. In addition, the lot is long and narrow in shape.
3. The maximum devegetated area in the Shoreland Overlay Zone in the R-RLC Zone is 20%. The current devegetated area is 2.6% of the lot. The proposed reconstruction increases the devegetated coverage to 7.3% which still complies with the zone standard.
4. The R-RLC Zone has a 6% maximum building coverage standard. According to the plan submitted, the existing building coverage is 1.5% of the lot. The proposed building coverage is 3.3%, which still complies with the zone standard.

#### **Recommendation / Action**

While a site walk and public hearing are not required, the Board has typically conducted both for these types of applications.

***Move to accept the Shoreland Development Plan application, dated September 13, 2019, from owners/applicants Todd & Debbie Thayer to remove an existing, non-conforming single family dwelling and construct a new, more conforming single-family dwelling at 8 Thaxter Lane (Tax Map 64, Lot 23) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones.***

***Move to schedule a site visit on {date and time} for the Shoreland Development Plan application dated September 13, 2019, from owners/applicants Todd & Debbie Thayer to remove an existing, non-conforming single family dwelling and construct a new, more conforming single-family dwelling at 8 Thaxter Lane (Tax Map 64, Lot 23) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones.***

***Move to schedule a public hearing on {date} for the Shoreland Development Plan application dated September 13, 2019, from owners/applicants Todd & Debbie Thayer to remove an existing, non-conforming single family dwelling and construct a new, more conforming single-family dwelling at 8 Thaxter Lane (Tax Map 64, Lot 23) in the Residential – Rural Conservation (R-RLC), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones.***

# 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 <u>64</u> LOT <u>23</u>
DATE: _____
FEE: \$ <u>200.00</u>
ASA*: _____

<b>PROPERTY DESCRIPTION</b>	Physical Address	8 THAXTER LANE KITTEERY POINT ME. 03905		
	Base Zone	R-RLC	Overlay Zone (s)	OZ-SL-250 OZ-RP
<b>OWNER INFORMATION</b>	Name	TODD AND DEBBIE THAYER		Mailing Address 195 MCGREGOR ST APT 429 MANCHESTER NH 03102
	Phone	603 714 2670		
	Email	TSTHAYER@GMAIL.COM		
<b>AGENT INFORMATION</b>	Name	ERIC BOTTERMAN		Company MILLENNIUM ENGINEERING
	Phone	603 778 0528		Mailing Address 13 HAMPTON RD EXETER, NH 03833
	Email	EBOTTERMAN@MEI-MA.COM		
	Fax	603 772 0689		
<b>APPLICANT INFORMATION</b>	Name	TODD AND DEBBIE THAYER		Mailing Address 195 MCGREGOR ST APT 429 MANCHESTER NH 03102
	Phone	603 714 2670		
	Email	TSTHAYER@GMAIL.COM		

<b>PROJECT DESCRIPTION</b>	<u>Existing Use:</u> PROPERTY CONTAINS A 4 BEDROOM 2 BATH SUMMER CAMP. STRUCTURE WAS BUILT IN 1906 AND HAS NOT BEEN WELL MAINTAINED. CURRENT STRUCTURE INFRINGES UPON BOTH THE 50' SETBACK TO THE WEST AND THE 100' SETBACK TO THE SOUTH.
	<u>Proposed Use (describe in detail):</u> REMOVE THE EXISTING STRUCTURE, BUILD A 4 SEASON HOME WHICH WILL BECOME OUR PERMANENT RESIDENCE. THE NEW HOME HAS BEEN SITED FURTHER BACK FROM THE PROTECTED RESOURCES. WE BELIEVE IT IS IN FULL COMPLIANCE WITH ALL SETBACKS AND OTHER BUILDING REQUIREMENTS.  DEB AND I ARE BOTH LOOKING FORWARD TO RETURNING TO MAINE!

<b>PROJECT DESCRIPTION</b>	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	THE PROPERTY CONTAINS THREE WETLANDS TO THE NORTH, WEST AND SOUTH OF THE PROPOSED SITE. A PORTION OF THE BACK YARD SITS IN A FLOOD ZONE. THE OVERLAY ZONES ARE SL-250 AND RP.

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.

<b>Applicant's Signature:</b>	<u>Todd S. Trayer</u>	<b>Owner's Signature:</b>	<u>Todd S. Trayer</u>
<b>Date:</b>	<u>9/16/2019</u>	<b>Date:</b>	<u>9/16/2019</u>

\*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 type="checkbox"/>	<b>15 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map</b> <b>12 plan copies may be half-size (11"x17") and 3 must be full-size (24"x36")</b>
<b>Shoreland Development Plan format and content:</b>	
A) Paper Size; no less than 11" X 17" or greater than 24" X 36"	
B) Plan Scale	
<input type="checkbox"/>	Under 10 acres: no greater than 1" = 30'
<input type="checkbox"/>	10 + acres: 1" = 50'
C) Title Block	
<input type="checkbox"/>	Title: Shoreland Development Plan
<input type="checkbox"/>	Applicant's name and address
<input type="checkbox"/>	Name of preparer of plan with professional information
<input type="checkbox"/>	Parcel's Kittery tax map identification (map – lot) in bottom right corner
<input type="checkbox"/>	<b>Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.</b>
D) Signature Block	
<input 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:	
<b>Existing:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Land Use Zones and boundaries</li> <li><input type="checkbox"/> Topographic map (optional)</li> <li><input type="checkbox"/> Wetlands and flood plains</li> <li><input type="checkbox"/> Water bodies and water courses</li> <li><input type="checkbox"/> Parcel area</li> <li><input type="checkbox"/> Lot dimensions</li> <li><input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone)</li> <li><input type="checkbox"/> Streets, driveways and rights-of-way</li> <li><input type="checkbox"/> Structures</li> <li><input type="checkbox"/> Distance from structure to water body and property lines</li> <li><input type="checkbox"/> Floor area, volume, devegetated area, and building coverage</li> </ul>	<b>Proposed:</b> (Plan must show the lightened existing topography under the proposed project plan for comparison.) <ul style="list-style-type: none"> <li><input type="checkbox"/> Recreation areas and open space</li> <li><input type="checkbox"/> Setback lines and building envelopes</li> <li><input type="checkbox"/> Lot dimensions</li> <li><input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone)</li> <li><input type="checkbox"/> Streets, driveways and rights-of-way</li> <li><input type="checkbox"/> Structures</li> <li><input type="checkbox"/> Floor area, volume, devegetated area, and building coverage</li> </ul> <b>Distance to:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Nearest driveways and intersections</li> <li><input type="checkbox"/> Nearest fire hydrant</li> <li><input type="checkbox"/> Nearest significant water body; ocean, wetland, stream</li> </ul>

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 Zone<sup>1</sup>  
(see Table 16.9)

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

OCEAN  
FRESH WATER WETLAND

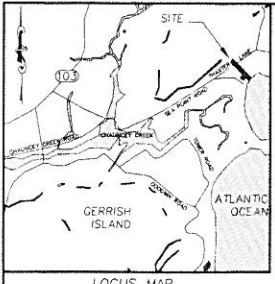
Structure distance from water body: +100 feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	1133 sf	2473sf	118 %	
<del>CF (Volume)</del>	<del>sf</del>	<del>sf</del>	<del>%</del>	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/>		Value:	
	Maintenance/repair: <input type="checkbox"/>		\$ 700,000	
*Total increase in area <del>and/or volume</del> may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 74,920 SF	20 %	1963 sf	5483sf	7.3 %
*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) 74,920 SF	6 %	1133 sf	2473 sf	3.3 %
*See underlying zone standards for building coverage percent allowed.				

<sup>1</sup>Calculations 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.



**RECORD OWNERS**  
 TODD S. THAYER  
 & DEBORAH L. THAYER  
 195 MCGREGOR STREET  
 APT. 429  
 MANCHESTER, NH 03102  
 BK. 17922 PG. 792  
**LOT AREA  
 (SOUTH OF THAXTER LANE)**  
 74,920 S.F.±  
 1.72 ACRES±

**PLAN REFERENCE**  
 1) PLAN BOOK 26 PLAN 46  
 2) PLAN BOOK 340 PLAN 14  
 3) PLAN BOOK 259 PLAN 50

**ZONING TABLE**  
 B THAXTER LANE, KITTERY POINT -  
 ASSESSORS MAP 64 LOT 23  
 ZONING DISTRICT: R-RC RESIDENTIAL  
 -RURAL CONSERVATION  
 OVERLAY DISTRICTS: OZ-RP AND OZ-SL-250

	REQUIRED	EXISTING
LOT AREA:	80,000 S.F.	74,920 S.F.±
LOT FRONTAGE:	200 FT	128.73 FT
FRONT SETBACK:	40 FT	186.9 FT
SIDE SETBACK:	20 FT	37.6 FT
REAR SETBACK:	35 FT	290+ FT
MAX. BUILDING COVERAGE:	6% FT	1.5%
MAX. BUILDING HEIGHT:	35 FT	17.3 FT

**NOTES:**

- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THIS PARCEL (DOES) LIE PARTIALLY WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 230171 0003 C. EFFECTIVE DATE JULY 5, 1984.
- NHWL AS DEFINED BY THE TOWN OF KITTERY ZONING ORDINANCE AS ELEVATION 6.0.
- ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988. (+ 0.77' TO N.G.V.D. OF 1929)
- MR. LUCIEN LANGLOIS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) VISITED THE SITE ON MARCH 12, 2019. REFER TO MDEP FIELD DETERMINATION FORM DATED MARCH 12, 2019 FOR DETAILS.

N/F  
 ROSAMOND T. HALLE  
 1573 CAMBRIDGE ST.  
 CAMBRIDGE, MA 02138  
 BK. 1680 PG. 523

N/F  
 MIKE SLECKMAN & MOLLY SAMSON  
 806 CENTRAL AVE  
 DOWRY, NH 03820  
 BK. 16943 PG. 748  
 #47 SEAPORT ROAD

N/F  
 TEN THAXTER LANE, LLC  
 C/O NATHANIEL E. HUBBARD  
 1300 N. ARDMORE AVE  
 MANHATTAN BEACH, CA 90266  
 BK. 16019 PG. 382

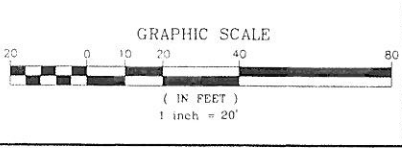
WETLANDS DELINEATION BY  
 JOE NOEL  
 P.O. BOX 174  
 SOUTH BERWICK, ME 03908

**LEGEND**

- I.P. IRON PIPE
- I. ROD IRON ROD
- FND. FOUND
- O.W. OVER HEAD WIRE
- U.P. UTILITY POLE
- W. WETLANDS
- W.F. WETFLAG
- /○ ASSESSORS MAP AND PARCEL

PROPERTY OWNERS:  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE KITTERY PLANNING BOARD  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



PREPARED FOR  
**TODD THAYER**  
 195 MCGREGOR STREET, APT. 429  
 MANCHESTER, NH 03110

**PLAN OF LAND**  
 IN  
 KITTERY POINT, ME  
 SHOWING  
 PROPOSED CONDITIONS  
 AT  
 8 THAXTER LANE  
 (ASSESSORS MAP 64 LOT 23)

**MEI** MILLENNIUM ENGINEERING, INC.  
 ENGINEERING AND LAND SURVEYING  
 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

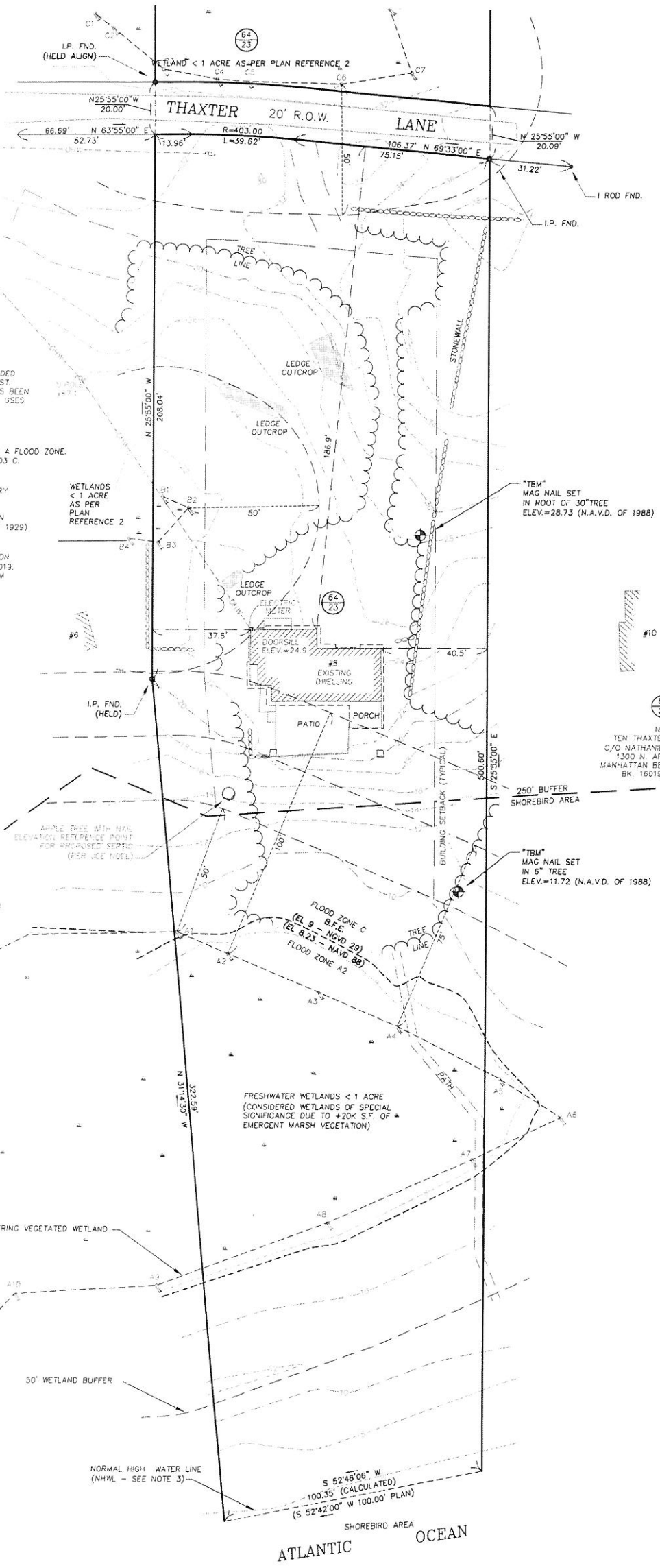
**EXISTING CONDITIONS**  
 SHEET: 1 OF 2

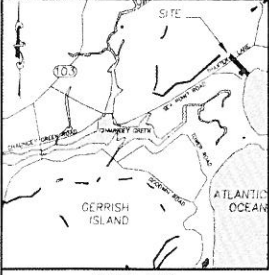
SCALE: 1"=20' CALC. BY: P.D.B.  
 DATE: SEPT 13, 2019 CHKD. BY: J.S.H. PROJECT: E192279 TAX MAP 64 LOT 23



I CERTIFY:  
 THAT THIS ACTUAL SURVEY WAS MADE  
 ON THE GROUND IN MARCH OF 2019.

PROFESSIONAL LAND SURVEYOR DATE 9/13/19





**RECORD OWNERS**  
 TODD S. THAYER  
 & DEBORAH L. THAYER  
 195 MCGREGOR STREET  
 APT. 429  
 MANCHESTER, NH 03102  
 BK. 17922 PG. 792

**LOT AREA**  
 74,920 S.F.±  
 1.72 ACRES±

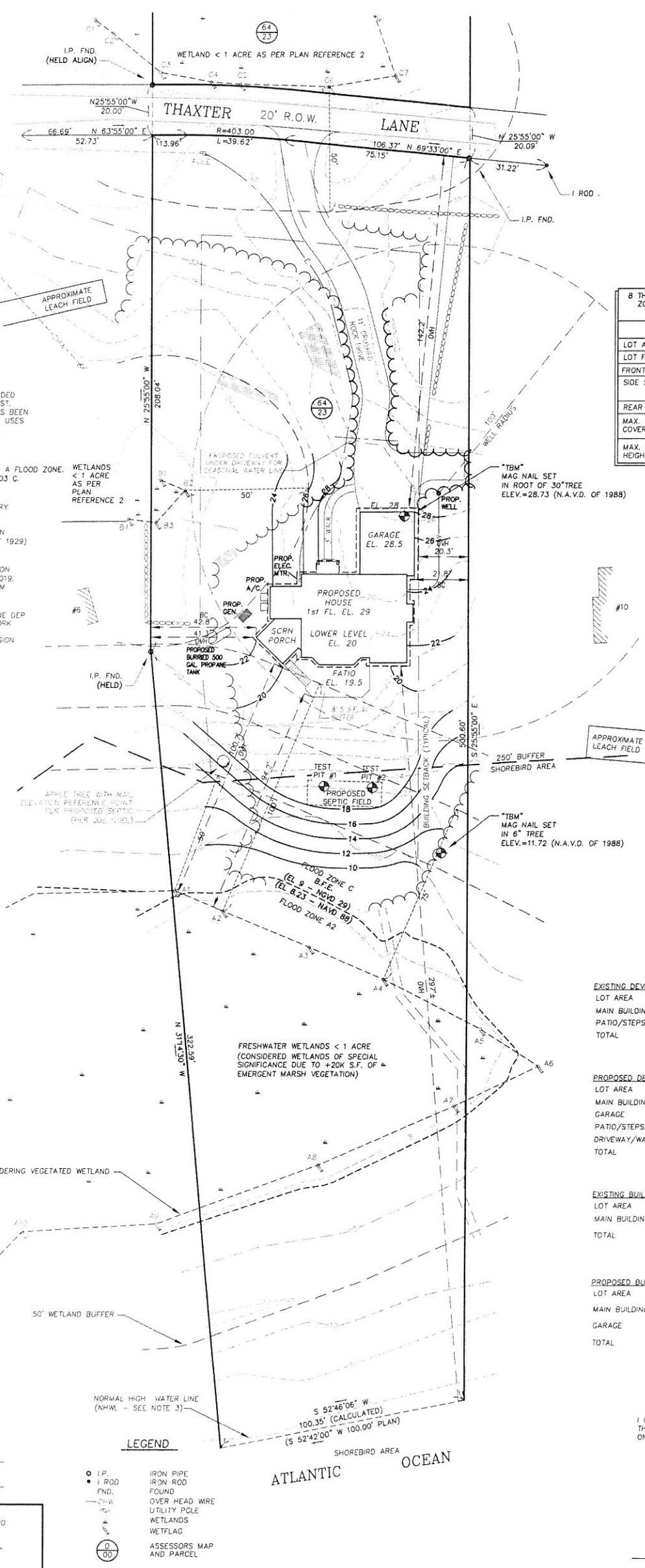
**PLAN REFERENCE**  
 1) PLAN BOOK 26 PLAN 46  
 2) PLAN BOOK 340 PLAN 14  
 3) PLAN BOOK 259 PLAN 50

**ZONING TABLE**

8 THAXTER LANE, KITTERY POINT - ASSESSORS MAP 64 LOT 23  
 ZONING DISTRICT: R-RC RESIDENTIAL-RURAL CONSERVATION  
 OVERLAY DISTRICTS: OZ-RP AND OZ-SL-250

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	80,000 S.F.	74,920 S.F.±	74,920 S.F.±
LOT FRONTAGE:	200 FT	128.73 FT	128.73 FT
FRONT SETBACK:	40 FT	186.9 FT	142.2 FT
SIDE SETBACK:	20 FT	37.6 FT	21.8 FT (BC) 20.3 FT (OVH)
REAR SETBACK:	35 FT	290± FT	297± FT
MAX. BUILDING COVERAGE	6% FT	1.5%	3.3%
MAX. BUILDING HEIGHT	35 FT	17.3 FT	29.0 FT

- NOTES:**
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  - THIS PARCEL (DOES) LIE PARTIALLY WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 230171 0003 C, EFFECTIVE DATE JULY 5, 1984.
  - NHWL AS DEFINED BY THE TOWN OF KITTERY ZONING ORDINANCE AS ELEVATION 6.0.
  - ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. OF 1988. (+ 0.77' TO N.G.V.D. OF 1929)
  - MR. LUCIEN LANGLOIS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) VISITED THE SITE ON MARCH 12, 2019. REFER TO MDEP FIELD DETERMINATION FORM DATED MARCH 12, 2019 FOR DETAILS.
  - 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.



**WETLAND BUFFERS**  
 KITTERY, TOWN OF M.D.E.P. 50', 100'  
 75'

**SHOREBIRD BUFFERS**  
 M.D.E.P. 250'

**PROPOSED DWELLING NOTE:**  
 SEE ARCHITECT FOR EXACT DIMENSIONS

**PROPOSED UTILITIES AND CONTOURS ARE AS SHOWN ON FILE PROVIDED FROM LIVING SPACES ARCHITECTURAL ASSOCIATES.**

**WETLANDS DELINEATION BY**  
 JOE NOEL  
 P.O. BOX 174  
 SOUTH BERWICK, ME 03908

**EXISTING DEVEGETATED COVERAGE CALCULATION:**

LOT AREA	74,920 S.F.± (IN OZ-SL-250)
MAIN BUILDING	1,133 S.F.
PATIO/STEPS	830 S.F.
TOTAL	1,963 S.F. (1,963 S.F. / 74,920 S.F.± = 2.6%)

**PROPOSED DEVEGETATED COVERAGE CALCULATION:**

LOT AREA	74,920 S.F.± (IN OZ-SL-250)
MAIN BUILDING	1,914 S.F.
GARAGE	559 S.F.
PATIO/STEPS	483 S.F.
DRIVEWAY/WALKWAY	2,527 S.F.
TOTAL	5,483 S.F. (5,483 S.F. / 74,920 S.F.± = 7.3%)

**EXISTING BUILDING COVERAGE:**

LOT AREA	74,920 S.F.±
MAIN BUILDING	1,133 S.F.
TOTAL	1,133 S.F. (1,133 S.F. / 74,920 S.F.± = 1.5%)

**PROPOSED BUILDING COVERAGE:**

LOT AREA	74,920 S.F.±
MAIN BUILDING	1,914 S.F.
GARAGE	559 S.F.
TOTAL	2,473 S.F. (2,473 S.F. / 74,920 S.F.± = 3.3%)

I CERTIFY:  
 THAT THIS ACTUAL SURVEY WAS MADE  
 ON THE GROUND IN MARCH OF 2019.



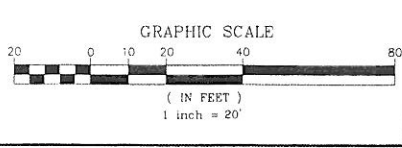
**PROPERTY OWNERS:**

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY THE KITTERY PLANNING BOARD**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

- LEGEND**
- I.P. FND. IRON PIPE
  - I.P. FND. IRON ROD
  - FND. FOUND
  - OHW. OVER HEAD WIRE
  - U.P. UTILITY POLE
  - WETLANDS
  - WETFLAG
  - ASSESSORS MAP AND PARCEL



PREPARED FOR  
**TODD THAYER**  
 195 MCGREGOR STREET, APT. 429  
 MANCHESTER, NH 03110

**SHORELAND DEVELOPMENT PLAN**  
 IN  
 KITTERY POINT, ME  
 SHOWING  
 PROPOSED CONDITIONS  
 AT  
 8 THAXTER LANE  
 (ASSESSORS MAP 64 LOT 23)

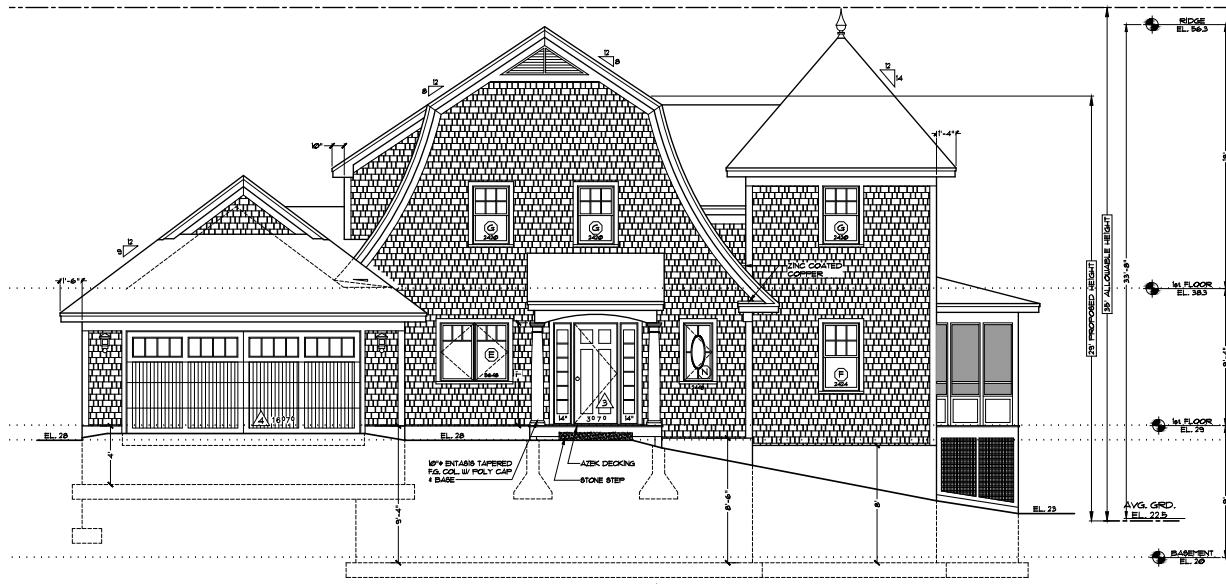
**MILLENNIUM ENGINEERING, INC.**  
 ENGINEERING AND LAND SURVEYING  
 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'  
 DATE: SEPT. 13, 2019  
 CALC. BY: P.D.B.  
 CHKD. BY: J.S.H.

PROJECT: E192279  
 TAX MAP 64 LOT 23

**PROPOSED CONDITIONS**

SHEET: 2 OF 2



FRONT ELEVATION  
1/4" = 1'-0"

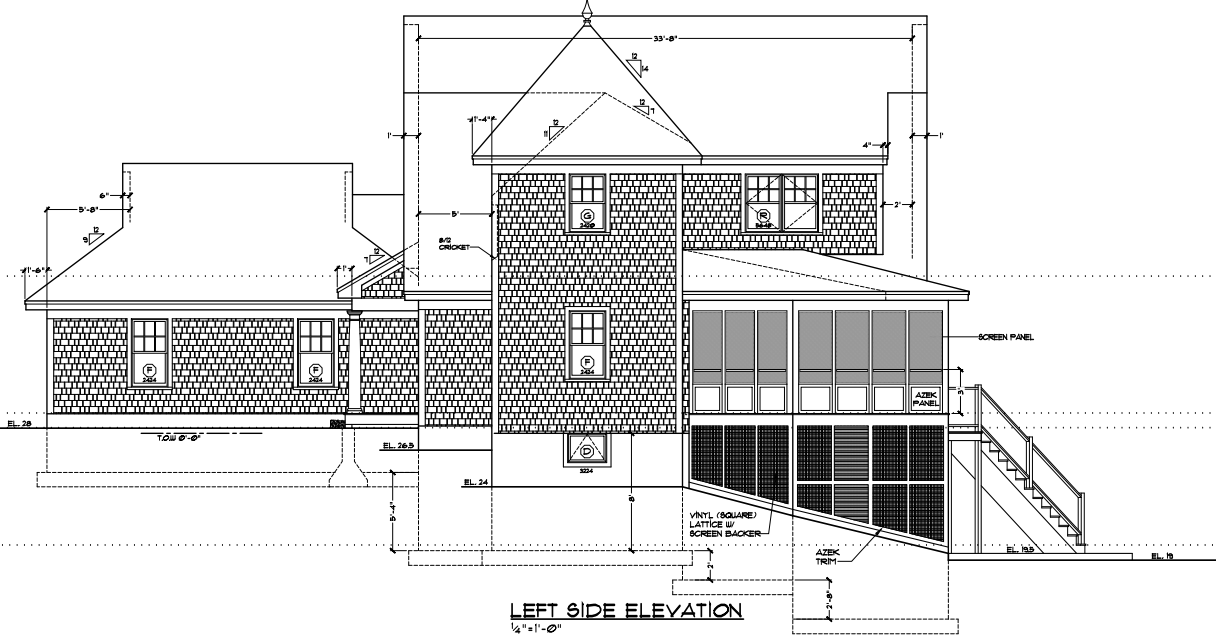
**WINDOW SCHEDULE**  
MARVIN CLAD ULTIMATE (NG), SCL. W/ SPACER BARS  
Color: Green, Low-E w/ Argon, 8116, 2" Holes

LOC.	SIZE / UNIT	ROUGH OPENG.	COMMENTS
(A)	CUA8 3624	3'-0" x 7'-11 1/2"	
(B)	CUH 2424-2U	4'-11 1/2" x 4'-0"	
(C)	CUCA 2448-2U	4'-1" x 4'-11 1/2"	
(D)	CUCA 3224	2'-9" x 11'-11 1/2"	
(E)	CUCA 3648	3'-0" x 3'-11 1/2"	
(F)	CUH 2424	2'-4 1/2" x 4'-0"	
(G)	CUH 2430	2'-6 1/2" x 4'-0"	
(H)	CUCA 1644	1'-8" x 3'-11 1/2"	
(I)	CUCART 3618	4'-9" x 1'-6 1/2"	
(J)	CUH 2424/4882/2418	9'-11" x 8'-0"	
(K)	CUA8 3624	3'-0" x 3'-11 1/2"	
(L)	CUA8 3660	4'-9" x 4'-11 1/2"	
(M)	CUA8 4860	4'-1" x 4'-11 1/2"	
(N)	CUCA 2448	2'-7" x 3'-11 1/2"	
(O)	CUCA 2824	2'-9" x 1'-11 1/2"	
(P)	CUCA 2824-2U	4'-9" x 1'-11 1/2"	
(Q)	CUCA 2848-2U	4'-9" x 4'-11 1/2"	
(R)	CUCA 2848	4'-9" x 3'-11 1/2"	

**WINDOW / DOOR GENERAL NOTES:**  
 1. MANUFACTURER TO PROVIDE WINDOW / DOOR SHOP DRAWINGS TO LIVING SPACES LLC FOR APPROVAL PRIOR TO ORDERING.  
 2. REFER TO FLOOR PLANS & ELEVATIONS FOR CASSETT WINDOW OPERATION.  
 3. REFER TO FLOOR PLANS FOR QUANTITIES OF WINDOWS & DOORS, TO BE COORDINATED WITH LIVING SPACES LLC.  
 4. REFER TO FLOOR PLANS FOR QUANTITIES OF WINDOWS & DOORS, TO BE COORDINATED WITH LIVING SPACES LLC.  
 5. TYPED GLASS & BORESS PER CODE REQUIREMENTS.

**DOOR SCHEDULE**  
MARVIN CLAD ULTIMATE, SCL. W/ SPACER BARS  
Color: Green, Low-E w/ Argon, 8116, 2" Holes

LOC.	UNIT # / SIZE	ROUGH OPENG.	MANUFACTURER
(A)	8020X / 8010	8'-7 1/2" x 7'-2 1/2"	MARVIN
(B)	TBD / 3068	3'-2 1/2" x 6'-10 1/2"	TBD (SCREEN DOOR)
(C)	8010 W/ (2) 1/4" GL.	6'-0" x 7'-2 1/2"	JELD UEN
(D)	TBD / 6070	16'-0" x 7'-0"	OVERHEAD DOOR
(E)	8040 / 2848	2'-10 1/2" x 6'-10 1/2"	JELD UEN
(F)	TBD / 2810	2'-10 1/2" x 7'-2 1/2"	TBD (SCREEN DOOR)
(G)	TBD / 2810	2'-10 1/2" x 7'-2 1/2"	SHIMRON 20 MIN.
(H)	CUFD / 8010	8'-2 1/2" x 7'-2 1/2"	MARVIN
(I)	8040 / 3068	3'-2 1/2" x 6'-10 1/2"	JELD UEN



LEFT SIDE ELEVATION  
1/4" = 1'-0"

- ROOFING**  
 - CERTAINTED® "LANDMARK" ARCH. ROOF  
 - SHINGLES W/ CUT LINE VALLEYS  
 - ZINC COATED COPPER CRICKETS  
 - GRACE ICE & WATER (ENTIRE ROOF)  
 - SIDING DETAIL, "HARDIE SHINGLE"  
 - "HARDIE SHINGLE"
- FASCIA DETAIL**  
 1/2" x 1/2" HARDIETRM
- SOFFIT DETAIL**  
 1/2" x 1/2" PINE EDGE & CENTER  
 BEAD BD. W/ TITANIUM FINISH
- FRIEZE DETAIL**  
 1/2" HARDIETRM
- RAKE FRIEZE DETAIL**  
 1/2" HARDIETRM
- RAKE SOFFIT DETAIL**  
 1/4" x 1/2" x 1/2" HARDIETRM
- CORNER BOARDS**  
 1/2" x 1/2" HARDIETRM
- WATER TABLE BOARDS**  
 N/A
- WINDOW TRIM**  
 3/4" x 1/2" HARDIETRM
- DOOR TRIM**  
 3/4" x 1/2" HARDIETRM
- WINDOWS**  
 MARVIN NEXT GENERATION  
 "ULTIMATE" CLAD
- GUTTERS**  
 OVER DOORWAYS AND DECK
- NOTE:**  
 TRIM TO BE HARDIETRM & AZEK

- GENERAL NOTES:**
1. THESE CONSTRUCTION DOCUMENTS ARE BUILT TO FOLLOW THE 2009 IRC BUILDING CODE AS ADMINISTERED BY THE TOWN OF KITTERY POINT, ME.
  2. ALL DIMENSIONS ARE FRAMING DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO EXCAVATION.
  3. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  4. CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING AT ALL WINDOW AND DOOR HEADS FOR CURTAINS. BLOCKING FOR ALL UPPER CABINETS LOCATED AT KITCHEN, LAUNDRY ROOM, & BATH ROOMS.
  5. SOUND INSULATE BATHROOMS AND LAUNDRY ROOM FROM ADJACENT ROOMS W/ BATTEN INSULATION.

**ATTAR ENGINEERING, INC.**  
 CIVIL ♦ STRUCTURAL ♦ MARINE  
 1284 STATE ROAD - ELOT, MAINE 03903  
 PHONE: (207)439-6023 FAX: (207)439-2128

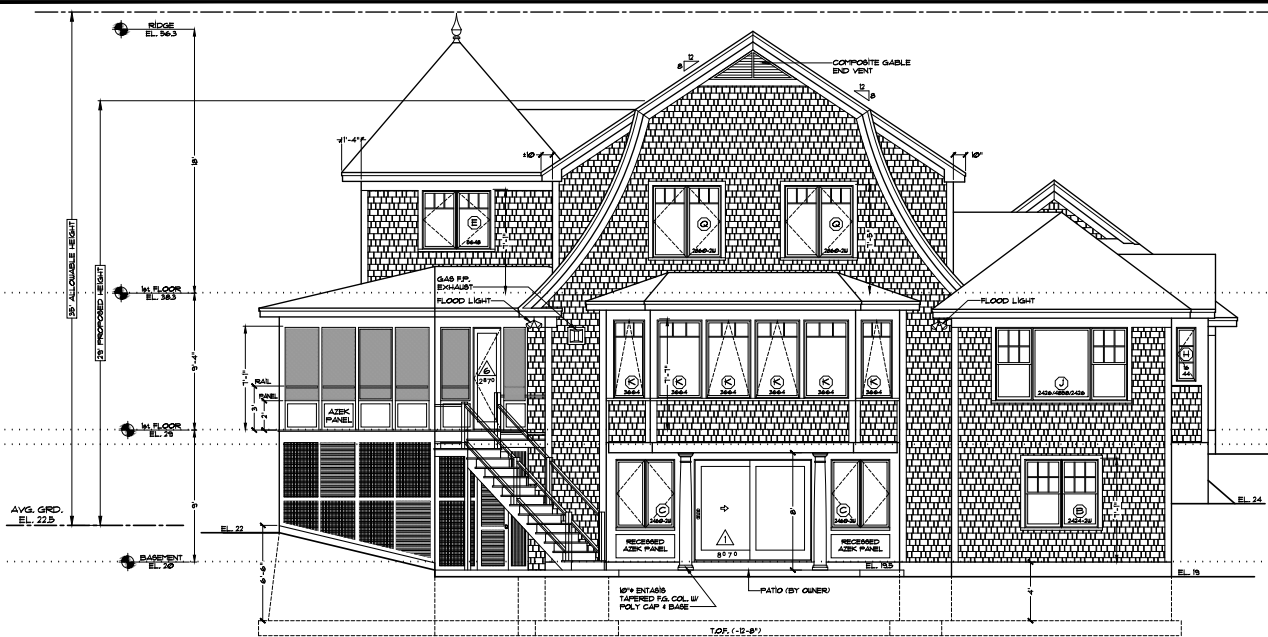
PROJECT: **Thayer Residence**  
 8 Thaxter Lane, Kittery Point, ME 03904

DATE: **9-19-19**  
 REVISED: \_\_\_\_\_  
 DWG NO: \_\_\_\_\_

Encl: livingspacesllc.com/contracts  
 1241 Washington Road Rye NH 03070

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**WINDOW SCHEDULE**  
MARVIN CLAD ULTIMATE (NG) SGL W/ SPACER BARS  
Color: Glass: Low-E w/ Argon, 8/16\"/>

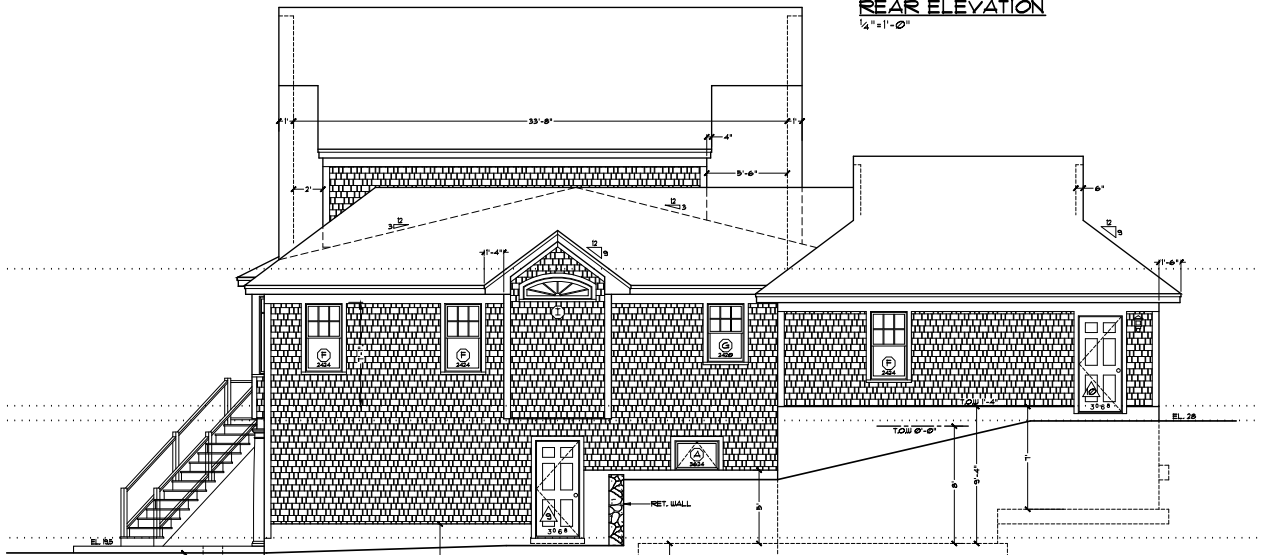
LOC.	UNIT # / SIZE	ROUGH OPNG.	COMMENTS
(A)	CLWIN 3624	3'-11" x 1'-11 1/2"	
(B)	CUWH 2424-3U	4'-11 1/2" x 4'-9"	
(C)	CUCA 2460-3U	4'-11" x 4'-11 1/2"	
(D)	CUCA 3224	2'-9" x 1'-11 1/2"	
(E)	CUCA 3648	5'-9" x 3'-11 1/2"	
(F)	CUWH 2424	2'-6 1/2" x 4'-9"	
(G)	CUWH 2420	2'-6 1/2" x 4'-9"	
(H)	CUCA 1644	1'-9" x 3'-11 1/2"	
(I)	CUCAET 5678	4'-9" x 1'-6 1/2"	
(J)	CUWH 2426-4882-249	5'-11" x 3'-0"	
(K)	CLWIN 3664	3'-11" x 3'-3 1/2"	
(L)	CLWIN 5660	4'-9" x 4'-11 1/2"	
(M)	CLWIN 4860	4'-11" x 4'-11 1/2"	
(N)	CUCA 2448	2'-11" x 3'-11 1/2"	
(O)	CUCA 2824	2'-9" x 1'-11 1/2"	
(P)	CUCA 2824-3U	4'-9" x 1'-11 1/2"	
(Q)	CUCA 2860-3U	4'-9" x 4'-11 1/2"	
(R)	CUCA 2848	4'-9" x 3'-11 1/2"	

**WINDOW / DOOR GENERAL NOTES:**  
1. MANUFACTURER TO PROVIDE WINDOW / DOOR SHOP DRAWINGS TO LIVING SPACES LLC FOR APPROVAL PRIOR TO ORDERING.  
2. REFER TO FLOOR PLANS & ELEVATIONS FOR CURRENT WINDOW OPERATION.  
3. REFER TO ELEVATIONS FOR GULLIE MATERIALS.  
4. REFER TO FLOOR PLANS FOR QUANTITIES OF WINDOWS & DOORS TO BE INSTALLED.  
5. TEMPERED GLASS & BORGES PER CODE REQUIREMENTS.

**DOOR SCHEDULE**  
MARVIN CLAD ULTIMATE SGL W/ SPACER BARS  
Color: Glass: Low-E w/ Argon, 8/16\"/>

LOC.	UNIT # / SIZE	ROUGH OPNG.	MANUFACTURER
(A)	80*100 / 80*70	8'-11 1/2" x 7'-2 1/2"	MARVIN
(B)	TBD / 3648	3'-2 1/2" x 8'-0 1/2"	TBD (SCREEN DOOR)
(C)	16*70 W/ (2) 14" SL	6'-0" x 7'-2 1/2"	JELD SEN
(D)	TBD / 16*70	6'-0" x 7'-0"	OVERHEAD DOOR
(E)	60*60 / 2868	2'-10 1/2" x 6'-10 1/2"	JELD SEN
(F)	TBD / 2870	2'-10 1/2" x 7'-2 1/2"	TBD (SCREEN DOOR)
(G)	TBD / 2870	2'-10 1/2" x 7'-2 1/2"	SPRINTON 20 HXL
(H)	CLIP / 60*70	6'-2 1/2" x 7'-2 1/2"	MARVIN
(I)	60*60 / 3068	3'-2 1/2" x 6'-10 1/2"	JELD SEN

**REAR ELEVATION**  
1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"

- ROOFING**  
- CERTAINTED "LANDMARK" ARCH. ROOF  
- SHINGLES W/ CUT LINE VALLEYS  
- ZINC COATED COPPER CRICKETS  
- GRACE ICE & WATER (ENTIRE ROOF)
- SIDING DETAIL**  
"HARDIE SHINGLE"
- FASCIA DETAIL**  
1/8" S3 HARDIETRH
- SOFFIT DETAILS**  
1/8" TAG PINE EDGE & CENTER  
BEAD BD. W/ TITANIUM FINISH
- FRIZE DETAIL**  
1/8" HARDIETRH
- RAKE FRIZE DETAIL**  
1/8" HARDIETRH
- RAKE SOFFIT DETAILS**  
1/4" 1/8" 1/2" HARDIETRH
- CORNER BOARDS**  
3/4" HARDIETRH
- WATER TABLE BOARDS**  
N/A
- WINDOW TRIM**  
3 1/2" HARDIETRH
- DOOR TRIM**  
3 1/2" HARDIETRH
- WINDOWS**  
MARVIN NEXT GENERATION  
"ULTIMATE" CLAD
- QUILTIES**  
OVER DOORWAYS AND DECKS
- NOTE:**  
TRY TO BE HARDIETRH & AZEK

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE  
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PROJECT: **Thayer Residence**  
8 Thaxter Lane, Kittery Point, ME 03904

Phone: 603-564-5380  
Fax: 603-564-2005

DATE: **9-19-19**

**Living Spaces, Inc.**

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Fax: 603-564-2005

DWG NO: **2**

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