

**Town of Kittery
Planning Board Meeting
March 22, 2018**

412 Haley Road – Conventional Subdivision – Major Modification to an Approved Subdivision Plan Review

Action: Approve or deny application, approve or deny modification. Owner Norwich Investments, LLC, and applicant, Bob Goldman, requests consideration of a lot line adjustment involving Lot 34-3-12 and Lot 34-3-13 of an approved subdivision located at 412 Haley Road (Tax Map 34 Lot 3) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Joseph Coronati, Jones and Beach Engineers, Inc.

PROJECT TRACKING

| REQ'D | ACTION | COMMENTS | STATUS |
|--|--|------------------------|---------|
| YES | Modification to subdivision plan application completeness review | 3/22/2018 | PENDING |
| YES | Decision | Possible for 3/22/2018 | TBD |
| <p>Applicant: 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. <u>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.</u></p> | | | |

Background

Planning Board review of this project is required per 16.10.9.3, Modification to an Approved Plan. The Planning Board approved this 8-lot conventional subdivision on October 12, 2017. A major modification was approved on February 8th which adjusted a lot line for Lot 34-3-13 to create an additional 43,569 square foot lot as open space, which will allow all lots in the subdivision to have waterfront access. This latest modification proposes to adjust the lot line between Lot 34-3-12 and Lot 34-3-13 by removing approximately 29,620 sf (.68 acres) from Lot 34-3-12 and adding that same amount to Lot 34-3-13. The total lot size for Lot 34-3-12 will be 1.86 acres instead of 2.55 acres as proposed by this modification. Lot 34-3-13 will be 4.06 acres instead of 3.38 acres. The minimum lot size in the R-RL district is 40,000 square feet. The applicant, Bob Goldman, has both lots under purchase and sale agreement.

Staff Review

The submission appears to be complete and includes an application with required materials dated February 23, 2018 and a modified subdivision plan labeled Sheet A6, dated February 27, 2018.

The applicant has included the changes required per the Planning Board’s February 8th conditions of approval for the first modification on Sheet A6, These changes are:

- Note 19 regarding the HOA’s “right to apply” for a dock;
- Note 21 stipulates that a “no parking” sign be placed at the hammerhead turnaround; and
- The newly created open space lot has a note that reads “Open Space to Remain Undeveloped”

Recommendations

After hearing from the Applicant and following Board discussion, the Board, if satisfied with the information provided by the Applicant, may first move to find the application complete.

Move to find the application for a major modification to a subdivision plan dated February 27, 2018 from owner, Norwich Investments, and applicant, Bob Goldman for a previously approved subdivision located at 412 Haley Road (Tax Map 34 Lot 3) in the Residential-Rural and Shoreland Overlay Zones complete.

The Board may then move to grant major modification approval with conditions (suggested motion provided below).

Move to approve with conditions the major modification to a subdivision plan dated February 27, 2018 from owner, Norwich Investments, and applicant, Bob Goldman for a previously approved subdivision located at 412 Haley Road (Tax Map 34 Lot 3) in the Residential-Rural and Shoreland Overlay Zones upon the review and voting, in the affirmative on the Findings of Fact.

Unapproved
M34 L3

KITTERY PLANNING BOARD
UNAPPROVED
FINDINGS OF FACT
for
412 Haley Road
Major Modification to an Approved Subdivision Plan

Note: This approval by the Planning Board constitutes an agreement between the Town and the Developer incorporating the Development plan and supporting documentation, the Findings of Fact, and all waivers and/or conditions approved and required by the Planning Board.

WHEREAS: Owner Norwich Investments LLC, and applicant, Bob Goldman, request consideration of a lot line adjustment between Lot 34-3-12 and Lot 34-3-13 to allocate .68 acres from Lot 34-3-12 to Lot 34-3-13 for a subdivision previously approved for 412 Haley Road (Tax Map 34 Lot 3) in the Residential-Rural (R-RL) zone and a portion in the Shoreland Overlay (OZ-SL-250') Zone.

Hereinafter the "Development".

Pursuant to the Plan Review meetings conducted by the Planning Board as duly noted in the Plan Review Notes dated 2/8/2018;

| | | |
|---|---------|-----------|
| Major Modification Plan Review | Pending | 3/22/2018 |
| Major Modification to Subdivision Plan Approval | TBD | |

and pursuant to the Project Application and Plan and other documents considered to be a part of the approval by the Planning Board in this finding consist of the following and as noted in the Plan Review Notes dated 2/8/2018 (Hereinafter the "Plan").

1. Application and associated and subsequent submittal information dated 2/23/2018
2. Site Plan Amendment, Jones & Beach Engineers, Inc. dated 2/27/2018

NOW THEREFORE, based on the entire record before the Planning Board as and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings as required by Section **16.10.8.3.4** and as recorded below:

FINDINGS OF FACT

Action by the Board shall be based upon findings of fact which certify or waive compliance with all the required standards of this title, and which certify that the development satisfies the following requirements:

A. Development Conforms to Local Ordinances.

The proposed development conforms to a duly adopted comprehensive plan as per adopted provisions in the Town Code, zoning ordinance, subdivision regulation or ordinance, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.

Finding: The modification pertains to an approved residential development in a residential zone. The modification will increase one lot by .68 acres and decrease another by the same amount. Both lots exceed the minimum lot size requirements of 40,000 sf.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

B. Freshwater Wetlands Identified.

All freshwater wetlands within the project area have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.

Finding: There is an area of wetlands identified within the one of the affected lots.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

C. River, Stream or Brook Identified.

Any river, stream or brook within or abutting the proposed project area has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. §480-B, Subsection 9.

Finding: No rivers, streams, or brooks have been identified on site.

Conclusion: This standard is not applicable.

Vote of __ in favor__ against __ abstaining

D. Water Supply Sufficient.

The proposed development has sufficient water available for the reasonably foreseeable needs of the development.

Finding: Because this proposed modification is a lot line adjustment between two lots in a previously approved subdivision, there is no impact to water supply.

Conclusion: This standard is not applicable.

Vote of __ in favor__ against __ abstaining

E. Municipal Water Supply Available.

The proposed development will not cause an unreasonable burden on an existing water supply, if one is to be used.

Finding: Because this proposed modification is a lot line adjustment between two lots in a previously approved subdivision, there is no impact to water supply.

Conclusion: This standard is not applicable.

Vote of __ in favor__ against __ abstaining

F. Sewage Disposal Adequate.

The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.

Finding: Because this modification is a lot line adjustment between two lots in a previously approved subdivision, there is no impact to the sewage waste disposal.

Conclusion: This standard is not applicable.

Vote of __ in favor__ against __ abstaining

G. Municipal Solid Waste Disposal Available.

The proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.

Finding: Because this modification is a lot line adjustment between two lots in a previously approved subdivision, there is no impact to solid waste.

Conclusion: This standard is not applicable.

Vote of __ in favor__ against __ abstaining

H. Water Body Quality and Shoreline Protected.

Whenever situated entirely or partially within two hundred fifty (250) feet of any wetland, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

Finding: The modification will increase Lot 34-3-13 by .68 acres and decrease Lot 34-3-12 by the same amount of land. Both lots' building envelopes remain the same as previously approved (outside of the required 100-foot setback) and will not adversely affect the water quality or disturb the shoreline.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

I. Groundwater Protected.

The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

Finding: The proposed lot line adjustment between two lots in a previously approved subdivision will not affect the use of the individual septic systems designed by a Licensed Professional.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

J. Flood Areas Identified and Development Conditioned.

All flood-prone areas within the project area have been identified on maps submitted as part of the application based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant. If the proposed development, or any part of it, is in such an area, the applicant must determine the one hundred (100) year flood elevation and flood hazard boundaries within the project area. The proposed plan must include a condition of plan approval requiring that principal structures in the development will be constructed with their lowest floor, including the basement, at least one foot above the one hundred (100) year flood elevation.

Finding: There is no construction proposed by this lot line adjustment within a flood prone area.

Conclusion: This standard is not applicable.

Vote of __ in favor__ against __ abstaining

K. Stormwater Managed.

Stormwater Managed. The proposed development will provide for adequate stormwater management

Finding: The proposed lot line adjustment between two lots in a previously approved subdivision will not affect stormwater.

| |
|--|
| Conclusion: This standard is not applicable. |
| Vote of __ in favor__ against __ abstaining |
| L. Erosion Controlled. |
| <i>The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.</i> |
| Finding: The proposed lot line adjustment between two lots in a previously approved subdivision will not affect soil erosion. |
| Conclusion: This standard is not applicable. |
| Vote of __ in favor__ against __ abstaining |
| M. Traffic Managed. |
| <i>The proposed development will:</i> <ol style="list-style-type: none">1. <i>Not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed; and</i>2. <i>Provide adequate traffic circulation, both on-site and off-site.</i> |
| Finding: The proposed lot line adjustment between two lots in a previously approved subdivision will have no impact on traffic. |
| Conclusion: This standard is not applicable. |
| Vote of __ in favor__ against __ abstaining |
| N. Water and Air Pollution Minimized. |
| <i>The proposed development will not result in undue water or air pollution. In making this determination, the following must be considered:</i> <ol style="list-style-type: none">1. <i>Elevation of the land above sea level and its relation to the floodplains;</i>2. <i>Nature of soils and sub-soils and their ability to adequately support waste disposal;</i>3. <i>Slope of the land and its effect on effluents;</i>4. <i>Availability of streams for disposal of effluents;</i>5. <i>Applicable state and local health and water resource rules and regulations; and</i>6. <i>Safe transportation, disposal and storage of hazardous materials.</i> |
| Finding: Because the modification consists of a lot line adjustment between two lots in a previously approved subdivision, with no additional development involved, there is no impact on the factors listed above. |

Conclusion: This standard is not applicable.

Vote of __ in favor__ against __ abstaining

O. Aesthetic, Cultural and Natural Values Protected.

The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

Finding: The property does not include any significant aesthetic, cultural or natural values that require protection so the lot line adjustment will have no impact.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

P. Developer Financially and Technically Capable.

Developer is financially and technically capable to meet the standards of this section.

Finding: The previous subdivision approval required that the developer provide a performance guarantee and an inspection escrow in an amount suitable to cover the costs of required infrastructure including on-site inspection by the Peer Review Engineer to ensure the proposed development is constructed according to the approved plan. The proposed lot line adjustment will have no effect on these transactions.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.17.D Shoreland Overlay Zone

1.d The total footprints of the areas devegetated for structures, parking lots and other impervious surfaces, must not exceed twenty (20) percent of the lot area, including existing development, except in the following zones...

Finding: Maximum devegetated area in the Shoreland Overlay Zone is 20%. The previously approved development does not exceed the devegetated coverage amounts and this proposed lot line adjustment will have no effect.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW

Article 10 Shoreland Development Review

16.10.10.2 Procedure for Administering Permits

D. An application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated the proposed use will:

- 1. Maintain safe and healthful conditions;*
- 2. Not result in water pollution, erosion or sedimentation to surface waters;*
- 3. Adequately provide for the disposal of all wastewater;*
- 4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;*
- 5. Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;*
- 6. Protect archaeological and historic resources;*
- 7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;*
- 8. Avoid problems associated with floodplain development and use;*
- 9. Is in conformance with the provisions of this code;*
- 10. Be recorded with the York county Registry of Deeds.*

Findings: The proposed modification consisting of a lot line adjustment between two lots in a previously approved subdivision will not have an adverse impact on the factors above.

Conclusion: This standard appears to be met.

Vote of __ in favor__ against __ abstaining

Notices to Applicant: (not to be included on the final plan)

1. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with review, including, but not limited to, wetland mitigation fee, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
2. State law requires all subdivision and shoreland development plans, and any plans receiving waivers or variances, be recorded at the York County Registry of Deeds within 90 days of the final approval.
3. One (1) mylar copy and one (1) paper copy of the final plan (recorded plan if applicable) and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department. Date of Planning Board approval shall be included on the final plan in the Signature Block.
4. Copies of all applicable state and federal permits submitted to the Town prior to the issuance of a building permit.

5. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating the Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

The Planning Board authorizes the Planning Board Chair, or Vice Chair, to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote of ___ in favor ___ against ___ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON _____

Ann Grinnell, Planning Board Chair

Per Title 16.6.2.A - An aggrieved party with legal standing may appeal a final decision of the Planning Board to the York County Superior Court in accordance with Maine Rules of Civil Procedures Section 80B, within forty-five (45) days from the date the decision by the Planning Board was rendered.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

February 23, 2018

Kittery Planning Board
Attn. Kathy Connor, Town Planner
200 Rogers Road
Kittery, ME 03094

**RE: Major Modification to an Approved Site Plan Application
412 Haley Road, Kittery, Maine
Tax Map 34, Lots 3-12 and 3-13
JBE Project No. 16030.1**

Dear Ms. Connor,

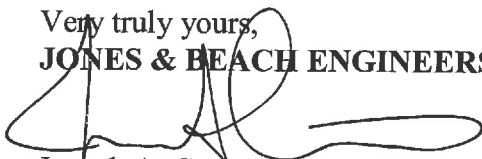
Jones & Beach Engineers, Inc., on behalf of our project applicant, Bob Goldman, respectfully submits a Major Modification to an Approved Site Plan Application for the parcel referenced above. Lots 34-3-12 and 34-3-13 are under agreement by Mr. Goldman. The lot line between both parcels is being adjusted to provide more waterfront access to Lot 34-3-13. Both lots remain buildable.

The following is provided in support of this application:

1. 15 copies of the Completed Application.
2. Application Fee.
3. Letter of Authorizations.
4. Current Deed.
5. Abutters List with 3 Mailing Labels.
6. Tax Maps.
7. Three (3) Full-size Approved Site Plan (24" x36").
8. Twelve (12) Half-Size Approved Site Plan (11" x 17").
9. Three (3) Full-size Amended Site Plan (24" x36").
10. Twelve (12) Half-Size Amended Site Plan (11" x 17").
11. One (1) PDF of the Site Plan showing GPS Coordinates.

If you have any questions, please feel free to contact our office. Thank you for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph A. Coronati
Vice President

cc: Bob Goldman, Applicant (application package & plan set via email)
Richard Green, Green & Company, Applicant (application package & plan set via email)

W:\16030 KITTERY ME-412 HALEY ROAD-GREEN & CO\16030.1-Kittery, Hayley Rd, Goldman\Word Files\LLA Application\Cover Letter.docx

TOWN OF KITTERY, MAINE

TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904
 PHONE: (207) 475-1323 FAX: (207) 439-6806
www.kittery.org



APPLICATION: MAJOR MODIFICATION TO AN APPROVED PLAN- SITE PLAN

| | | | | |
|--|--|---|---|--|
| FEE FOR SITE PLAN AMENDMENT REVIEW: (TITLE 16.10.9.3) | <input type="checkbox"/> \$300.00 PLUS THE GREATER OF | <input type="checkbox"/> \$50/ADDITIONAL USE OF UNIT; OR | <input type="checkbox"/> \$5.00/100 SQ FT OF ADDITIONAL GROSS FLOOR AREA | Application Fee Paid: \$ _____ Date: _____ |
| | | <input type="checkbox"/> \$0.50/LINEAR FOOT OF ADDITIONAL DOCK, SLIP & FLOAT; OR | <input type="checkbox"/> \$20.00/ADDITIONAL UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS | ASA Fee Paid: (TITLE 3.3 TOWN CODE) \$ _____ Date: _____ |

| | | | | | | | | | |
|-----------------------------|------------------|----------------|----|-----|---|----------|--|----------------------------------|------------|
| PROPERTY DESCRIPTION | Parcel ID | Map | 34 | Lot | 3 | Zone(s): | R-RL | Total Land Area (Square Feet) | 302,126 SF |
| | Physical Address | 412 Haley Road | | | | Base: | Shoreland | | |
| | | | | | | Overlay: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | |
| | | | | | | MS4: | | | |

| | | | | |
|-------------------------------------|-------|---------------------|------------------------|--|
| PROPERTY OWNER'S INFORMATION | Name | Norwich Investments | Mailing Address | PO Box 1297 North Hampton, NH 03862 |
| | Phone | | | |
| | Fax | | | |
| | Email | | | |

| | | | | |
|--------------------------------------|-------|------------------|------------------------|--|
| APPLICANT'S AGENT INFORMATION | Name | Bob Goldman | Mailing Address | 12543 Colliers Reserve Dr. Naples, FL 34110 |
| | Phone | | | |
| | Fax | | | |
| | Email | bgoldman@usa.net | | |

| | |
|----------------------------|--|
| PROJECT DESCRIPTION | Project Name: Haley Road Subdivision |
| | Existing Use: Housing Development |
| | Proposed Amendment Please describe how the approved plan is proposed to be amended. State any known areas of non-compliance to the Town Code and how this amendment will decrease or remove non-compliance, if applicable. |
| | Lots 34-3-12 and 34-3-13 are under agreement by Mr. Goldman. The lot line between both parcels is being adjusted to provide more waterfront access to Lot 34-3-13. |
| | |

I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the plan submitted without notifying the Kittery Town Planning Department of any changes.

| | |
|------------------------|--------------------|
| Applicant's Signature: | Owner's Signature: |
| Date: 2/23/18 | Date: 2/23/18 |

Minimum Plan Submittal Requirements

- 15 COPIES OF THIS APPLICATION
- 15 COPIES OF THE APPROVED SITE PLAN – 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- 15 COPIES OF THE PROPOSED AMENDED SITE PLAN– 12 REDUCED SIZE AT 11"X17"AND 3 FULL SIZE AT 24"X 36"
- 1 PDF OF THE SITE PLAN SHOWING GPS COORDINATES

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

THE APPLICANT IS RESPONSIBLE TO PRESENT A CLEAR UNDERSTANDING OF THE PROPOSED AMENDMENT.

- 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
 Date of plan preparation
 PARCEL'S TAX MAP ID (MAP/LOT) 1/4" TALL IN LOWER RIGHT
 'SITE PLAN AMENDMENT' CLEARLY PART OF TITLE
- D) Clearly show how the approved plan will be amended.
- E) Provide signature blocks for amended approval.
- F) Provide all associated reference material and or documentation that clarifies and or supports the purpose of the proposed amendment.
- G) Revisions to the boundary, internal lots and or parcels must be signed and sealed by a surveyor licensed in the State of Maine.
- H) Revisions to the proposed site must be signed and sealed by a professional engineer licensed in the State of Maine.

SEE TITLE 16.10.5.2 FOR COMPLETE LIST OF SUBMITTAL INFORMATION

NOTE TO APPLICANT: 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.

Waiver Request

| DESCRIPTION | Ordinance Section | Describe why this request is being made. |
|-------------|--|---|
| | ***EXAMPLE*** 16.32.560 (B)- OFFSTREET PARKING. | ***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking. |
| | | |
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| | | |

16.10.8.2.5 Conditions or Waivers.

Conditions required by the Planning Board at the final plan review phase must have been met before the final plan may be given final approval unless so specified in the condition or specifically waived, upon written request by the applicant, by formal Planning Board action wherein the character and extent of such waivers which may have been requested are such that they may be waived without jeopardy to the public health, safety and general welfare.

16.7.4.1 Objectives Met. In granting modifications or waivers, the Planning Board must require such conditions as will, in its judgment, substantially meet the objectives of the requirements so waived or modified.

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


COMPLETED BY OFFICE STAFF

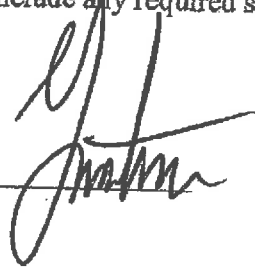
| ASA CHARGE | AMOUNT | ASA CHARGE | AMOUNT |
|------------------------|----------|---|--------|
| REVIEW | | SERVICES | |
| LEGAL FEES (TBD) | | RECORDER | \$35 |
| ENGINEERS REVIEW (TBD) | | FACT FINDING (TBD) | |
| ADJUTER NOTICES | | 3 RD PARTY INSPECTIONS (TBD) | |
| POSTAGE | \$20 | OTHER PROFESSIONAL SERVICES | \$50 |
| | | | |
| PERSONNEL | | PERSONNEL | |
| ADVERTISING | \$300 | SALARY CHARGES IN EXCESS OF 20 HOURS | |
| | | | |
| SUPPLIES | | | |
| OFFICE | \$5 | | |
| | | | |
| SUB TOTAL | | SUB TOTAL | |
| | \$325.00 | TOTAL ASA REVIEW FEES | |

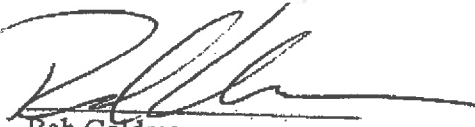
Letter of Authorization

I, Bob Goldman, 12543 Colliers Reserve Drive, Naples, FL 34110, owner/developer of property located in Kittery, ME, known as Tax Map 34, Lot 3-12 & 3-13, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 412 Haley Road in Kittery, ME.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Bob Goldman

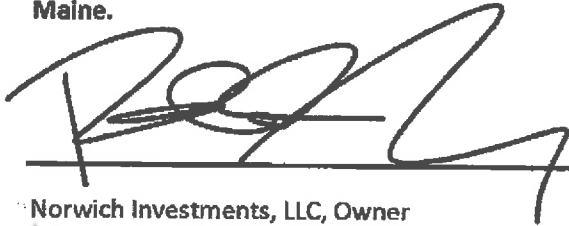

Date 2/21/2018

JONES & BEACH
ENGINEERS INC.

LETTER OF AUTHORIZATION

I/We Norwich Investments, LLC as owner of Lot 34-3-12 and Lot 34-3-13 Heron Point (412 Haley Rd), located in Kittery, Maine do hereby authorize Robert Goldman to act on my/our behalf, if necessary, to appear before the Planning Board of the Town of Kittery, Maine, to file for a lot line adjustment to Lot 34-3-12 and Lot 34-3-13 Heron Point (412 Haley Rd). Norwich Investments authorizes Robert Goldman and his affiliates, agents, assigns, engineers to act in my/our behalf in all matters concerning said lot line adjustment.

It is agreed upon by all parties that there will be no documents recorded that reflect said lot line adjustment until Robert Goldman has closed on both Lot 34-3-12 and Lot 34-3-13 Heron Point, Kittery, Maine.



2/26/2018

Norwich Investments, LLC, Owner

Date:



2/27/2018

Robert Goldman, Purchaser

Date:

**ABUTTERS LIST (150 FT)
FOR
412 HALEY ROAD, KITTERY, ME
JBE PROJECT No. 16030.1
OCTOBER 11, 2016
REVISED APRIL 18, 2017
REVISED JANUARY 3, 2018
REVISED FEBRUARY 23, 2018**

OWNER OF RECORD:

TAX MAP 34/ LOT 3
NORWICH INVESTMENTS, LLC
PO BOX 1297
NORTH HAMPTON, NH 03862
BK 17386 / PG 682 (12/16/16)

APPLICANT:

BOB GOLDMAN
12543 COLLIERS RESERVE DR.
NAPLES, FL 34110

ABUTTERS:

25/23A (21 FOLCUTT RD)
DAVID K. CLARK
KATHRYN CLARK
125 EAST 12TH ST, 6A
NEW YORK, NY 10003

25/23B-1 (FOLCUTT RD)
WLADISLAW REALTY TRUST LLC
748 HUMPHREY ST
SWAMPSCOTT, MA 01907

25/24 (17 FOLCUTT RD)
BRONISLAW REALTY TRUST LLC
748 HUMPHREY ST
SWAMPSCOTT, MA 01907

34/1
ANDREW R. VALERI
LYNNE E. VALERI
40 GOOSE POINT
KITTERY POINT, ME 03905

34/2A
THOMAS M JOHNSON
1 GOOSE POINT
KITTERY POINT, ME 03905
16170/182 (09/23/11)

34/3-1 (428 HALEY RD)
RAYMOND A. GRENIER TRUSTEE
RAYMOND A. GRENIER REV TRUST
PO BOX 43
KITTERY POINT, ME 03905
10443/262 (01/29/01)

34/3-2
PETER D WILKINS TR
CHERI L MAURER WILKINS TR
398 HALEY RD
KITTERY POINT, ME 03905

34/3-3
DAVID E MCCARTNEY TR
ELAINE MCCARTNEY TR
404 HALEY RD
KITTERY POINT, ME 03905

34/3-3A
JOHN M ROBBINS
SHAYE MCGANN ROBBINS
402 HALEY RD
KITTERY POINT, ME 03905
15482/66 (08/21/08)

34/3-4
WARREN P & JANE M SCHILL
424 HALEY RD
KITTERY POINT, ME 03905
7681/35 (01/03/96)

34/3-5 (426 HALEY RD)
RAYMOND A GRENIER
LISA R MORIGUCHI
PO BOX 43
KITTERY POINT, ME 03905
7713/285 (01/03/96)

34/5C
OFELIA A DAHLEN
MARVIN DAHLEN
12 TUCKERS COVE
KITTERY POINT, ME 03905
6021/243 (03/23/92)

34/5D
CANDANCE C. WHEELER
JAMES C. STOPA
4 TUCKERS COVE
KITTERY POINT, ME 03905

34/5E (6 TUCKERS COVE)
MICHAEL M STEPHENS
ELIZABETH A STEPHENS
PO BOX 553
KITTERY, ME 03904
11233/288 (11/16/01)

34/35
CHANDLER O DALZELL JR
JEANNE L DALZELL
29 GOOSE POINT
KITTERY POINT, ME 03905
10109/155 (07/06/00)

34/36
KALLE E MATSO
KAREN A MATSO
31 GOOSE POINT
KITTERY POINT, ME 03905
10417/22 (01/26/01)

41/07-2
SUSAN L NICKELL
401 HALEY RD
KITTERY POINT, ME 03905
4091/123 (11/28/86)

41/07-3 (411 HALEY RD)
PETER S GIFTOS JR
SUSANE B GIFTOS
PO BOX 58
KITTERY POINT, ME 03905
2841/244

41/07-4A (419A HALEY RD)
THOMAS MCTAGGART
CATHERINE BOSBACH
PO BOX 775
KITTERY, ME 03904

41/07-4B
JILL CARD
419 HALEY RD, UNIT B
KITTERY POINT, ME 03905

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: JOSEPH CORONATI
PO BOX 219
STRATHAM, NH 03885

WETLANDS:

WEST ENVIRONMENTAL, INC.
ATTN. MARK WEST
48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

SOILS:

JOSEPH NOEL
PO BOX 174
SOUTH BERWICK, ME 03908

NORWICH INVESTMENTS, LLC
PO BOX 1297
NORTH HAMPTON, NH 03862

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NORTH HAMPTON, NH 03862

BOB GOLDMAN
12543 COLLIERS RESERVE DR
NAPLES, FL 34110

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NAPLES, FL 34110

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DAVID K. CLARK
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SWAMPSCOTT, MA 01907

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LYNNE E. VALERI
40 GOOSE POINT
KITTERY POINT, ME 03905

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KITTERY POINT, ME 03905

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LYNNE E. VALERI
40 GOOSE POINT
KITTERY POINT, ME 03905

THOMAS A JOHNSON
1 GOOSE POINT
KITTERY POINT, ME 03905

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KITTERY POINT, ME 03905

THOMAS A JOHNSON
1 GOOSE POINT
KITTERY POINT, ME 03905

RAYMOND A. GRENIER TRUSTEE
RAYMOND A. GRENIER REV TRUST
PO BOX 43
KITTERY POINT, ME 03905

RAYMOND A. GRENIER TRUSTEE
RAYMOND A. GRENIER REV TRUST
PO BOX 43
KITTERY POINT, ME 03905

RAYMOND A. GRENIER TRUSTEE
RAYMOND A. GRENIER REV TRUST
PO BOX 43
KITTERY POINT, ME 03905

PETER D WILKINS TR
CHERI L MAURER WILKINS TR
398 HALEY RD
KITTERY POINT, ME 03905

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398 HALEY RD
KITTERY POINT, ME 03905

DAVID E MCCARTNEY TR
ELAINE MCCARTNEY TR
404 HALEY RD
KITTERY POINT, ME 03905

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KITTERY POINT, ME 03905

RAYMOND A GRENIER
LISA R MORIGUCHI
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KITTERY POINT, ME 03905

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JAMES C. STOPA
4 TUCKERS COVE
KITTERY POINT, ME 03905

MICHAEL M STEPHENS
ELIZABETH A STEPHENS
PO BOX 553
KITTERY, ME 03904

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ELIZABETH A STEPHENS
PO BOX 553
KITTERY, ME 03904

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KITTERY POINT, ME 03905

CHANDLER O DALZELL JR
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KITTERY POINT, ME 03905

KALLE E MATSO
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KITTERY POINT, ME 03905

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PETER S GIFTOS JR
SUSANE B GIFTOS
PO BOX 58
KITTERY POINT, ME 03905

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SUSANE B GIFTOS
PO BOX 58
KITTERY POINT, ME 03905

PETER S GIFTOS JR
SUSANE B GIFTOS
PO BOX 58
KITTERY POINT, ME 03905

THOMAS MCTAGGART
CATHERINE BOSBACH
PO BOX 775
KITTERY, ME 03904

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CATHERINE BOSBACH
PO BOX 775
KITTERY, ME 03904

THOMAS MCTAGGART
CATHERINE BOSBACH
PO BOX 775
KITTERY, ME 03904

JILL CARD
419 HALEY RD, UNIT B
KITTERY POINT, ME 03905

JILL CARD
419 HALEY RD, UNIT B
KITTERY POINT, ME 03905

JILL CARD
419 HALEY RD, UNIT B
KITTERY POINT, ME 03905

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SOUTH BERWICK, ME 03908

JOSEPH NOEL
PO BOX 174
SOUTH BERWICK, ME 03908

PROPERTY MAP
KITTERY
 MAINE



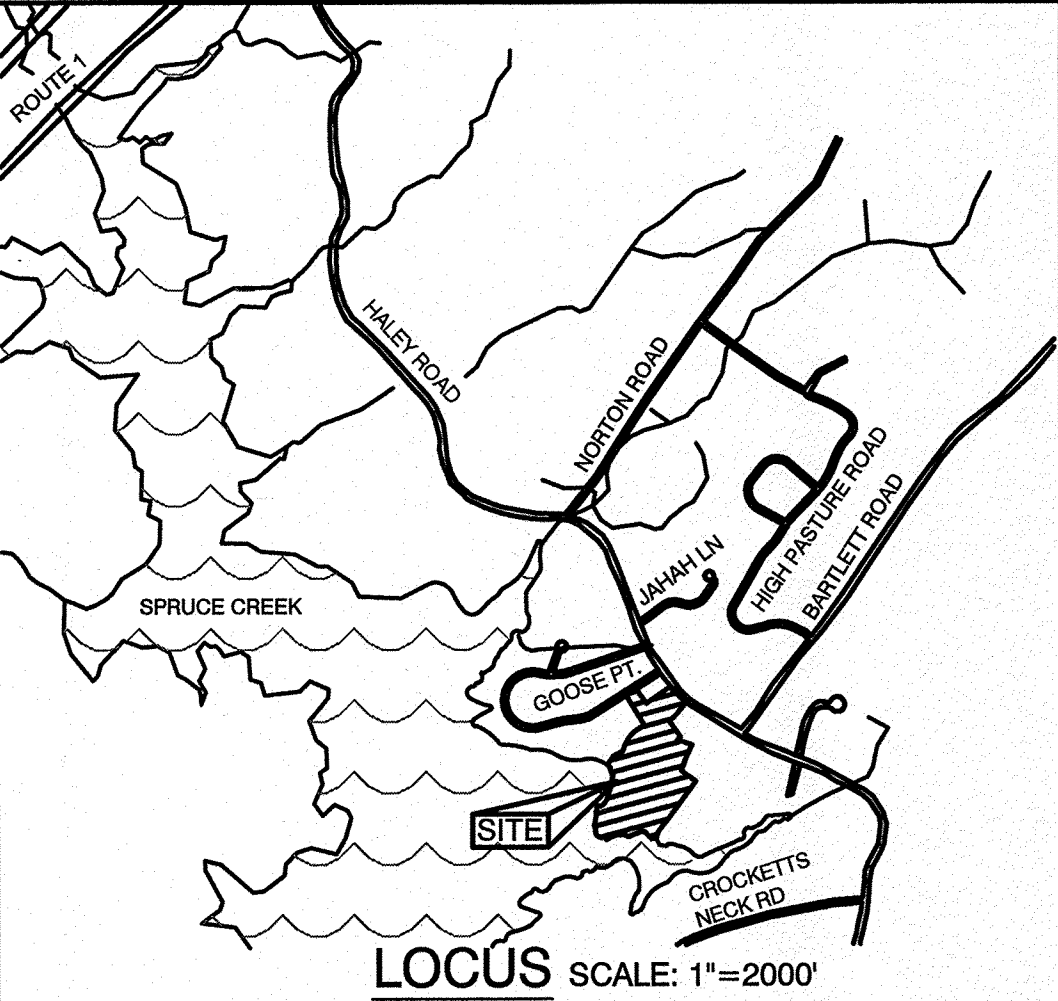
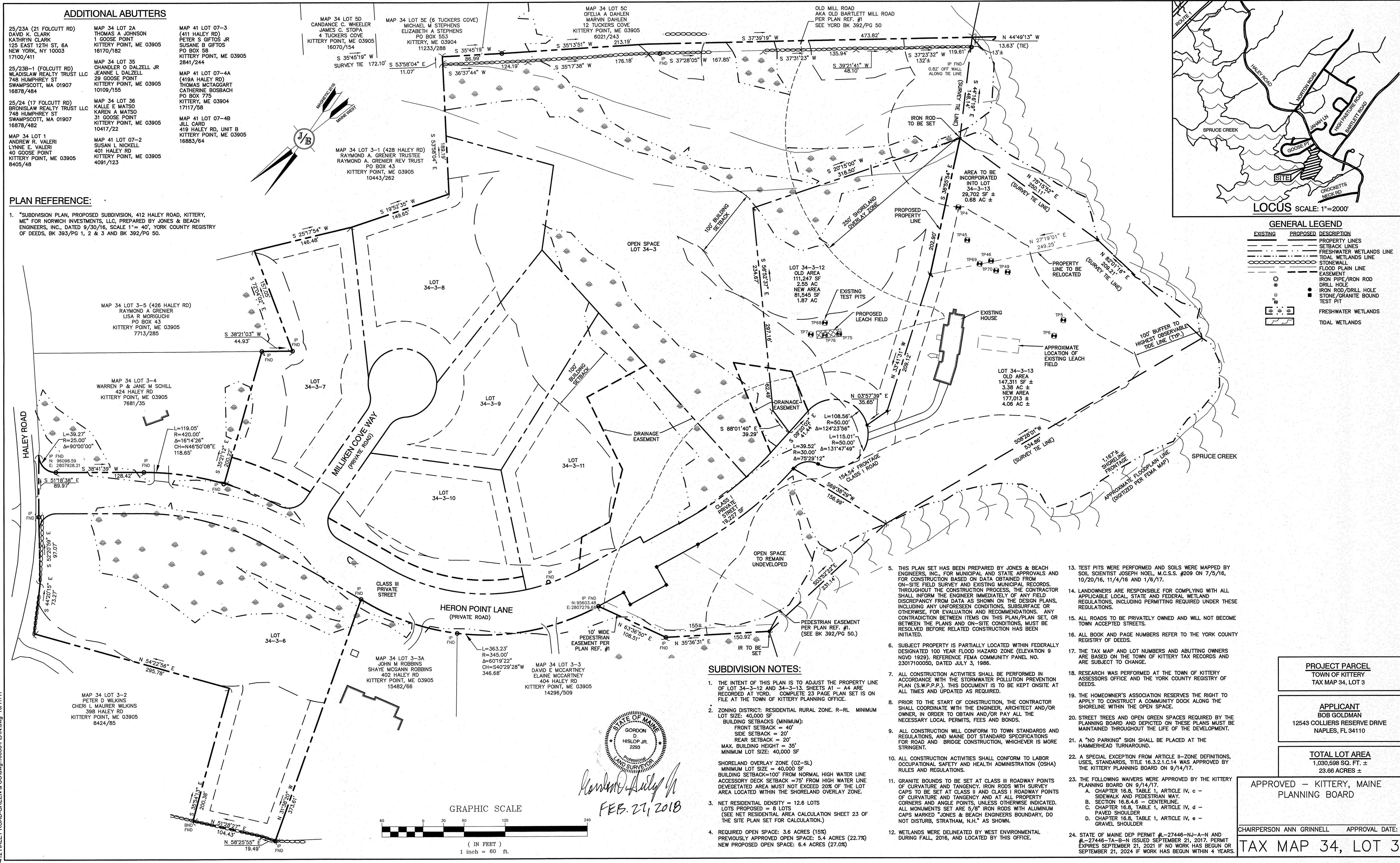
LEGEND

| | |
|-----------------------------|----------------|
| ADJACENT MAP NO. R11 | LOT DIMENSIONS |
| APPLICABLE ZONING 74 | PROPERTY LINE |
| ADJACENT LOT NO. | ROADWAY |
| ADJACENT ROADWAY | WATER |



John E. O'Donnell & Associates
 632 Bald Hill Road
 New Gloucester, Maine 04568
 (207) 976-4044
 www.jodonnell.com





ADDITIONAL ABUTTERS

25/23A (21 FOLCUTT RD)
DAVID K. CLARK
KATHRYN CLARK
125 EAST 12TH ST. 6A
NEW YORK, NY 10003
17100/411

25/23B-1 (FOLCUTT RD)
WADISLAW REALTY TRUST LLC
748 HUMPHREY ST
SWAMPSCOTT, MA 01907
16878/484

25/24 (17 FOLCUTT RD)
BRONISLAW REALTY TRUST LLC
748 HUMPHREY ST
SWAMPSCOTT, MA 01907
16878/482

MAP 34 LOT 1
ANDREW R. VALERI
LYNNE E. VALERI
40 GOOSE POINT
KITTERY POINT, ME 03905
8405/48

MAP 34 LOT 2A
THOMAS A JOHNSON
1 GOOSE POINT
KITTERY POINT, ME 03905
16170/182

MAP 34 LOT 35
CHANDLER O DALZELL JR
JEANNE L DALZELL
29 GOOSE POINT
KITTERY POINT, ME 03905
10108/155

MAP 34 LOT 36
KALLE E MATSO
KAREN A MATSO
31 GOOSE POINT
KITTERY POINT, ME 03905
10417/22

MAP 41 LOT 07-3
(411 HALEY RD)
PETER S GIFTOS JR
SUSAN B GIFTOS
PO BOX 58
KITTERY POINT, ME 03905
2841/244

MAP 41 LOT 07-4A
(419A HALEY RD)
THOMAS MCTAGGART
CATHERINE BOSSBACH
PO BOX 775
KITTERY, ME 03904
17117/98

MAP 41 LOT 07-4B
JILL CARD
419 HALEY RD, UNIT B
KITTERY POINT, ME 03905
16883/64

MAP 34 LOT 3-1 (428 HALEY RD)
RAYMOND A. GRENIER TRUSTEE
RAYMOND A. GRENIER REV TRUST
PO BOX 43
KITTERY POINT, ME 03905
10443/262

MAP 34 LOT 3-5 (426 HALEY RD)
RAYMOND A GRENIER
LISA R MORIGUCHI
PO BOX 43
KITTERY POINT, ME 03905
7713/285

MAP 34 LOT 3-4
WARREN P & JANE M SCHILL
424 HALEY RD
KITTERY POINT, ME 03905
7681/35

MAP 34 LOT 3-2
PETER D WILKINS
CHERI L MAURER WILKINS
398 HALEY RD
KITTERY POINT, ME 03905
8424/85

MAP 34 LOT 3-3A
JOHN M ROBBINS
SHAYE MCCANN ROBBINS
402 HALEY RD
KITTERY POINT, ME 03905
15482/66

MAP 34 LOT 3-3
DAVID E MCCARTNEY
ELAINE MCCARTNEY
404 HALEY RD
KITTERY POINT, ME 03905
14296/509

PLAN REFERENCE:

1. *SUBDIVISION PLAN, PROPOSED SUBDIVISION, 412 HALEY ROAD, KITTERY, ME* FOR NORWICH INVESTMENTS, LLC, PREPARED BY JONES & BEACH ENGINEERS, INC., DATED 9/30/16, SCALE 1"= 40', YORK COUNTY REGISTRY OF DEEDS, BK 393/PG 1, 2 & 3 AND BK 392/PG 50.

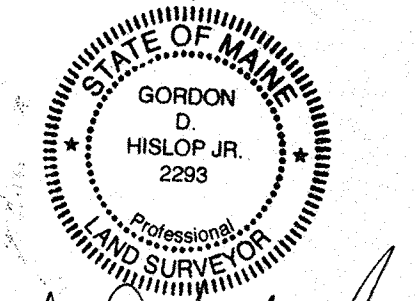
GENERAL LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | PROPERTY LINES |
| --- | --- | SETBACK LINES |
| --- | --- | FRESHWATER WETLANDS LINE |
| --- | --- | TIDAL WETLANDS LINE |
| --- | --- | STONEWALL |
| --- | --- | FLOOD PLAIN LINE |
| --- | --- | EASEMENT |
| ○ | ○ | IRON PIPE/IRON ROD |
| ○ | ○ | DRILL HOLE |
| ○ | ○ | IRON ROD/DRILL HOLE |
| ○ | ○ | STONE/GRANITE BOUND |
| ○ | ○ | TEST PIT |
| --- | --- | FRESHWATER WETLANDS |
| --- | --- | TIDAL WETLANDS |

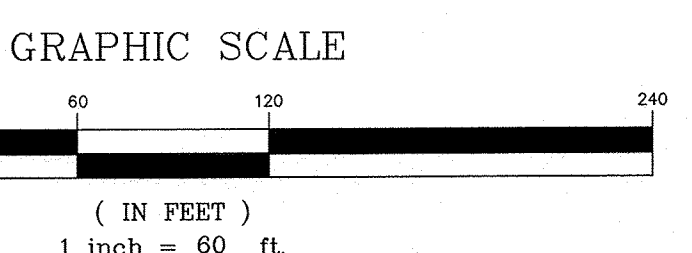
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 2301710005D, DATED JULY 3, 1988.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MAINE DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- GRANITE BOUNDS TO BE SET AT CLASS III ROADWAY POINTS OF CURVATURE AND TANGENCY, IRON RODS WITH SURVEY CAPS TO BE SET AT CLASS II AND CLASS I ROADWAY POINTS OF CURVATURE AND TANGENCY AND AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL DURING FALL, 2016, AND LOCATED BY THIS OFFICE.
- TEST PITS WERE PERFORMED AND SOILS WERE MAPPED BY SOIL SCIENTIST JOSEPH NOEL, M.C.S.#, #209 ON 7/5/16, 10/20/16, 11/4/16 AND 1/6/17.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL ROADS TO BE PRIVATELY OWNED AND WILL NOT BECOME TOWN ACCEPTED STREETS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF KITTERY TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF KITTERY ASSESSORS OFFICE AND THE YORK COUNTY REGISTRY OF DEEDS.
- THE HOMEOWNER'S ASSOCIATION RESERVES THE RIGHT TO APPLY TO CONSTRUCT A COMMUNITY DOCK ALONG THE SHORELINE WITHIN THE OPEN SPACE.
- STREET TREES AND OPEN GREEN SPACES REQUIRED BY THE PLANNING BOARD AND DEPICTED ON THESE PLANS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT.
- A "NO PARKING" SIGN SHALL BE PLACED AT THE HAMMERHEAD TURNAROUND.
- A SPECIAL EXCEPTION FROM ARTICLE II-ZONE DEFINITIONS, USES, STANDARDS, TITLE 16.3.2.1.0.14 WAS APPROVED BY THE KITTERY PLANNING BOARD ON 9/14/17.
- THE FOLLOWING WAIVERS WERE APPROVED BY THE KITTERY PLANNING BOARD ON 9/14/17:
 - CHAPTER 16.8, TABLE 1, ARTICLE IV, c -- SIDEWALK AND PEDESTRIAN WAY.
 - SECTION 16.8.4.6 -- CENTERLINE.
 - CHAPTER 16.8, TABLE 1, ARTICLE IV, d -- PAVED SHOULDER
 - CHAPTER 16.8, TABLE 1, ARTICLE IV, e -- GRAVEL SHOULDER
- STATE OF MAINE DEP PERMIT #L-27446-NJ-A-N AND #L-27446-TA-B-N ISSUED SEPTEMBER 21, 2017, PERMIT EXPIRES SEPTEMBER 21, 2021 IF NO WORK HAS BEGUN OR SEPTEMBER 21, 2024 IF WORK HAS BEGUN WITHIN 4 YEARS.

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO ADJUST THE PROPERTY LINE OF LOT 34-3-12 AND 34-3-13. SHEETS A1 - A4 ARE RECORDED AT YCRD. COMPLETE 23 PAGE PLAN SET IS ON FILE AT THE TOWN OF KITTERY PLANNING OFFICE.
- ZONING DISTRICT: RESIDENTIAL RURAL ZONE. R-RL MINIMUM LOT SIZE: 40,000 SF
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 40'
SIDE SETBACK = 20'
REAR SETBACK = 20'
MAX. BUILDING HEIGHT = 35'
MINIMUM LOT SIZE: 40,000 SF
SHORELAND OVERLAY ZONE (OZ-SL)
MINIMUM LOT SIZE = 40,000 SF
BUILDING SETBACK=100' FROM NORMAL HIGH WATER LINE
ACCESSORY DECK SETBACK =75' FROM HIGH WATER LINE
DEVEGETATED AREA MUST NOT EXCEED 20% OF THE LOT AREA LOCATED WITHIN THE SHORELAND OVERLAY ZONE.
- NET RESIDENTIAL DENSITY = 12.6 LOTS
LOTS PROPOSED = 8 LOTS
(SEE NET RESIDENTIAL AREA CALCULATION SHEET 23 OF THE SITE PLAN SET FOR CALCULATION.)
- REQUIRED OPEN SPACE: 3.6 ACRES (15%)
PREVIOUSLY APPROVED OPEN SPACE: 5.4 ACRES (22.7%)
NEW PROPOSED OPEN SPACE: 6.4 ACRES (27.0%)



Gordon D. Hislop, Jr.
FEB. 21, 2018



PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 34, LOT 3

APPLICANT
BOB GOLDMAN
12543 COLLIER'S RESERVE DRIVE
NAPLES, FL 34110

TOTAL LOT AREA
1,030,598 SQ. FT. ±
23.66 ACRES ±

APPROVED - KITTERY, MAINE
PLANNING BOARD

CHAIRPERSON ANN GRINNELL APPROVAL DATE:

TAX MAP 34, LOT 3

| | | |
|---|---------------|--------------------|
| Design: LAZ | Draft: LAZ | Date: 7/20/16 |
| Checked: JAC | Scale: 1"=60' | Project No.: 16030 |
| Drawing Name: 16030 DESIGN.dwg | | |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. | | |

| REV. | DATE | ISSUED FOR REVIEW | LAZ |
|------|----------|-------------------|-----|
| 0 | 02/27/18 | ISSUED FOR REVIEW | LAZ |
| REV. | DATE | REVISION | BY |

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

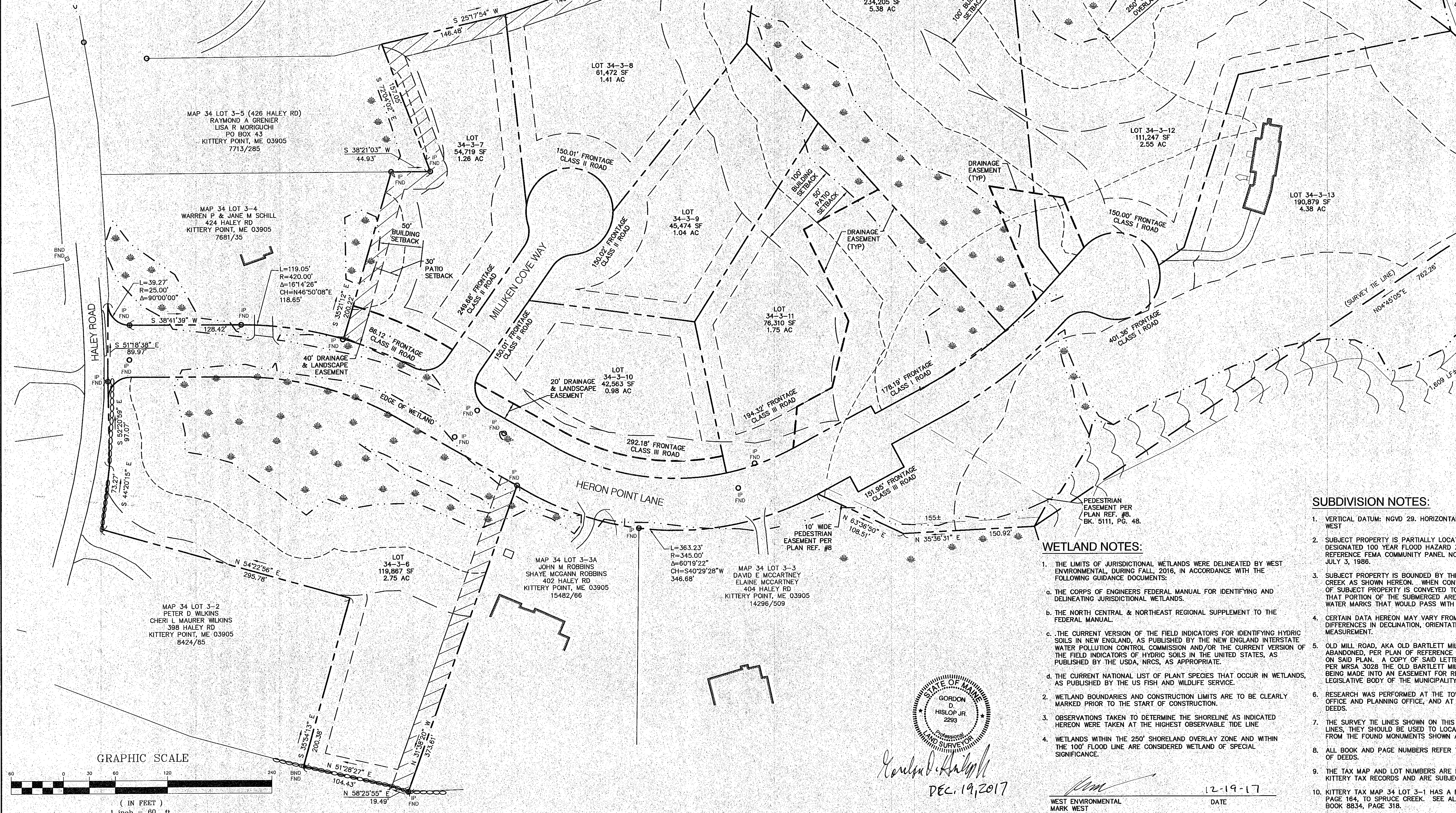
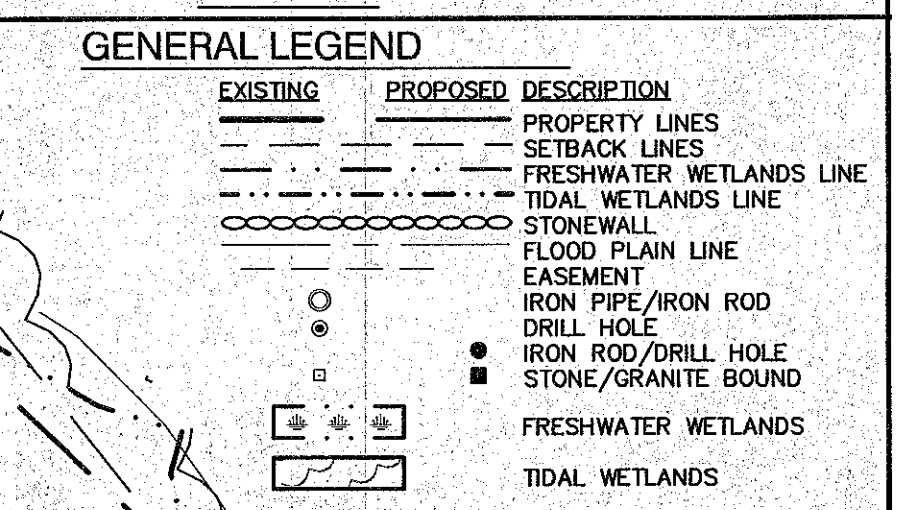
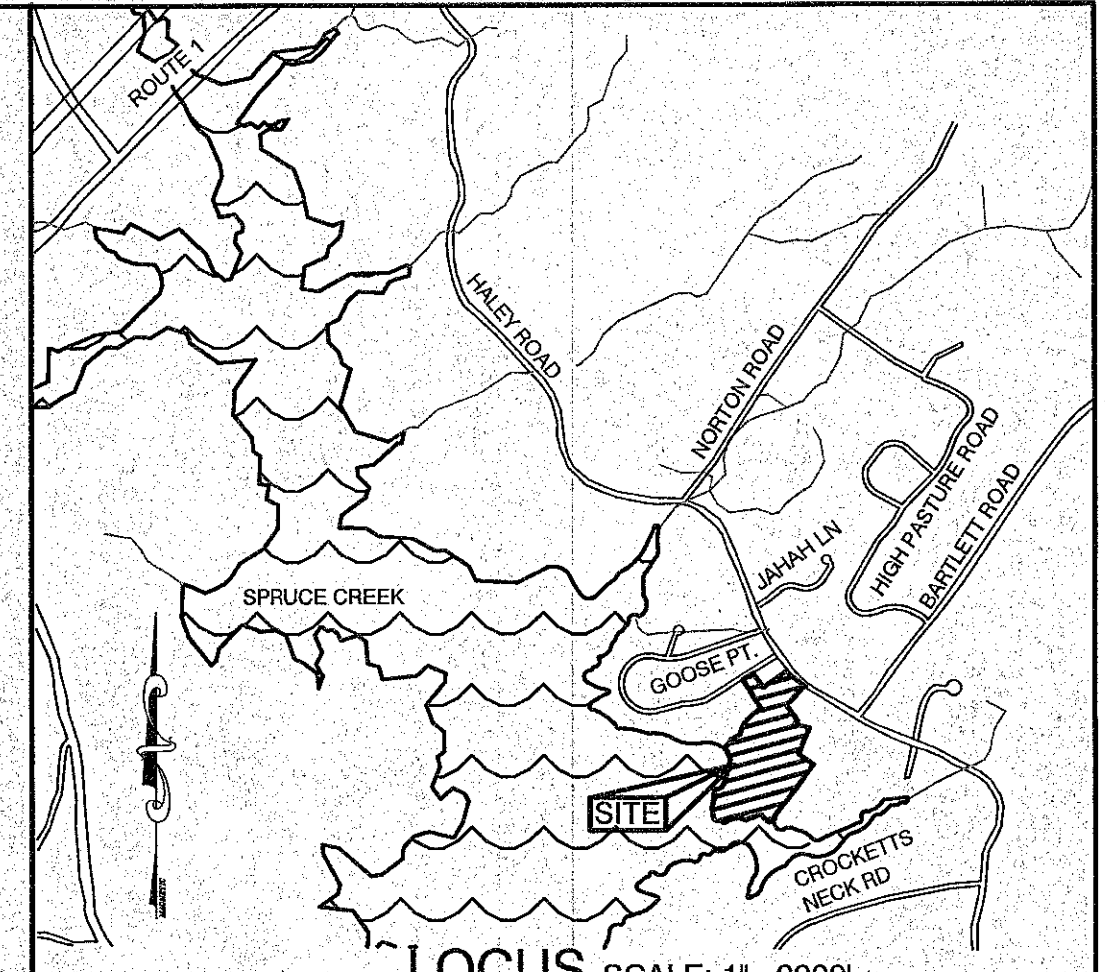
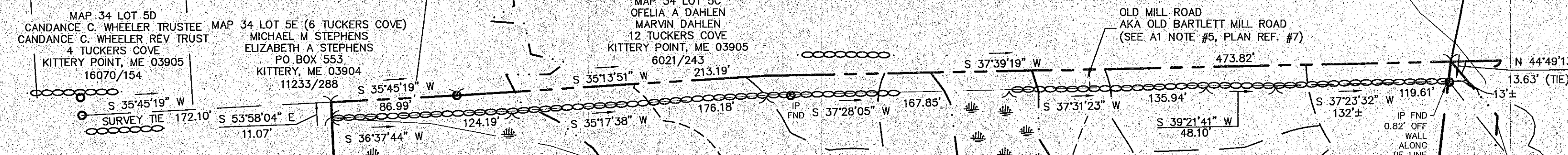
| | |
|------------------|---|
| Plan Name: | SITE PLAN AMENDMENT |
| Project: | PROPOSED SUBDIVISION 412 HALEY ROAD, KITTERY, ME |
| Owner of Record: | NORWICH INVESTMENTS, LLC PO BOX 1297, NORTH HAMPTON, NH 03862, BK 17386 PG 682-683 |

DRAWING No.
A6
SHEET 1 OF 1
JBE PROJECT NO. 16030

W:\16030 KITTERY ME-412 HALEY ROAD-GREEN & CO\dwg\16030-PLAN.dwg 10/17/17

PLAN REFERENCES:

- FINAL PLAN DORRNEY HOME SITES INC., KITTERY, ME PREPARED BY G.L. DAVIS & ASSOCIATES DATED SEPTEMBER 1987, SCALE 1" = 100', YORK COUNTY REGISTRY OF DEEDS, BK 44/PG 42.
- PLAN OF SUBDIVISION FOR MARVIN O. DAHLEN, 328 HALEY RD, KITTERY, ME PREPARED BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS, DATED DECEMBER 1986, SCALE 1" = 40', YORK COUNTY REGISTRY OF DEEDS, # 00963, BK 153/PG 9.
- PLAN SHOWING PARCELS A & B FOR MARVIN O. DAHLEN, 328 HALEY RD, KITTERY, ME PREPARED BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS, DATED JUNE 1988, SCALE 1" = 40', YORK COUNTY REGISTRY OF DEEDS, #08871, BK 177/PG 36.
- PLAN OF LAND PREPARED FOR A. DAVID MANN, KITTERY, ME PREPARED BY THOMAS F. MORAN INC., DATED MAY 16, 1989, SCALE 1" = 100'. ON FILE AT THE TOWN OF KITTERY PLANNING OFFICE.
- RIGHT OF WAY PLAN FOR A. DAVID MANN, OFF HALEY RD, KITTERY, ME PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED SEPTEMBER 1995, SCALE 1" = 100', YORK COUNTY REGISTRY OF DEEDS, #000028, BK 227/PG 44.
- WETLAND ALTERATION & SUBDIVISION PLAN FOR MICHAEL J. & JULIA A. KILCHENSTEIN, OFF HALEY RD, KITTERY, ME PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED DECEMBER 1996, SCALE 1" = 50', YORK COUNTY REGISTRY OF DEEDS, #000072, BK 234/PG 1.
- PLAN SHOWING 60' WIDE R.O.W FOR MARVIN AND OFELIA DAHLEN, HALEY RD, KITTERY, ME PREPARED BY KEM LAND SURVEY, INC, DATED JUNE 2, 2001, SCALE 1" = 50', YORK COUNTY REGISTRY OF DEEDS, #000107, BK 268/PG 42.
- RIGHT OF WAY PLAN FOR MARILYN MANN OFF HALEY ROAD, KITTERY, MAINE, PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED DECEMBER 13, 2001, SCALE 1"=100', ON FILE WITH THE TOWN OF KITTERY.



YORK ss REGISTRY OF DEEDS
RECEIVED Jan 2 2018
AT 2 H 14 M P M, AND
RECORDED IN BOOK 392 PAGE 50
ATTEST:
Claude Dubé
REGISTER

SUBDIVISION NOTES:

- VERTICAL DATUM: NGVD 29. HORIZONTAL DATUM: MAINE STATE PLANE WEST
- SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 2301710005D 0012 B, DATED JULY 3, 1986.
- SUBJECT PROPERTY IS BOUNDED BY THE SHORELINE ALONG SPRUCE CREEK AS SHOWN HEREON. WHEN CONVEYED, THE UPLAND PORTION OF SUBJECT PROPERTY IS CONVEYED TOGETHER WITH (TITLE TO IF ANY) THAT PORTION OF THE SUBMERGED AREA BETWEEN HIGH AND LOW WATER MARKS THAT WOULD PASS WITH THE TITLE CONVEYANCE.
- CERTAIN DATA HEREON MAY VARY FROM RECORD DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- OLD MILL ROAD, AKA OLD BARTLETT MILL ROAD, WAS INDICATED AS ABANDONED, PER PLAN OF REFERENCE 7, AND LETTER AS REFERENCED ON SAID PLAN. A COPY OF SAID LETTER IS ON FILE WITH THIS OFFICE. PER MRSA 302B THE OLD BARTLETT MILL ROAD WAY IS SUBJECT TO BEING MADE INTO AN EASEMENT FOR RECREATIONAL USE BY THE LEGISLATIVE BODY OF THE MUNICIPALITY.
- RESEARCH WAS PERFORMED AT THE TOWN OF KITTERY ASSESSORS OFFICE AND PLANNING OFFICE, AND AT THE YORK COUNTY REGISTRY OF DEEDS.
- THE SURVEY TIE LINES SHOWN ON THIS PLAT ARE NOT BOUNDARY LINES, THEY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.
- ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF KITTERY TAX RECORDS AND ARE SUBJECT TO CHANGE.
- KITTERY TAX MAP 34 LOT 3-1 HAS A RIGHT OF WAY PER BOOK 3122, PAGE 164, TO SPRUCE CREEK. SEE ALSO BOOK 8528, PAGE 283, AND BOOK 8834, PAGE 318.

WETLAND NOTES:

- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, DURING FALL, 2016, IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- OBSERVATIONS TAKEN TO DETERMINE THE SHORELINE AS INDICATED HEREON WERE TAKEN AT THE HIGHEST OBSERVABLE TIDE LINE.
- WETLANDS WITHIN THE 250' SHORELAND OVERLAY ZONE AND WITHIN THE 100' FLOOD LINE ARE CONSIDERED WETLAND OF SPECIAL SIGNIFICANCE.



Gordon D. Hslop, Jr.
DEC. 19, 2017

WEST ENVIRONMENTAL MARK WEST DATE 12-19-17

PROJECT PARCEL
TOWN OF KITTERY
TAX MAP 34, LOT 3

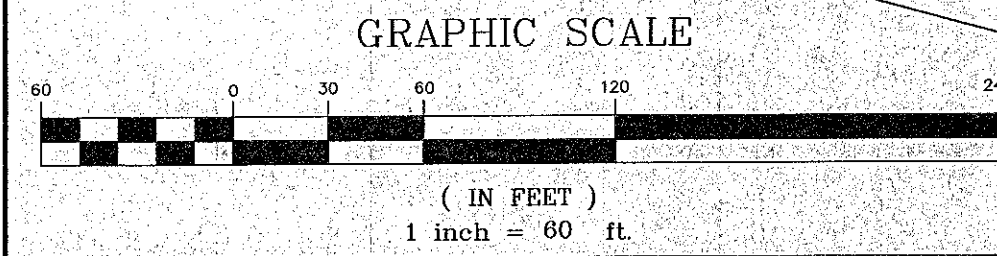
APPLICANT
GREEN AND COMPANY
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL LOT AREA
1,030,598 SQ. FT. ±
23.66 ACRES ±

APPROVED - KITTERY, MAINE
PLANNING BOARD

Kalman (K) 10/12/17
CHAIRPERSON ANN GRINNELL APPROVAL DATE:

TAX MAP 34, LOT 3



| | | |
|---|---------------|--------------------|
| Design: LAZ | Draft: LAZ | Date: 7/20/16 |
| Checked: JAC | Scale: 1"=60' | Project No.: 16030 |
| Drawing Name: 16030 DESIGN.dwg | | |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. | | |

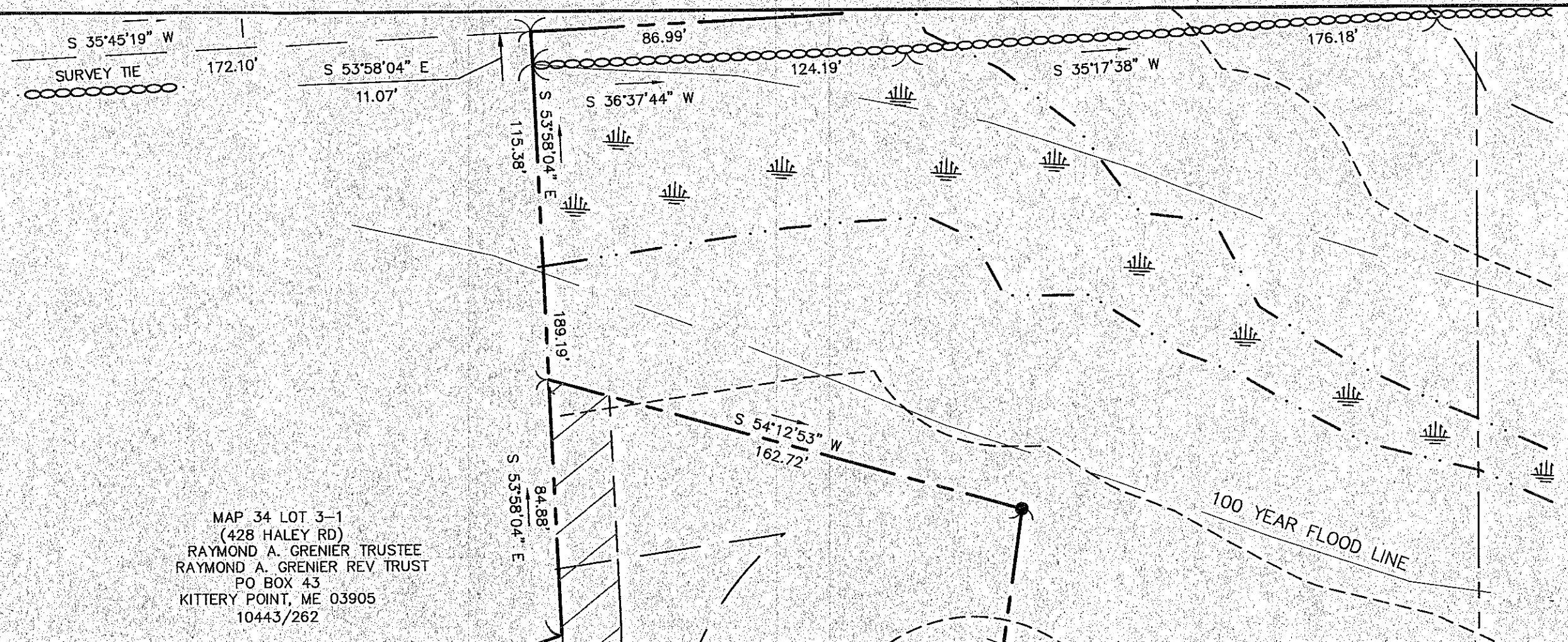
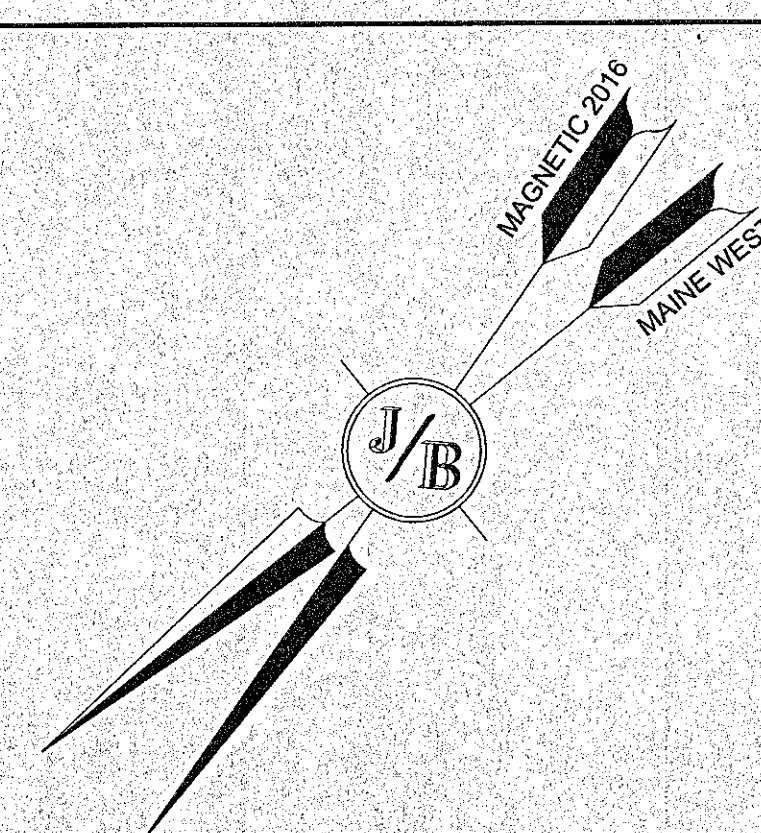
| REV. | DATE | REVISION | BY |
|------|----------|---------------------------|-----|
| 16 | 12/14/17 | REVISED PER TOWN COMMENTS | LAZ |
| 15 | 12/15/17 | REVISED PER TOWN COMMENTS | LAZ |
| 14 | 11/9/17 | REVISED PER TOWN COMMENTS | LAZ |
| 13 | 10/6/17 | REVISED PER TOWN COMMENTS | LAZ |
| 12 | 9/28/17 | REVISED PER TOWN COMMENTS | LAZ |

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

| | |
|------------------|---|
| Plan Name: | SUBDIVISION PLAN |
| Project: | PROPOSED SUBDIVISION 412 HALEY ROAD, KITTERY, ME |
| Owner of Record: | NORWICH INVESTMENTS, LLC PO BOX 1297, NORTH HAMPTON, NH 03862, BK 17386 PG 682-683 |

DRAWING No. **A1**
SHEET 5 OF 23
JBE PROJECT NO. 16030

| GENERAL LEGEND | | DESCRIPTION |
|----------------|----------|--------------------------|
| EXISTING | PROPOSED | PROPERTY LINES |
| --- | --- | SETBACK LINES |
| --- | --- | CENTERLINE |
| --- | --- | FRESHWATER WETLANDS LINE |
| --- | --- | TIDAL WETLANDS LINE |
| --- | --- | STONEWALL |
| --- | --- | FLOOD PLAIN LINE |
| --- | --- | EASEMENT |
| --- | --- | IRON PIPE/IRON ROD |
| --- | --- | DRILL HOLE |
| --- | --- | IRON ROD/DRILL HOLE |
| --- | --- | STONE/GRANITE BOUND |
| --- | --- | WELL |
| --- | --- | FRESHWATER WETLANDS |
| --- | --- | TIDAL WETLANDS |

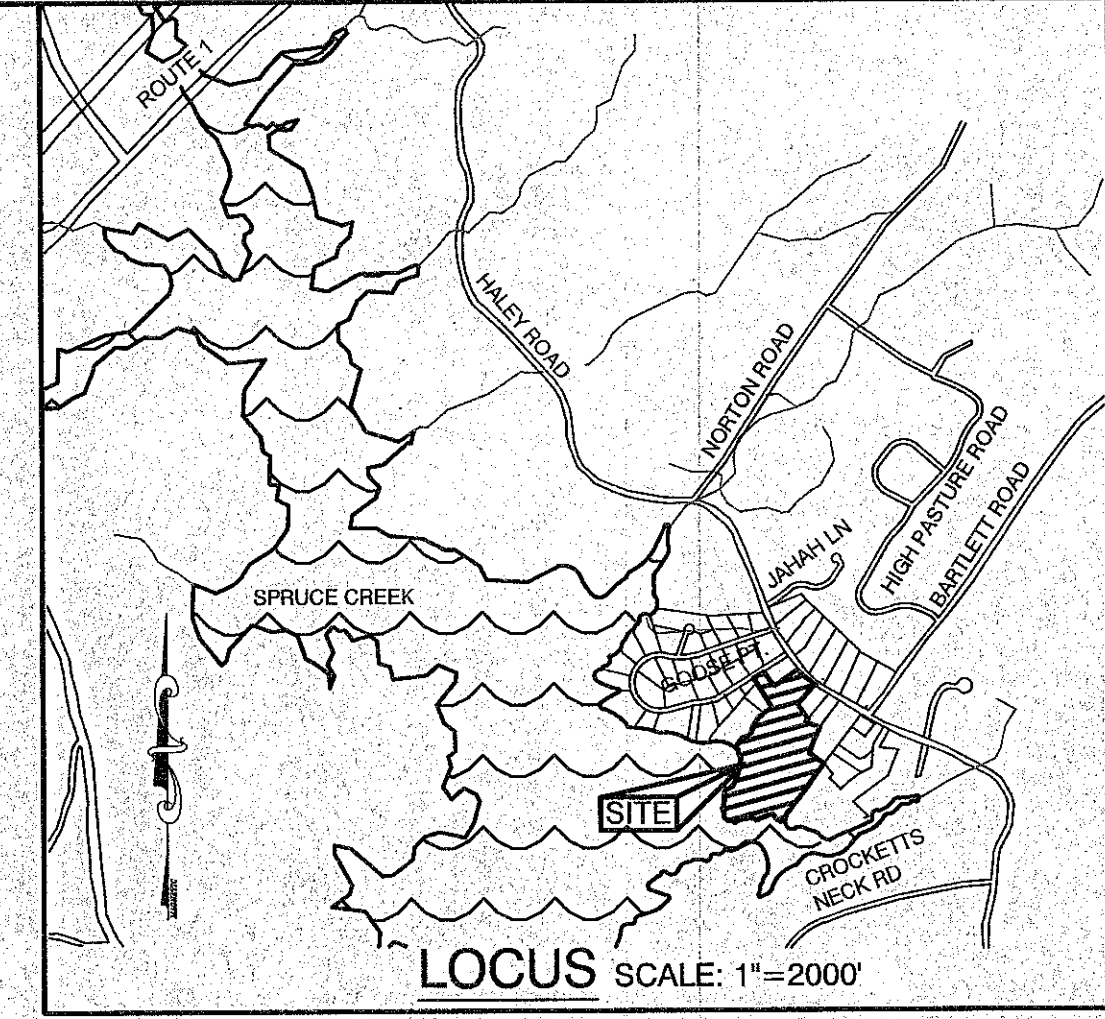


MAP 34 LOT 3-1
 (428 HALEY RD)
 RAYMOND A. GRENIER TRUSTEE
 RAYMOND A. GRENIER REV TRUST
 PO BOX 43
 KITTERY POINT, ME 03905
 10443/262

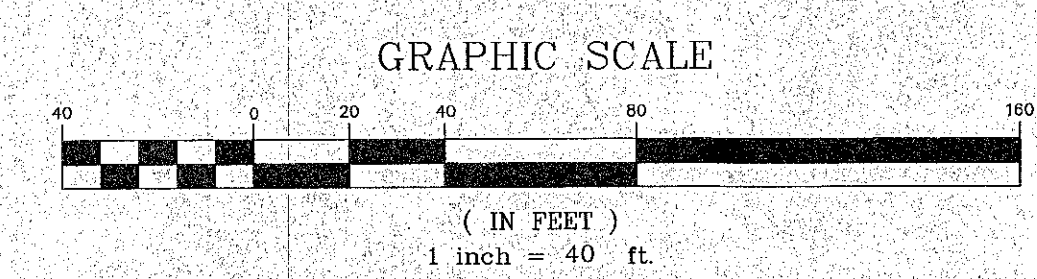
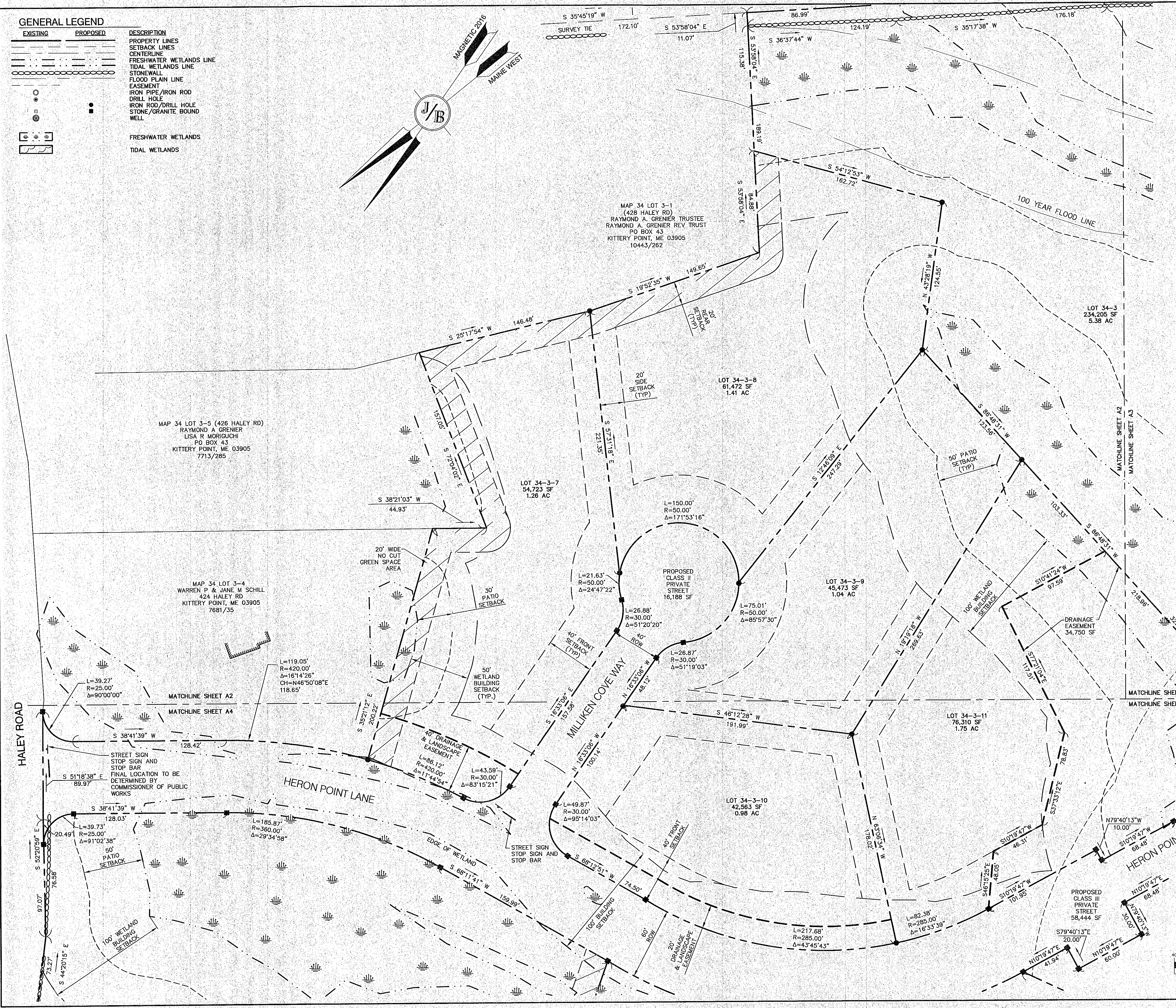
MAP 34 LOT 3-5 (426 HALEY RD)
 RAYMOND A. GRENIER
 LISA R. MORICUCHI
 PO BOX 43
 KITTERY POINT, ME 03905
 7713/285

MAP 34 LOT 3-4
 WARREN P. & JANE M. SCHILL
 424 HALEY RD
 KITTERY POINT, ME 03905
 7681/35

00004
 YORK SS REGISTRY OF DEEDS
 RECEIVED Jan 2 2018
 AT 2:14 P.M., AND
 RECORDED IN BOOK 393 PAGE 1
 ATTEST:
 Claude Dubo
 Deputy REGISTER



- SUBDIVISION NOTES:**
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 34 LOT 3 INTO 8 RESIDENTIAL LOTS. PROJECT TO BE SERVED BY MUNICIPAL WATER AND INDIVIDUAL ON SITE SEPTIC SYSTEMS. SHEETS A1 - A4 TO BE RECORDED AT YCRD. COMPLETE 23 PAGE PLAN SET IS ON FILE AT THE TOWN OF KITTERY PLANNING OFFICE.
 - ZONING DISTRICT: RESIDENTIAL RURAL ZONE, R-RL. MINIMUM LOT SIZE: 40,000 SF. BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 40' SIDE SETBACK = 20' REAR SETBACK = 20' MAX. BUILDING HEIGHT = 35' MINIMUM LOT SIZE: 40,000 SF. SHORELAND OVERLAY ZONE (OZ-SL) MINIMUM LOT SIZE = 40,000 SF. BUILDING SETBACK=100' FROM NORMAL HIGH WATER LINE. ACCESSORY DECK SETBACK = 75' FROM HIGH WATER LINE. DEVEGETATED AREA MUST NOT EXCEED 20% OF THE LOT AREA LOCATED WITHIN THE SHORELAND OVERLAY ZONE.
 - NET RESIDENTIAL DENSITY = 12.6 LOTS/LOT. LOTS PROPOSED = 8 LOTS (SEE NET RESIDENTIAL AREA CALCULATION SHEET 23 OF THE SITE PLAN SET FOR CALCULATION.)
 - REQUIRED OPEN SPACE: 3.6 ACRES (15%) PROPOSED OPEN SPACE: 5.4 ACRES (22.7%)
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 23017100050, DATED JULY 3, 1986.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
 - ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MAINE DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - GRANITE BOUNDS TO BE SET AT CLASS III ROADWAY POINTS OF CURVATURE AND TANGENCY; IRON RODS WITH SURVEY CAPS TO BE SET AT CLASS II AND CLASS I ROADWAY POINTS OF CURVATURE AND TANGENCY AND AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8\"/>



STATE OF MAINE
 GORDON D. HESLOP JR.
 2293
 Professional Surveyor
 10/19/17
 DEC. 19, 2017

PROJECT PARCEL
 TOWN OF KITTERY
 TAX MAP 34, LOT 3

APPLICANT
 GREEN AND COMPANY
 11 LAFAYETTE ROAD
 NORTH HAMPTON, NH 03862

TOTAL LOT AREA
 1,030,598 SQ. FT. ±
 23.66 ACRES ±

APPROVED - KITTERY, MAINE PLANNING BOARD
 Kalma VC 10/12/17
 CHAIRPERSON ANN GRINNELL APPROVAL DATE:

TAX MAP 34, LOT 3

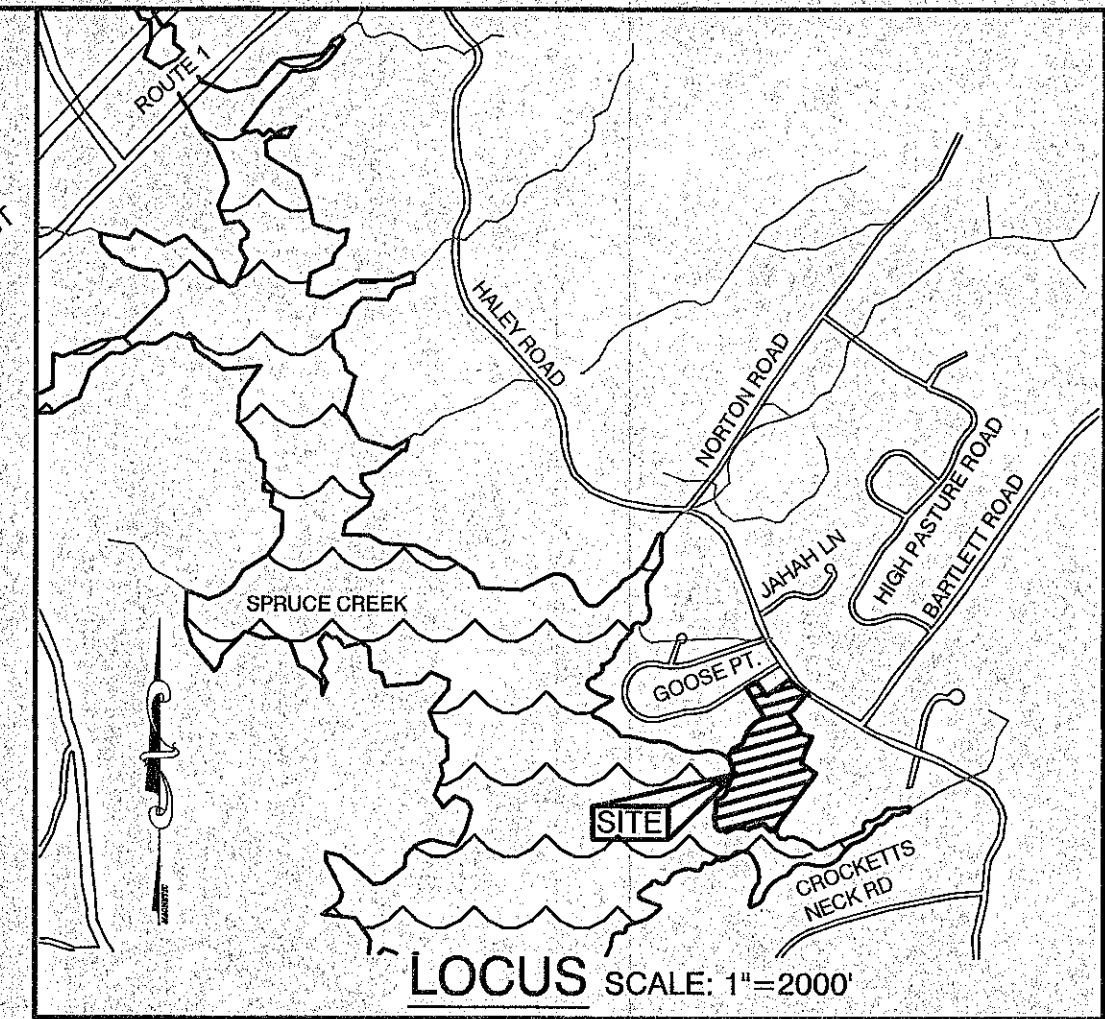
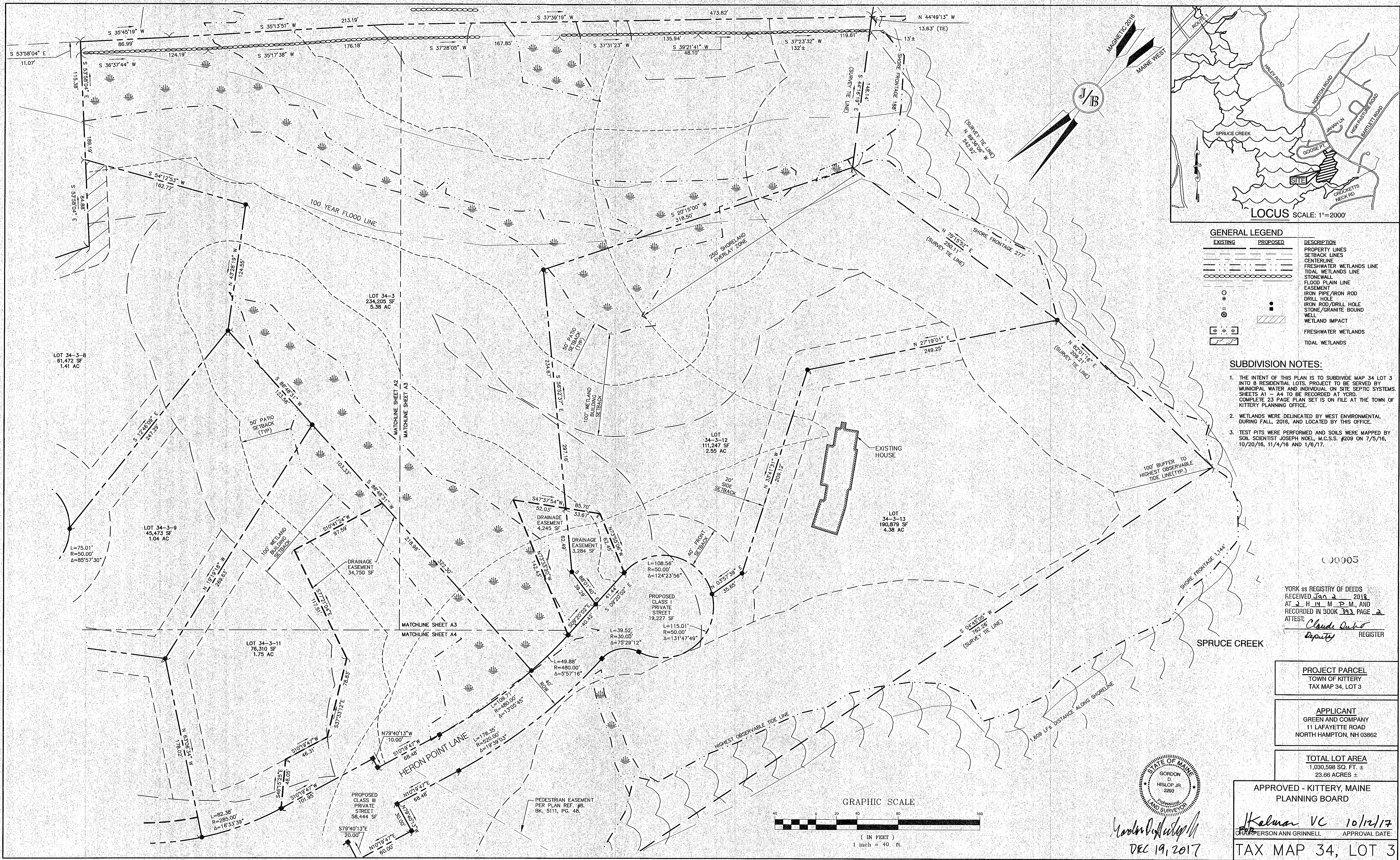
| | | |
|---|---------------|--------------------|
| Design: LAZ | Draft: LAZ | Date: 9/30/16 |
| Checked: JAC | Scale: 1"=60' | Project No.: 16030 |
| Drawing Name: 16030-PLAN.DWG | | |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. | | |

| REV. | DATE | REVISION | BY |
|------|----------|---------------------------|-----|
| 16 | 12/14/17 | REVISED PER TOWN COMMENTS | LAZ |
| 15 | 12/5/17 | REVISED PER TOWN COMMENTS | LAZ |
| 14 | 11/9/17 | REVISED PER TOWN COMMENTS | LAZ |
| 13 | 10/6/17 | REVISED PER TOWN COMMENTS | LAZ |
| 12 | 9/28/17 | REVISED PER TOWN COMMENTS | LAZ |

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-Mail: JBE@JONESANDBEACH.COM

Plan Name: SUBDIVISION PLAN
Project: PROPOSED SUBDIVISION 412 HALEY ROAD, KITTERY, ME
Owner of Record: NORWICH INVESTMENTS, LLC
 PO BOX 1297, NORTH HAMPTON, NH 03862, BK 17386 PG 682-683

DRAWING No.
A2
 SHEET 6 OF 23
 JBE PROJECT NO. 16030



GENERAL LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | PROPERTY LINES |
| --- | --- | SETBACK LINES |
| --- | --- | CENTERLINE |
| --- | --- | FRESHWATER WETLANDS LINE |
| --- | --- | TIDAL WETLANDS LINE |
| --- | --- | FLOOD PLAIN LINE |
| --- | --- | STONEWALL |
| --- | --- | EASEMENT |
| ○ | ○ | IRON PIPE/IRON ROD |
| ○ | ○ | DRILL HOLE |
| ○ | ○ | IRON ROD/DRILL HOLE |
| ○ | ○ | STONE/GRANITE BOUND |
| ○ | ○ | WELL |
| ○ | ○ | WETLAND IMPACT |
| ○ | ○ | FRESHWATER WETLANDS |
| ○ | ○ | TIDAL WETLANDS |

- SUBDIVISION NOTES:**
1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 34 LOT 3 INTO 9 RESIDENTIAL LOTS. PROJECT TO BE SERVED BY MUNICIPAL WATER AND INDIVIDUAL ON SITE SEPTIC SYSTEMS. SHEETS A1 - A4 TO BE RECORDED AT YCRD. COMPLETE 23 PAGE PLAN SET IS ON FILE AT THE TOWN OF KITTERY PLANNING OFFICE.
 2. WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL DURING FALL, 2016, AND LOCATED BY THIS OFFICE.
 3. TEST PITS WERE PERFORMED AND SOILS WERE MAPPED BY SOIL SCIENTIST JOSEPH NOEL, M.C.S.S. #209 ON 7/5/16, 10/20/16, 11/4/16 AND 1/6/17.

YORK ss REGISTRY OF DEEDS
 RECEIVED Jan 2 2018
 AT 2 H 14 M P.M., AND
 RECORDED IN BOOK 393 PAGE 2
 ATTEST: *Claude Dubois*
 Deputy REGISTER

PROJECT PARCEL
 TOWN OF KITTERY
 TAX MAP 34, LOT 3

APPLICANT
 GREEN AND COMPANY
 11 LAFAYETTE ROAD
 NORTH HAMPTON, NH 03862

TOTAL LOT AREA
 1,030,588 SQ. FT. ±
 23.66 ACRES ±

APPROVED - KITTERY, MAINE
 PLANNING BOARD

Kelmar VC 10/12/17
 CHAIRPERSON ANN GRINNELL APPROVAL DATE:
TAX MAP 34, LOT 3

Robert D. [Signature]
 DEC 19, 2017

| | | |
|---|---------------|--------------------|
| Design: LAZ | Draft: LAZ | Date: 9/30/16 |
| Checked: JAC | Scale: 1"=60' | Project No.: 16030 |
| Drawing Name: 16030-PLAN.DWG | | |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. | | |

| REV. | DATE | REVISION | BY |
|------|----------|---------------------------|-----|
| 16 | 12/14/17 | REVISED PER TOWN COMMENTS | LAZ |
| 15 | 12/5/17 | REVISED PER TOWN COMMENTS | LAZ |
| 14 | 11/9/17 | REVISED PER TOWN COMMENTS | LAZ |
| 13 | 10/6/17 | REVISED PER TOWN COMMENTS | LAZ |
| 12 | 9/28/17 | REVISED PER TOWN COMMENTS | LAZ |

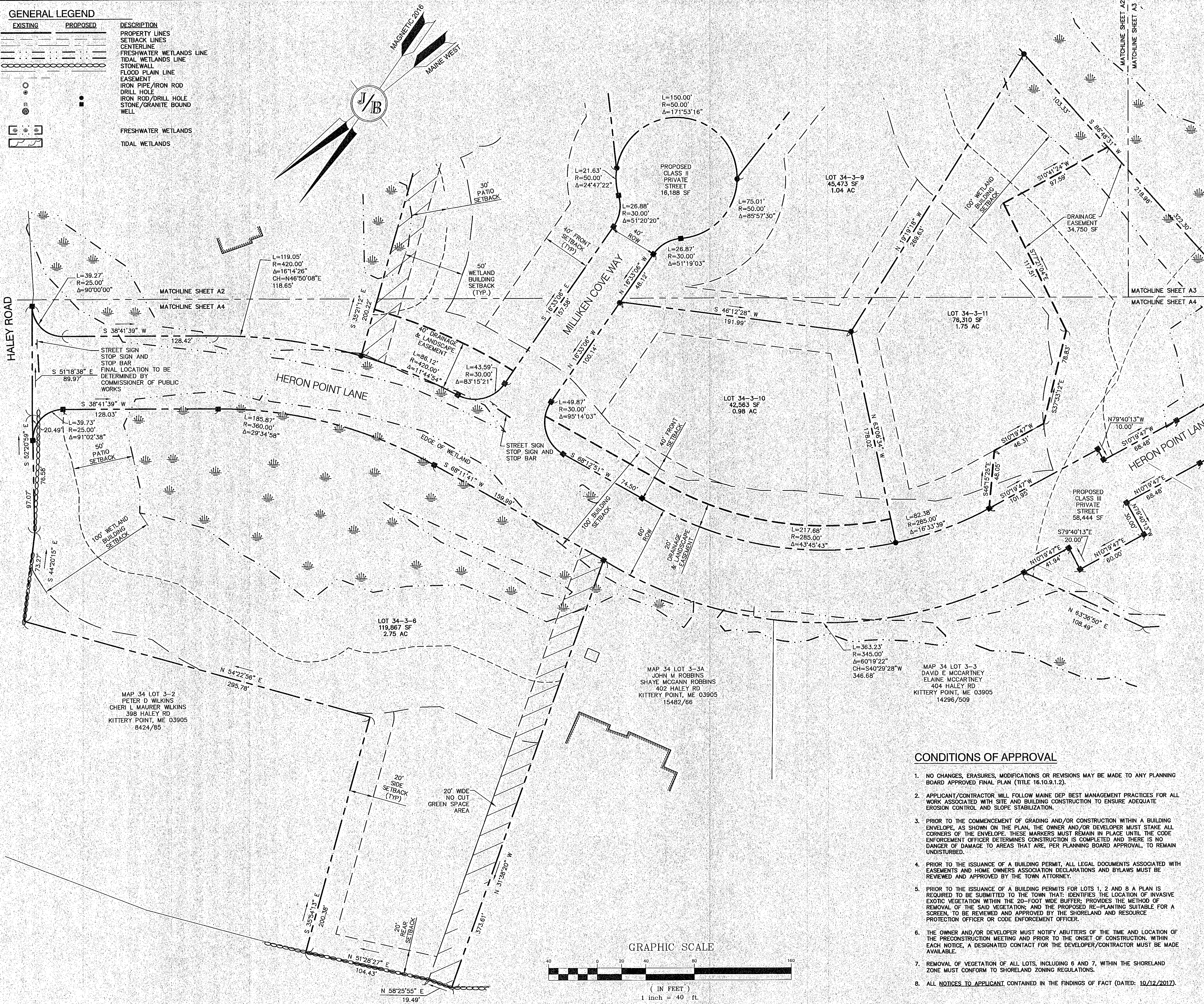
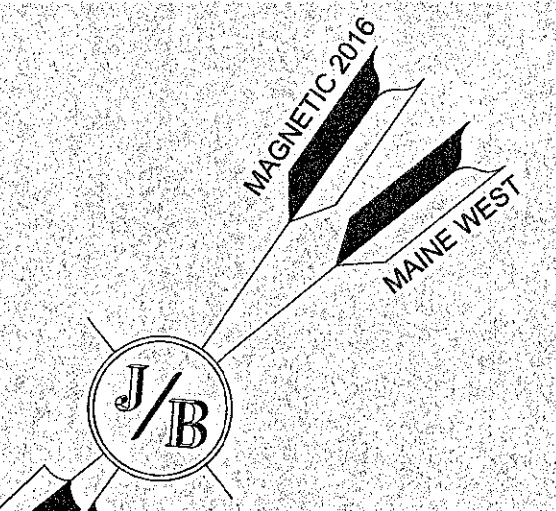
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

| | |
|------------------|---|
| Plan Name: | SUBDIVISION PLAN |
| Project: | PROPOSED SUBDIVISION 412 HALEY ROAD, KITTERY, ME |
| Owner of Record: | NORWICH INVESTMENTS, LLC PO BOX 1297, NORTH HAMPTON, NH 03862, BK 17386 PG 682-683 |

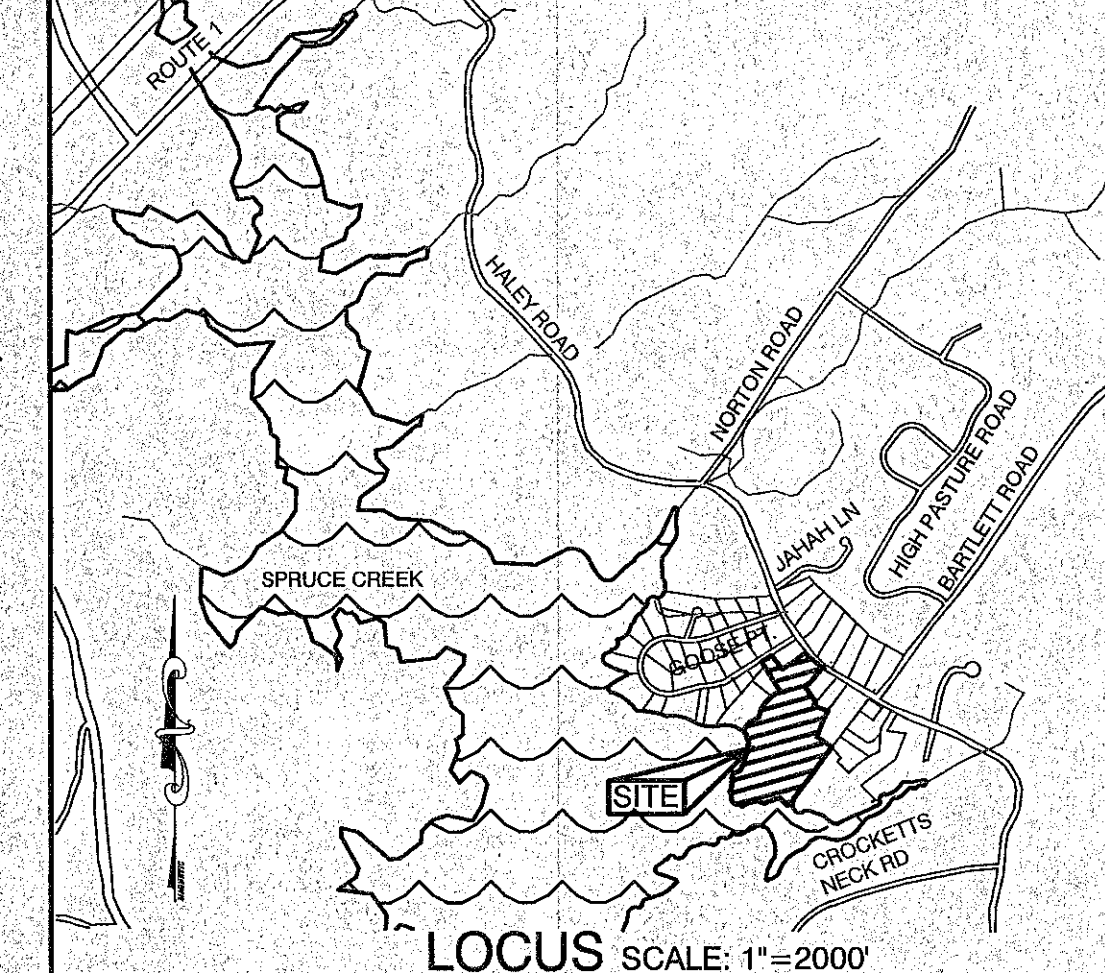
DRAWING No.
A3
 SHEET 7 OF 23
 JBE PROJECT NO. 16030

GENERAL LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | PROPERTY LINES |
| --- | --- | SETBACK LINES |
| --- | --- | CENTERLINE |
| --- | --- | FRESHWATER WETLANDS LINE |
| --- | --- | TIDAL WETLANDS LINE |
| --- | --- | STONEWALL |
| --- | --- | FLOOD PLAIN LINE |
| --- | --- | EASEMENT |
| --- | --- | IRON PIPE/IRON ROD |
| --- | --- | DRILL HOLE |
| --- | --- | IRON ROD/DRILL HOLE |
| --- | --- | STONE/GRANITE BOUND |
| --- | --- | WELL |
| --- | --- | FRESHWATER WETLANDS |
| --- | --- | TIDAL WETLANDS |



00006
 YORK SS REGISTRY OF DEEDS
 RECEIVED Jan 2 2018
 AT 2 H 14 M P M., AND
 RECORDED IN BOOK 243 PAGE 3
 ATTEST: *Claude Oute*
 Deputy REGISTER



NET RESIDENTIAL ACREAGE CALCULATIONS

| DESCRIPTION | ACREAGE |
|--|-----------|
| TOTAL ACREAGE OF SITE | 23.66 AC |
| A. ALL LAND LOCATED BELOW THE HIGHEST ANNUAL TIDE ELEVATION AS PUBLISHED IN THE MAINE DEP HIGHEST ANNUAL TIDE (HAT) LEVELS FOR THE MOST CURRENT YEAR. | 0 |
| B. ALL LAND LOCATED WITHIN THE FLOODPLAIN AS DEFINED IN TITLE 16.2, FLOOD, ONE HUNDRED (100) YEAR. | 0.99 AC |
| C. ALL WETLANDS AS DEFINED IN TITLE 16.2 WETLAND, AS WELL AS VERNAL POOLS, POND, LAKES, STREAMS AND OTHER WATER BODIES, INCLUDING FIFTY (50) PERCENT OF THE ASSOCIATED SETBACKS DESCRIBED IN OTHER BUILDINGS AND STRUCTURES, TABLE 16.9, CHAPTER 9 IN THIS TITLE. | 3.08 AC |
| D. ALL LAND LOCATED ON FILLED TIDAL LANDS, PER TITLE 16.2 TIDAL LAND, FILLED. | 0 |
| E. ALL LAND LOCATED WITHIN EXISTING RIGHTS-OF-WAY AND OTHER EXISTING EASEMENTS WHEREIN DWELLING UNITS CANNOT BE BUILT. | 0.19 AC |
| F. ALL LAND LOCATED WITHIN PROPOSED RIGHTS-OF-WAY INCLUDING PARKING AND TRAVEL WAYS. DRIVEWAYS ARE EXCLUDED. | 1.95 AC |
| G. ALL LAND ISOLATED FROM THE PRINCIPAL LOCATION FOR DEVELOPMENT ON THE PARCEL BY A ROAD/STREET, EXISTING LAND USES, OR ANY PHYSICAL FEATURE, NATURAL OR MANMADE, SUCH THAT IT CREATES A BARRIER TO THE CENTRAL DEVELOPMENT OF THE SITE AND NO MEANS OF ACCESS IS PROPOSED NOR LIKELY TO BE PROVIDED IN THE FUTURE. HOWEVER, TO DEMONSTRATE THAT IDENTIFIED ISOLATED LAND MAY BE CONSIDERED DEVELOPABLE FOR THE PURPOSES OF THE CALCULATION, THAT APPLICANT MUST SUBMIT A PLAN AND SUPPORTING DOCUMENTATION FOR THE BOARD'S CONSIDERATION. | 0 |
| H. ALL LAND ZONED COMMERCIAL (C-1, C-2 OR C-3). | 0 |
| I. ALL LAND ONE (1) ACRE OR MORE CONTIGUOUS AREA WITH SUSTAINED SLOPES OF 20% OR GREATER. | 0 |
| J. ALL LAND IDENTIFIED AS EXPOSED BEDROCK, AND SOILS WITH A DRAINAGE CLASS OF POORLY DRAINED, AND/OR VERY POORLY DRAINED AS DEFINED IN TITLE 16.2 SOILS. | 0 |
| K. FIFTY (50) PERCENT OF ALL LAND CHARACTERIZED AS DRAINAGE CLASS OF SOMEWHAT POORLY DRAINED, UNLESS PUBLIC SEWER IS USED, IN WHICH CASE NO LAND AREA IS SUBTRACTED. | 0.66 AC |
| L. ALL LAND AREA WITHIN A CEMETERY AND BURYING GROUND AS DEFINED IN TITLE 16.2, INCLUDING ASSOCIATED SETBACK PER MRSA TITLE 13 SS 1371-A LIMITATIONS ON CONSTRUCTION AND EXCAVATION NEAR BURIAL SITES. | 0 |
| M. ALL LAND WITHIN A COMMERCIAL FISHERIES/MARITIME USES OVERLAY ZONE OR RESOURCE PROTECTION OVERLAY ZONE NOT INCLUDED IN 16.7.8.2.A-L. | 0 |
| TOTAL ACREAGE EXCLUDED | 12.08 AC |
| NET RESIDENTIAL ACREAGE | 11.58 AC |
| 40,000 S.F. PER DWELLING REQUIRED | 0.92 AC |
| NET RESIDENTIAL DENSITY | 12.6 LOTS |
| PROPOSED NUMBER OF LOTS ON SITE | 8 LOTS |
| OPEN SPACE REQUIRED | 3.55 AC |
| OPEN SPACE PROVIDED | 5.38 AC |

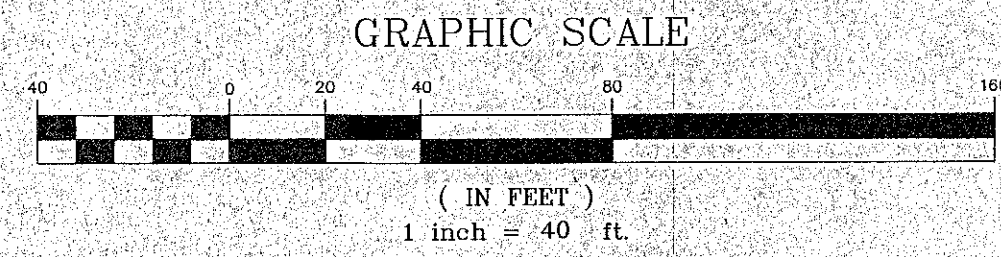
(SEE NET RESIDENTIAL AREA CALCULATION SHEET 23 OF THE SITE PLAN SET FOR CALCULATION.)

CONDITIONS OF APPROVAL

- NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN (TITLE 16.10.9.1.2).
- APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.
- PRIOR TO THE COMMENCEMENT OF GRADING AND/OR CONSTRUCTION WITHIN A BUILDING ENVELOPE, AS SHOWN ON THE PLAN, THE OWNER AND/OR DEVELOPER MUST STAKE ALL CORNERS OF THE ENVELOPE. THESE MARKERS MUST REMAIN IN PLACE UNTIL THE CODE ENFORCEMENT OFFICER DETERMINES CONSTRUCTION IS COMPLETED AND THERE IS NO DANGER OF DAMAGE TO AREAS THAT ARE, PER PLANNING BOARD APPROVAL, TO REMAIN UNDISTURBED.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, ALL LEGAL DOCUMENTS ASSOCIATED WITH EASEMENTS AND HOME OWNERS ASSOCIATION DECLARATIONS AND BYLAWS MUST BE REVIEWED AND APPROVED BY THE TOWN ATTORNEY.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOTS 1, 2 AND 8 A PLAN IS REQUIRED TO BE SUBMITTED TO THE TOWN THAT IDENTIFIES THE LOCATION OF INVASIVE EXOTIC VEGETATION WITHIN THE 20-FOOT WIDE BUFFER; PROVIDES THE METHOD OF REMOVAL OF THE SAID VEGETATION; AND THE PROPOSED RE-PLANTING SUITABLE FOR A SCREEN, TO BE REVIEWED AND APPROVED BY THE SHORELAND AND RESOURCE PROTECTION OFFICER OR CODE ENFORCEMENT OFFICER.
- THE OWNER AND/OR DEVELOPER MUST NOTIFY ABUTTERS OF THE TIME AND LOCATION OF THE PRECONSTRUCTION MEETING AND PRIOR TO THE ONSET OF CONSTRUCTION, WITHIN EACH NOTICE, A DESIGNATED CONTACT FOR THE DEVELOPER/CONTRACTOR MUST BE MADE AVAILABLE.
- REMOVAL OF VEGETATION OF ALL LOTS, INCLUDING 6 AND 7, WITHIN THE SHORELAND ZONE MUST CONFORM TO SHORELAND ZONING REGULATIONS.
- ALL NOTICES TO APPLICANT CONTAINED IN THE FINDINGS OF FACT (DATED: 10/12/2017).

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 34 LOT 3 INTO 8 RESIDENTIAL LOTS. PROJECT TO BE SERVED BY MUNICIPAL WATER AND INDIVIDUAL ON SITE SEPTIC SYSTEMS. SHEETS A1 - A4 TO BE RECORDED AT YORK. COMPLETE 23 PAGE PLAN SET IS ON FILE AT THE TOWN OF KITTERY PLANNING OFFICE.
- WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL DURING FALL, 2016, AND LOCATED BY THIS OFFICE.
- TEST PITS WERE PERFORMED AND SOILS WERE MAPPED BY SOIL SCIENTIST JOSEPH NOEL, M.C.S.S. #209 ON 7/5/16, 10/20/16, 11/4/16 AND 1/6/17.



| | | |
|------------------------------|---------------|--------------------|
| Design: LAZ | Draft: LAZ | Date: 9/30/16 |
| Checked: JAC | Scale: 1"=80' | Project No.: 16030 |
| Drawing Name: 16030-PLAN.DWG | | |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

| REV. | DATE | REVISION | BY |
|------|----------|---------------------------|-----|
| 16 | 12/14/17 | REVISED PER TOWN COMMENTS | LAZ |
| 15 | 12/5/17 | REVISED PER TOWN COMMENTS | LAZ |
| 14 | 11/9/17 | REVISED PER TOWN COMMENTS | LAZ |
| 13 | 10/6/17 | REVISED PER TOWN COMMENTS | LAZ |
| 12 | 9/28/17 | REVISED PER TOWN COMMENTS | LAZ |

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
 Project: **PROPOSED SUBDIVISION 412 HALEY ROAD, KITTERY, ME**
 Owner of Record: **NORWICH INVESTMENTS, LLC**
 PO BOX 1297, NORTH HAMPTON, NH 03862, BK 17386 PG 682-683

DRAWING No. **A4**
 SHEET 8 OF 23
 JBE PROJECT NO. 16030

PROJECT PARCEL
 TOWN OF KITTERY
 TAX MAP 34, LOT 3

APPLICANT
 GREEN AND COMPANY
 11 LAFAYETTE ROAD
 NORTH HAMPTON, NH 03862

TOTAL LOT AREA
 1,030,598 SQ. FT. ±
 23.66 ACRES ±

APPROVED - KITTERY, MAINE PLANNING BOARD
Kalman VC 10/12/17
 KATHERINE ANN GRINNELL APPROVAL DATE:
TAX MAP 34, LOT 3



Gordon H. Lop, Jr.
 DEC. 19, 2017