

**Town of Kittery  
Planning Board Meeting  
May 10, 2018**

**16 Bond Road Right-of-Way - Sketch Plan Review**

Action: Accept or deny application. Approve or deny concept plan. Owner and applicant, Sami Yassa requests consideration of a conceptual right-of-way sketch plans for a 3.04 +/- acre parcel located on Bond Road (Tax Map 25 Lot 12) in the Residential Kittery Point Village zone (R-KPV) and the Shoreland Overlay zone (OZ-SL-250). Agent is Chris Mende, PLS., Civil Consultants.

**PROJECT TRACKING**

REQ'D	ACTION	COMMENTS	STATUS
No	Sketch Plan Review Completeness / Approval	Possible for 5/10/2018	PENDING
No	Site Visit		
Yes	Preliminary Plan Review Completeness/Acceptance	Likely a combined prelim and final review.	
No	Public Hearing		
Yes	Preliminary Plan Approval		
Yes	Final Plan Review	Likely a combined prelim and final review.	
<p><b>Prior to the signing of the approved Plan any Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. Per Section 16.4.4.13 - 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 has been duly recorded in the York County registry of deeds, when applicable.</b></p>			

**Background**

The existing 3.04-acre parcel contains two single family homes. An existing 16-foot travel way begins at the end of Bond Road and branches to form two separate driveways to each of the single-family residences. The applicant wishes to divide their property into two lots with a residence on each. This does not require consideration by the Planning Board as a subdivision but does require ROW approval by the Board to provide frontage to both lots. This conceptual plan proposes the ROW for the Board’s review.

**Conceptual Plan**

The proposed right-of-way will follow the existing 16-foot travel way to a certain point towards each residence. On the plan, the proposed ROW is shown outlined with long bold dashes. The existing travel way is shown in yellow. The existing travel way portions that are paved are outlined with a solid line while the gravel portions are outlined with small dashes.

No boundary line for the lot division is shown – however the Applicant must ensure that both lots meet all Town standards (regarding lot size, setbacks, frontage etc.) for conformity. The best way to do that is to show proposed boundary lines even though they will be removed for the plan to be recorded at the Registry.

1. The proposed ROW doesn’t seem have width noted (although total area is) but must be 40 feet wide to meet Class 1 Private Road requirements. The Applicant’s agent confirmed it is 40 feet wide.

2. The proposed travel way as shown will not be centered within the proposed ROW. The Applicant prefers to use the existing travel way (proposed to be expanded from 12 feet to 16 wide) because underground utilities run alongside the existing travel way and could require relocation if the travel way was centered on the ROW. The Applicant requests a waiver of this requirement.
3. The Applicant proposes a 16-foot gravel travel way instead of the 18 feet that is required for a Class 1 Private Street. There is no impact to the neighborhood in terms of either views or traffic because the two houses already exist. A waiver is requested. The Board may want to request that the Applicant get the Fire Department's approval of the proposed travel way. A department head meeting could likely accomplish this in the near future.
4. As mentioned earlier, the existing travel way towards the more northerly residence is partially paved according to the plan, then becomes gravel. Will the pavement remain when the travel way is widened?
5. The Applicant is requesting a waiver from submitting a stormwater management plan because the impervious surface area will not change significantly with the additional two feet in width of impervious travel way.
6. The Applicant is requesting a waiver for the 5-foot sidewalks which are part of the standards for a Class 1 Private Street in Table 1, Section 16.8.
7. The Applicant is also requesting that no public hearing be held. However, this is a decision to be made by the Planning Board and a waiver is not applicable.

### **Recommendation**

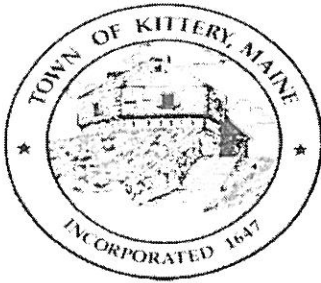
The sketch plan submittal appears substantially complete with the exception of the proposed boundary line that will divide the lots. The Applicant's agent will bring a plan with the proposed boundary line to the Planning Board meeting. The Board may request additional information if necessary to continue the review. The Board can determine if a public hearing should be held (discretionary for ROW applications) and/or if a site visit is warranted.

After discussion, if the Board determines no further information is needed to allow the application to move into preliminary/final plan, the Board may accept the sketch plan application as complete and approve the conceptual plan. The preliminary/final plan application may need to include a street naming application and will need legal documents (easements and road association) along with engineered roadway plans. Staff will give the Applicant guidance on street naming prior to the next submission.

***Move to accept the sketch plan application dated April 13, 2018 as complete and approve the sketch plan for Sami Yassa requesting consideration of a right-of-way for a 3.04 +/- acre parcel located on Bond Road (Tax Map 25 Lot 12) in the Residential Kittery Point Village zone (R-KPV) and the Shoreland Overlay zone (OZ-SL-250).***

If the Board determines additional information is needed before approval of the conceptual plan, the motion to give the Applicant additional time is below:

***Move to continue the sketch plan application dated April 13, 2018 for Sami Yassa requesting consideration of a right-of-way for a 3.04 +/- acre parcel located on Bond Road (Tax Map 25 Lot 12) in the Residential Kittery Point Village zone (R-KPV) and the Shoreland Overlay zone (OZ-SL-250) for a period not to exceed 90 days.***



# TOWN OF KITTEERY MAINE

## TOWN PLANNING DEPARTMENT

200 Rogers Road, Kittery, Maine 03904  
 PHONE: (207) 475-1323  
 Fax: (207) 439-6806  
[www.kittery.org](http://www.kittery.org)

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

<b>FEE FOR REVIEW</b>	<input type="checkbox"/> \$300.00	Amount Paid: \$ _____	Date: <u>April 13, 18</u>							
<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map	25	Lot	12	Zone(S): Base Overlay MS4	R-KPV OZ-SL-250 ___ YES ___ NO	Total Land Area	132,650 sq ft	
	Physical Address	16 Bond Road, Kittery Point								
<b>PROPERTY OWNER'S INFORMATION</b>	Name	Samie Yassa				<b>Mailing Address</b>	16 Bond Road Kittery Point, ME 03905			
	Phone	207-703-2428								
	Fax									
	Email	syssa@nrdc.org								
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Christopher H. Mende, PLS				<b>Name of Business</b>	Civil Consultants			
	Phone	207-384-2550				<b>Mailing Address</b>	Christopher H. Mende Civil Consultants PO Box 100 South Berwick, ME 03908			
	Fax	207-384-2112								
	Email	chris@civcon.com								
<b>DESCRIPTION</b>	Existing Conditions: Please see attached narrative.									
	Proposed legal and physical changes: (Documents for dedication of the ROW, maintenance agreements, riders to deeds, grading, drainage and pavement, etc.)									
	Please see attached narrative.									
I certify that, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the Plan submitted without notifying the Kittery Town Planning Department of any changes.										
<b>Applicant's Signature:</b>	 _____				<b>Owner's Signature:</b>	 _____				
<b>Date:</b>	<u>4/13/18</u>				<b>Date:</b>	<u>4/13/18</u>				

To: Kittery Planning Board  
Fr: Sami Yassa, Johanna Thomas  
Re: 16 Bond Road Right of Way sketch plan  
Dt: April 13, 2018

Thank you for considering our draft Right-of-Way proposal and sketch plan for our property at 16 Bond Road during the May Planning Board meeting.

Currently our property has two single-family dwellings on one 3 acre lot with 30 feet of frontage on Bond Road. Each dwelling is served by separate driveways, which merge at Bond Road.

We aim to split the property into two lots and to establish a Class 1 private way within a right-of-way that provides frontage for the two lots. We have attached a sketch plan prepared by Civil Consultants depicting the proposed right-of-way, finished travelled surface, turnaround, structures, grades, and setbacks.

We hope to move forward with a full proposal and application during the June Planning Board meeting, so we hope to use the discussion of the sketch plan to get guidance from the Planning Board and to address any questions, clarifications or changes that the Board might suggest.

In particular, in our final application in June, we aim to request several waivers, which we discussed with Planning staff back in 2017. We hope to get the Planning Board's input on these:

1. Waiver from the requirement to build a sidewalk.
2. Waiver from the requirement that the traveled surface be centered in the right-of-way. The attached plan aims to center the current travelled way within the constraints of setbacks and the optimal right-of-way location.
3. Waiver from a public hearing. The proposed project will not result in any appreciable change to conditions in the neighborhood: traffic levels will be the same and the viewshed of the neighbors will remain unchanged. The increase in impervious surfaces will be minimal in comparison to the total parcel area and the existing areas of similar surfaces.
4. Waiver from the requirement that the Class 1 traveled way be 18 feet in width. The existing condition has two dwellings, each of which is served by its own driveway. This will not change. We are proposing increasing the width of the travelled surface to 16 feet to accommodate emergency vehicles per our conversations with staff.
5. Waiver from the requirement to prepare a drainage plan. The proposed changes will not significantly alter the existing flow paths on site or off site. Existing vegetated areas which presently act as natural filters for storm water runoff will continue to function in the same manner.

Thank you very much for your consideration.



# TOWN OF KITTERY MAINE

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	Physical Address	16 Bond Road, Kittery Point							
<b>PROPERTY OWNER'S INFORMATION</b>	Name	Samie Yassa			Mailing Address	16 Bond Road Kittery Point, ME 03905			
	Phone	207-703-2428							
	Fax								
	Email	syssa@nrdc.org							
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Christopher H. Mende, PLS			Name of Business	Civil Consultants			
	Phone	207-384-2550			Mailing Address	Christopher H. Mende Civil Consultants PO Box 100 South Berwick, ME 03908			
	Fax	207-384-2112							
	Email	chris@civcon.com							
<b>DESCRIPTION</b>	Existing Conditions: Please see attached narrative.								
	Proposed legal and physical changes: (Documents for dedication of the ROW, maintenance agreements, riders to deeds, grading, drainage and pavement, etc.)								
	Please see attached narrative.								
I certify that, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the Plan submitted without notifying the Kittery Town Planning Department of any changes.									
<b>Applicant's Signature:</b>	_____				<b>Owner's Signature:</b>	_____			
<b>Date:</b>	_____				<b>Date:</b>	_____			

# Minimum Submission Requirements

15 COPIES OF THE RIGHT OF PLAN – 5 OF WHICH MUST BE 24" X 36"

**PRIOR TO COMMENCEMENT OF THE REVIEW PROCESS, THE PLANNING BOARD WILL DECIDE WHETHER SUFFICIENT INFORMATION HAS BEEN PROVIDED AND WILL VOTE TO DETERMINE COMPLETENESS/ACCEPTANCE. See Section 16.10.5.2**

**THE APPLICATN IS RESPONSIBLE TO CLEARLY DESCRIBE THE PROJECT.**

- A) Paper size:
  - No less than 11" X 17" (reduced) or greater than 24" X 36" (full).
- B) Scale size:
  - Under 10 acres: no greater than 1" = 30'
  - 10 + acres: 1" = 50'
- C) Title block:
  - Applicant's name and address
  - Name of preparer of plans with professional information and professional seal
  - Parcel's tax map identification (map – lot)
  - Date of plan preparation
- D) Survey performed and sealed by licensed surveyor:
  - Identify all existing property/R.O.W. markers
  - Show all proposed boundary monuments (per ordinance)
- E) Provide orientation:
  - Arrow showing true north and magnetic declination
  - Graphic scale       Signature block
- F) The right of way plans must include:
  - Size of the parcel minus the area in the R.O.W.
  - Area of R.O.W.       Length of lot frontage;
  - Zoning and zone boundaries       Front yard setbacks
  - Deed docket and page numbers       Intersecting lot lines
  - Existing topography       Horizontal alignment
  - Vertical profile (existing ground and proposed grades)
  - Sidewalks       Watercourses       forest cover
  - Ledge outcroppings       Proposed areas of blasting
  - Utilities (above and below ground)
  - Above ground utilities (poles) that may be relocated
  - Storm drainage systems and structures
  - Parks       Open space       Conservation easements
  - The location of all natural features or site elements to be preserved.
- G) Show and locate on the plans the names and addresses of all owners of record of contiguous property, including those across the street. WITH THE FIRST SUBMITTAL, PROVIDE 2 SETS OF MAILING LABELS.
- H) Provide sufficient information to identify and locate each interior lot line, right of way lines, and street alignments.
  - curve geometry       bearings and distances       widths

- I) Show the location and description of all structures, including:
  - existing and proposed signage
  - details of all structures and accesses located within one hundred (100) feet of the property line.
- J) The detail sheet must show:
  - Structural pavement sections       Erosion control detail
  - Roadway cross sections       Trenching details
  - Sufficient detail(s) to clarify construction
- K) The completed application requires the following legal documents:
  - Revised deeds for the parcel and the R.O.W.
  - A maintenance agreement for R.O.W. as a rider to the deed.
  - Letters of approval from utility companies and town staff
- L) The following supporting documentation:
  - Copy of documents showing owner's legal interest
  - Copy of any existing or proposed property encumbrances
  - Erosion control plan and sedimentation endorsed by York County Soil and Water District
  - A plan for stormwater management prepared by a registered professional engineer
  - A copy of the soil survey (specific to this project area) for York County Where the soil survey shows soils with severe restrictions for development, a high intensity Class A soil survey must be submitted
- M) An estimate of the amount and type of vehicular traffic on a daily basis and during peak hours. Where it is anticipated that four hundred (400) vehicle trips per day or more, a traffic impact analysis must be conducted in accordance with section 16.10.5.2.D.1.
- N) Additional Requirements. In its consideration of an application/plan, the Board may at any point in during the review, require the applicant to submit additional materials, studies, analyses, and agreement proposals as it may deem necessary for complete understanding of the application. Such materials may include those listed below.
  - Fiscal Impact Analysis. An analysis of the relationship of the revenues to the town from the development and the costs of additional publicly funded resources;
  - Traffic Impact Study (see Section 16.10.5.2.D.1)

**NOTE TO APPLICANT: THE PLANNING BOARD MAY CHOOSE TO CONDUCT A SITE WALK. PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.**

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

Town of Kittery, Maine  
Application: Right of Way Plan Review

Narrative(s)

**Existing Conditions:**

The existing 3 acre parcel presently has 30' of street frontage on Bond Road. The parcel contains 2 single family homes each served by public water, electricity and communications. Each dwelling is served by separate driveways, which merge at Bond Road. Utility lines run underground from Bond Road. Each house is served by an on-site septic disposal system. Two wetlands are present, one 360 s.f. in size, the other 364 s.f. in size.

**Proposed legal and physical changes:**

The applicants wish to split their property into two lots, each with one of the existing homes. They wish to create a Class I, Private Street within a private right-of-way to provide legal street frontage and access. They intend to expand the width of the existing drive (partly paved and partly gravel) from the present width of 12' +/- to 16'. Expansion of the existing drive will require minimum regrading of the site, as the drive is well fit to the site topography; profile grades are less than 10%. A turnaround for emergency vehicles will be added. Construction will be in accordance with Kittery Code requirements (Chapter 16.8, Article IV, Table 1).





RETURN TO:  
BRUCE A. WHITNEY, Esq.  
POST OFFICE BOX 187  
SOUTH BERWICK, ME

Doc# 2013010810  
Bk 16546 Pg 845 - 846  
Received York SS  
03/06/2013 2:08PM  
Debra L. Anderson  
Register of Deeds

(4) 2/25/8  
→

# QUITCLAIM DEED WITH COVENANT

## Maine Statutory Short Form

I, **Johanna Thomas and Sami Yassa** of 28 Crockett Neck Road, Kittery Point, ME 03905 for consideration paid, grant to **Johanna Thomas and Sami Yassa** of 28 Crockett Neck Road, Kittery Point, ME 03905 with **Quitclaim Covenant**, as Joint Tenants, the real estate located in Kittery, County of York, and State of Maine, described as follows:

A parcel of land together with the buildings and improvements thereon located on Bond Road in the Town of Kittery, County of York and State of Maine and being bounded and described as follows:

Beginning at a point on the northeasterly terminus of Bond Road and the northwesterly corner of adjoining land now or formerly of Terrence C. Swiger, Jr.; thence turning and running North 60° 23' 16" East along land of said Swiger, Jr. for a distance of 187.55 feet; thence turning and running North 64° 18' 08" East along land now or formerly of James C. White for a distance of 145 feet to a "copper pipe held for line" set on the southwesterly sideline of a private 30 foot wide right of way; thence turning and running North 24° 38' 59" West along said right of way for a distance of 134.60 feet; thence turning and running North 45° 35' 28" West still along the edge of said right-of-way for a distance of 202.19 feet to the base of an iron pipe found located on the edge of a stone wall; thence turning and running South 71° 12' 56" West still along said right of way for a distance of 185.5 feet; thence turning and running South 49° 14' 47" West along land now or formerly of Gerald W. Mitchell for a distance of 195 feet to a monument found and the northeasterly border of land now or formerly of Arthur E. Lutts; thence turning and running South 41° 52' 20" East along land of said Lutts for a distance of 30.35 feet to the northerly corner of land now or formerly of George B. Glidden, Trustee of the George B. Glidden Revocable Trust of 2003; thence turning and running South 36° 54' 10" East along said Glidden land for a distance of 130.98 feet to a capped iron rod found; thence turning and running along said Glidden land South 20° 16' 21" East for a distance of 87.36 feet to a capped iron rod found; thence turning and running South 55° 04' 10" East along said Glidden land for a distance of 80.19 feet to a capped iron rod found; thence turning and running North 89° 21' 47" East along said

NO R.E. TRANSFER TAX PAID



# LIST OF ABUTTERS

Yassa  
16 Bond Road  
Kittery Point, ME 03905  
April 12, 2018

<i>MAP</i>	<i>LOT</i>	<i>NAME &amp; MAILING ADDRESS</i>
25	12 (Locus)	THOMAS, JOHANNA YASSA, SAMI 16 BOND ROAD KITTERY POINT, ME 03905
	10	LUTTS, SANDRA A 603 HALEY ROAD KITTERY POINT, ME 03905-5622
	11	GLIDDEN TR, GEORGE B FRANK TR, MARJAN GBG REV TR 2003/MF REV TR 2003 PO BOX 729 PORTSMOUTH, NH 03802-0729
	13	SWIGER JR, TERRENCE C SWIGER, SHANNON B 14 BOND ROAD KITTERY POINT, ME 03905-5613
	14	WHITE, JAMES C WHITE, KATHIE A 2 FOLCUTT ROAD KITTERY POINT, ME 03905-5616
	15	MITCHELL, GERALD W MITCHELL, NITA M 23 JONES AVENUE KITTERY, ME 03904-1731
	16	DANIEL P BREEN JAMES R BURNETT 16 FOLCUTT ROAD KITTERY POINT, ME 03905
	17	PRICE, DAVID F PRICE, JEANETTE M 18 FOLCUTT ROAD KITTERY POINT, ME 03905-5616
	18	STOCKER, CHARLES K STOCKER, JOAN M 20 FOLCUTT ROAD KITTERY POINT, ME 03905-5616
	18A	WHITE, ROBERT 22 FOLCUTT ROAD KITTERY POINT, ME 03905-5616
	19	COUPERTHWAIT, KENNETH W COUPERTHWAIT, CHRISTINA M 26 FOLCUTT ROAD KITTERY POINT, ME 03905-5616

J:\aaa\2017\1713000\Planning-board-materials\2018-sketchplan-submittals\20180412-ABUTTERS.doc



**CIVIL  
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550



# 16 BOND ROAD - SAMI YASSA



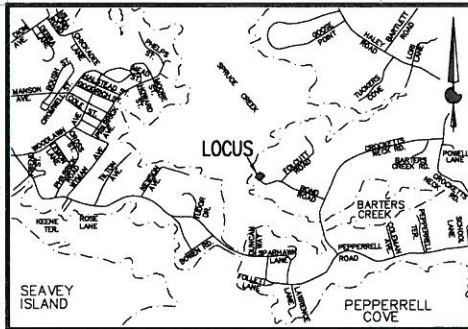
Town of Kittery

Printed on :  
4/18/2017

This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided here in.

17-130.00





LOCATION PLAN  
(NOT TO SCALE)

**NOTES:**

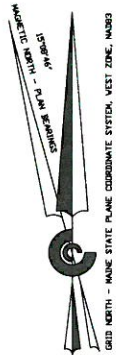
- ASSESSOR'S INFORMATION:  
TOWN OF KITTEERY ASSESSOR'S MAP 25, LOT 12
- RECORD OWNER:  
JOHANNA THOMAS & SAMI YASSA  
16 BOND ROAD  
KITTEERY POINT, ME 03904
- DEED REFERENCE:  
Y.C.R.D. 16546/845
- ZONING INFORMATION:  
BASE ZONE: RESIDENTIAL-KITTEERY POINT VILLAGE (R-KPV)  
OVERLAY ZONE: WATER BODY/WETLAND PROTECTION AREA - 250'  
(OZ-SL-250')  
MINIMUM LAND AREA PER DWELLING UNIT: 40,000 S.F.  
MINIMUM STREET FRONTAGE: 150'  
MINIMUM SETBACKS:  
FRONT YARD: 40'  
SIDE YARD: 15'  
REAR YARD: 15'  
MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 20%
- BOUNDARY AND EXISTING FEATURES ARE BASED ON REFERENCE PLANS 1 & 2. CIVIL CONSULTANTS HAS NOT PERFORMED A FIELD SURVEY OF THE LOCUS PARCEL. CIVIL CONSULTANTS HAS PERFORMED A PERAMBULATION OF THE BOUNDARY LINES AND UPDATED RECORDS RESEARCH FROM DATE OF REFERENCE PLAN 1 (JANUARY 8, 2013) TO PRESENT. TOPOGRAPHY IS BASED MAINE GIS LIDAR DATA. SOME GRADING HAS BEEN PERFORMED IN THE VICINITY OF THE TWO HOMES AND SEPTIC DISPOSAL AREAS WHICH IS NOT REFLECTED HEREON. SPOT ELEVATIONS AS SHOWN WERE COLLECTED USING PRECISE GPS METHODS BY CIVIL CONSULTANTS ON APRIL 14, 2017. ELEVATIONS ARE BASED ON NAVD83. ADJUSTERS ARE FROM CURRENT TAX RECORDS.
- LOCUS PARCEL AREA = 3.045 ACRES (132,650 S.F.)
- BEARINGS AS SHOWN HEREON ARE BASED ON REFERENCE PLAN 1 (MAGNETIC NORTH). GRID NORTH (MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83) AS SHOWN IS BASED ON PRECISE GPS MEASUREMENTS BY CIVIL CONSULTANTS.
- UTILITIES AS SHOWN ARE BASED ON OBSERVED SURFACE FEATURES AND INFORMATION SHOWN ON REFERENCE PLAN 2. CONTRACTORS AND THOSE WORKING ON THIS SITE MUST CONTACT DIG-SAFE PRIOR TO PERFORMING EXCAVATION OR CONSTRUCTION ON THIS SITE.
- WAIVERS REQUESTED:  
A) 16.8.4.6 - CENTERLINE OF ROADWAY NOT AT CENTERLINE OF RIGHT-OF-WAY  
B) 16.8.4.13 - NO SIDEWALKS TO BE CONSTRUCTED  
C) TABLE 1 - CHAPTER 16.8, ARTICLE IV - TRAVEL PAVEMENT - REDUCE FROM 18' WIDE TO 16' WIDE  
D) 16.10.5.2.c.6 - EROSION AND SEDIMENTATION CONTROL PLAN  
E) 16.10.5.3.2 - PUBLIC HEARING
- ITE TRIP GENERATION MANUAL INDICATES A MAXIMUM OF 9.91 TRIPS PER DAY PER SINGLE FAMILY DETACHED HOME WITH TWO HOMES ON THE R.O.W. 19.82 TRIPS PER DAY WILL BE GENERATED. TABLE 1 OF SECTION 16.8 OF THE KITTEERY CODE CLASSIFIES THIS R.O.W AS A CLASS I, PRIVATE STREET FOR UP TO 35 TRIPS PER DAY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR KITTEERY, MAINE, COMMUNITY PANEL 23017100050, DATED JULY 3, 1986.

**REFERENCE PLANS:**

- PLAN OF LAND AT 16 BOND ROAD, KITTEERY, MAINE FOR SAMI YASSA, BY LIVINSTEIN-HUGHES PROFESSIONAL LAND SURVEYING CORPORATION, PROJECT 112-80, DATED JANUARY 8, 2013, COPY PROVIDED BY CLIENT.
- 16 BOND ROAD CONDOMINIUM SITE PLAN FOR PROPERTY AT 16 BOND ROAD, KITTEERY POINT, YORK COUNTY, MAINE, OWNED BY JOHANNA THOMAS & SAMI YASSA, BY EASTERLY SURVEYING, INC., PROJECT 15607, DATED JANUARY 3, 2017.

**CONDITIONS OF APPROVAL:**

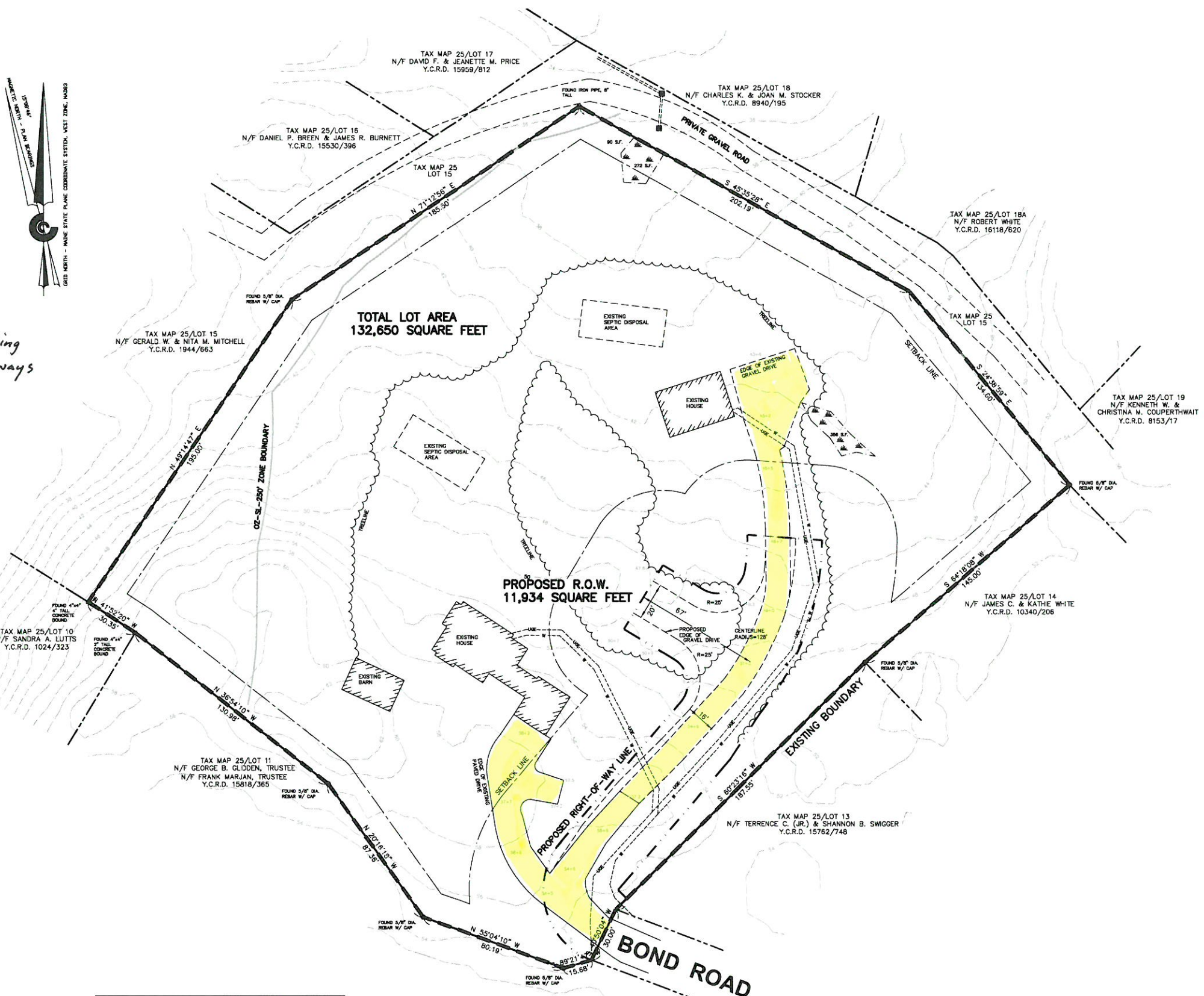
- NO CHANGES, ERASURES MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN. (TITLE 16.10.9.1.2)
- THE APPROVED PRIVATE STREET CANNOT BE ACCEPTED BY THE TOWN AS A PUBLIC STREET.
- NO MORE THAN THE TWO EXISTING DWELLING UNITS WILL BE ALLOWED TO USE THE APPROVED PRIVATE STREET ROW WITHOUT ADDITIONAL APPROVAL.
- APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
- PRIOR TO COMMENCEMENT OF GRADING AND/OR CONSTRUCTION OF THE ROADWAY, AS SHOWN ON THE PLAN, THE OWNER AND/OR DEVELOPER MUST HAVE A PROFESSIONAL SURVEYOR SET RIGHT-OF-WAY MONUMENTS.
- ALL NOTICES OF APPLICANT IN THE FINDINGS OF FACT (DATED: XXX XX, 2017.)
- DIVISION OF THE PARCEL BETWEEN SEPARATE OWNERS SHALL REQUIRE A MAINTENANCE AGREEMENT FOR THE RIGHT OF WAY TO BE FILED WITH THE RESPECTIVE DEEDS.



Existing Driveways

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

PLAN APPROVED BY TOWN OF  
KITTEERY PLANNING BOARD  
CHAIRPERSON \_\_\_\_\_ DATE: \_\_\_\_\_



**DRAFT CONCEPT PLAN  
VERSION 2018.2**

TAX MAP NO. 25, LOT NO. 12

CIVIL CONSULTANTS  
Engineers  
Planners  
Surveyors  
P.O. Box 100  
South Berwick  
Maine  
03908  
207-384-2560  
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NO.	REVISIONS	INT.	DATE

RECORD OWNER:  
JOHANNA THOMAS & SAMI YASSA  
OWNER ADDRESS:  
16 BOND ROAD  
KITTEERY POINT, MAINE 03905

PREPARED FOR:  
JOHANNA THOMAS & SAMI YASSA  
16 BOND ROAD, KITTEERY POINT, ME 03905  
CLIENT ADDRESS:

DATE: 04/02/2018  
DRAWN BY: CHM  
CHECKED BY: XXX  
APPROVED BY: CHM

PRIVATE STREET  
CLASS I  
RIGHT OF WAY PLAN

PROJECT NO: 17-130.00

**C1**

SHEET: 1 OF 1