

**Town of Kittery  
Planning Board Meeting  
April 11, 2019**

**ITEM 3 - Wilson Road – Minor Subdivision Sketch Plan Review**

Action: Accept or deny application; Approve or deny sketch plan. Owner Kerry A. Major and applicant Paul Hollis request consideration of a minor subdivision to construct a duplex on a 6.38-acre parcel located on Wilson Road, (Tax Map 54 Lot 20) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SL-250') Zones.

**PROJECT TRACKING**

| REQ'D | ACTION   | COMMENTS                | STATUS  |
|-------|--|-------------------------|---------|
| YES   | Sketch Plan Review                                 | Scheduled for 4/11/2019 | PENDING |
| NO    | Site Visit   |                         |         |
| YES   | Preliminary Plan Review<br>Completeness/Acceptance |                         |         |
| YES   | Public Hearing                                     |                         |         |
| YES   | Preliminary Plan Approval                          |                         |         |
| YES   | Final Plan Review and<br>Decision                  |                         |         |

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.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

**Background**

The land in question is 6.38 acres in size and a duplex is proposed to be built on the lot. A legal opinion (attached) from the Town Attorney was sought by the Director of Planning and Development on the subdivision issue in March of this year. There are three (3) lots involved that have been conveyed out by Fay Major from one larger undivided lot. Previous conveyances of the lots have been determined to be gifts. The proposal to sell Lot 1 by Kerry Major to an unrelated third party would make Lot 1 a separate lot for counting purposes. The transfer would create a second lot (1 and 2). Lot 3 would still be exempt as a family gift transfer, however, where the new owner of Lot 1 seeks to construct a duplex on Lot 1 the construction of the duplex would create a third division and subject Lots 1, 2, and 3 to subdivision review by the Planning Board.

**Staff Review**

1. Submission: The application meets the submission requirements for a subdivision sketch plan.
2. Special Exception – Dwellings in a minor subdivision and Shoreland Overlay Zone - Duplex. The proposed subdivision is presented as a minor conventional subdivision which is a special exception use. (See 16.6.4.D. (2)) in granting a special exception use, the Board must find the proposed development meets the criteria of Section 16.10.8.3.4 and 16.6.6. The Board can provide input to the applicant as to the likelihood of granting the special exception, however, the Board's action would not take place until the preliminary plan application. Since the duplex would be located entirely within the Shoreland Overlay Zone a special exception is also required for construction of the duplex.

3. Standards. Per 16.3.2.1.D.(3) Subdivision types and standards, the proposed subdivision is subject to net residential acreage and net residential density per 16.2.2. Further, under 16.3.2.1.D.3.(b) Subdivision development, the design and performance standards in Chapters 16.8 and 16.9 apply and include a minimum percentage of common open space of 15%.
4. Dimensional standards. The lot meets the 80,000-sf requirement in the R-RL Zone for a duplex. The lot contains approx. 773' of frontage. The proposed lot complies with the lot shape standards of 16.8.16.1.
5. Floodplain, Shoreland Overlay and Wetlands. Nearly all of the lot lies within the Shoreland Overlay Zone (OZ-SL-250') and a significant portion is in a FEMA Special Flood Hazard Area, Zone AE (El. 9). Under 16.9.8.10 when reviewing subdivisions, the Planning Board must assure that:
  - A. All such proposals are consistent with the need to minimize flood damage.
  - B. All public utilities and facilities, such as sewer, gas, electrical and water systems, are located and constructed to minimize or eliminate flood damages.
  - C. Adequate drainage is provided so as to reduce exposure to flood hazards.
  - D. All proposals include base flood elevation and, in a riverine floodplain, floodway data.
6. Utilities / Available Community Facilities. Information has been provided for the proposed subsurface wastewater disposal system. The test pit (TP#3) location is shown on the plan in the area of the proposed duplex.

### **Recommendation**

The sketch plan submittal appears complete. If the Board decides no further information is needed, the Board may accept the sketch plan application as complete and classify the sketch plan as a minor subdivision.

***Move to accept and approve the sketch plan application, dated February 21, 2019 from owner Kerry A. Major and applicant Paul Hollis for a minor subdivision to construct a duplex on a 6.38-acre parcel located on Wilson Road, (Tax Map 54 Lot 20) in the Residential-Rural (R-RL) and Shoreland Overlay (OZ-SL-250') Zones.***



March 11, 2019

Via e-mail: ACausey@KitteryME.org

Mr. Adam Causey, AICP  
Director of Planning and Development  
200 Rogers Road  
Kittery, ME 03904

Re: Subdivision issue

Adam,

You asked for an opinion on a subdivision issue relating to property located on the Wilson Road. You related the facts as follows:

Factual Background

The issue involves three lots conveyed out by Fay Major from one larger undivided lot. I have attached a copy of the Plan you sent me showing these three separate lots. I have encircled Lot 1, Lot 2, and Lot 3 on the Plan. Lot 2 was conveyed out by Fay Major to an unrelated third party in December of 2015. This conveyance left Lots 1 and 3 still owned by Fay Major. Lot 1 was then gifted by her to her son Kerry Major in September of 2017. Lot 3 was also gifted by her to her daughter Kimberly Major in September of 2017. Both lots were gifted by Fay Major pursuant to the State subdivision statute dealing with family gifting.

30-A M.R.S. § 4401(4)D-4.

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Duncan A. McEachern & Dan W. Thornhill  
10 Walker Street, P.O. Box 360  
Kittery, Maine 03904-0360  
Telephone: 207/439-4881 Fax: 207/439-8893

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Director of Planning and Development  
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Although he has owned the lot for less than five years, Kerry Major, the owner of Lot 1, apparently now wishes to sell Lot 1 to a third unrelated party.

Issues Presented

Based on the above facts, the first issue presented is whether the sale of Lot 1 by Kerry Major to a third party brings Lots 1, 2, and 3 into a subdivision status requiring Planning Board approval. If it does not, the second issue then raised is whether the construction of a duplex on Lot 1 by a new owner would then create a subdivision requiring Planning Board approval of Lots 1, 2, and 3.

First Issue

Was a subdivision created by Fay Major requiring Planning Board approval when she gifted Lots 1 and 3 to her children?

Assuming the Code Enforcement Officer is satisfied that the gifts of Lots 1 and 3 by Fay Major to her son and her daughter were not intended by her to avoid the objectives of the Subdivision statute, the gifts of these lots did not create lots for purposes of the subdivision statute. 30-A M.R.S. § 4401(4)D-4. If the CEO is satisfied on this issue, Lots 1, 2, and 3 as

McEACHERN & THORNHILL  
Attorneys at Law

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conveyed by Fay Major would not constitute a subdivision for purposes of review by the Planning Board.

Second Issue

Would the construction of a duplex on Lot 1 create a subdivision subject to Planning Board review?

If Lot 1 is sold by Kerry Major to an unrelated third party, it would become a separate lot for counting purposes and cease to be exempt because it has not been held by him for five years. 30-A M.R.S. § 4401(4)D-1. This transfer, however, by itself would not create a subdivision of Lots 1, 2, and 3 subject to Planning Board review. It would create only the second lot (1 and 2). Lot 3 would still be exempt as a family gift transfer. If, however, the new owner of Lot 1 seeks to apply for a building permit to construct a duplex on Lot 1, the construction of that duplex on Lot 1 would create the third division and subject Lots 1, 2, and 3 to subdivision review by the Planning Board.

30-A M.R.S. § 4401(4) provides in part that a "Subdivision" is defined as the division of a tract or parcel of land into 3 or more lots "within any 5-year period . . . whether the division is

McEachern & Thornhill  
Attorneys at Law

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accomplished by the sale, lease, development, building or otherwise." A duplex on Lot 1 would, therefore, constitute a subdivision when viewed together with Lot 2 based on the facts supplied and subject the lots to Planning Board review.

If you or Steve have any questions with regard to the above, don't hesitate to give me a call.

Best regards,



Duncan A. McEachern

DAMcE/cn  
Enclosure  
Copy (w/enc) to  
Mr. Stephen Wilson, CEO  
via e-mail: [SWilson@KitteryME.org](mailto:SWilson@KitteryME.org)

**PROPOSED DIVISION OF LAND**

15 Pleasant Road  
Kittery, York County, Maine  
Owned by  
Fay F. Major

11 Pleasant Road, Kittery, ME 03906

**F. BASTERLY**  
**SURVEYING, INC.**  
SURVEYORS IN N.H. & MAINE 181 STATE ROAD, SUITE #1  
(603) 489-8888  
DERRY, NEW HAMPSHIRE 03824

Drawn by: F.B. Basterly  
Scale: 1" = 40' A.S.D.  
Date: 8/10/17  
File No: 87-147-7

**COMMENTS:**

This survey conforms to the requirements of the Rules of the Center for Professional Land Surveyors, April 2009, and the provisions of the Maine Revised Statutes, Title 14, §1001-A.

9/10/17 Date

Allen M. Pugh, P.L.S. #1453

**BLANKET REFERENCE:**

1. SOURCE: RECORDS OF DEEDS FOR PROPERTY AT 15 PLEASANT ROAD, KITTERY, YORK COUNTY, MAINE, CHASE BY GUY WATTS, 1852; RECORDS OF DEEDS FOR PROPERTY AT 15 PLEASANT ROAD, KITTERY, YORK COUNTY, MAINE, CHASE BY GUY WATTS, 1871; AND RECORDS AT THE T.C.E.D. AT PLAIN ROAD 2ND PAGE 17 AND 18.

2. PLAN OF A PORTION OF LAND OF FAY F. MAJOR, 15 PLEASANT ROAD, KITTERY, YORK COUNTY, MAINE, PREPARED BY C.M. CONNOR, DATED 4/26/2017.

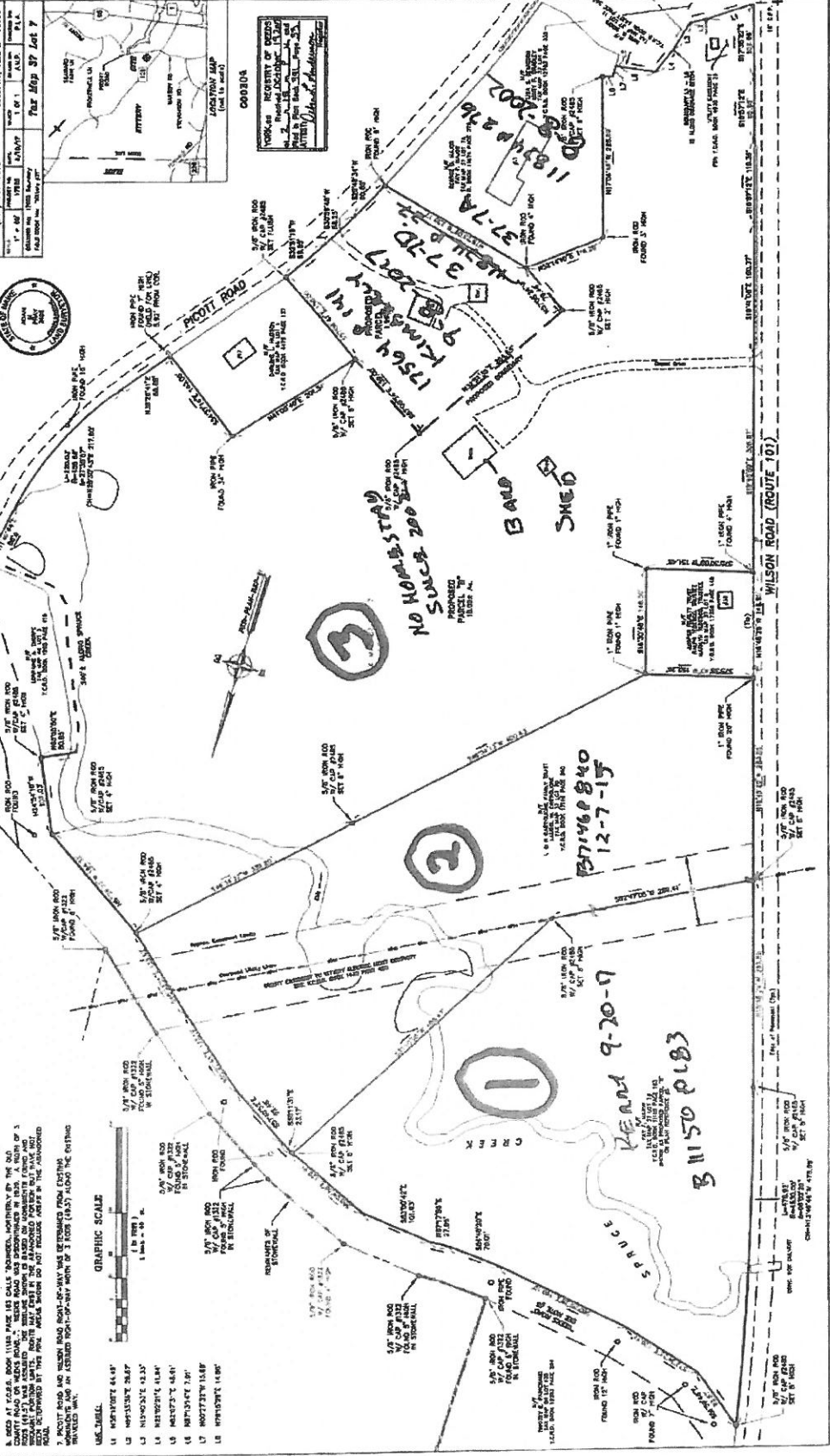
3. PLAN OF A PORTION OF LAND OF FAY F. MAJOR, 15 PLEASANT ROAD, KITTERY, YORK COUNTY, MAINE, PREPARED BY C.M. CONNOR, DATED 4/26/2017.

4. COPY OF AERIAL PHOTO PLAN OF PORTION OF WILSON ROAD, KITTERY, YORK COUNTY, MAINE, DATED 12/27/11.

5. "PROPOSED DIVISION OF LAND FOR PROPERTY AT WILSON ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY FAY F. MAJOR," PREPARED BY NORTH CANTON SURVEYING, INC., PROJECT NO. 1508, DATED 8/27/11.

**NOTES:**

1. OWNER OF RECORD: FAY F. MAJOR, 15 PLEASANT ROAD, KITTERY, YORK COUNTY, MAINE 03906. DATED NOVEMBER 18, 2010. TOTAL: 27 AC.
2. TOTAL: 27 AC.
3. BASIS OF BEARING IS PER P.M. REFERENCE #1.
4. APPROXIMATE DISTANCES ARE SHOWN WHERE USE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. CORNER OR CORNER MARKS WHICH ARE NOT SHOWN HEREON ARE TO BE LOCATED BY THE SURVEYOR.
6. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. A CORNER OF A ROAD OR ROAD CENTERLINE WHICH IS NOT SHOWN HEREON IS TO BE LOCATED BY THE SURVEYOR.
7. POINT ROAD AND WILSON ROAD ROAD-TO-ROAD WAS DETERMINED FROM EXISTING MONUMENTS AND AN ASSUMED HIGH-WAY CORNER OF 3.000' (146.3') ALONG THE EXISTING CENTERLINE.



**GRAPHIC SCALE**

1" = 40' A.S.D.

0 10 20 30 40 50 60 70 80 90 100

**MONUMENTS:**

11. IRON PIN AND 1/2" CAP PLATE IN STONEWALL
12. IRON PIN AND 1/2" CAP PLATE IN STONEWALL
13. IRON PIN AND 1/2" CAP PLATE IN STONEWALL
14. IRON PIN AND 1/2" CAP PLATE IN STONEWALL
15. IRON PIN AND 1/2" CAP PLATE IN STONEWALL
16. IRON PIN AND 1/2" CAP PLATE IN STONEWALL
17. IRON PIN AND 1/2" CAP PLATE IN STONEWALL
18. IRON PIN AND 1/2" CAP PLATE IN STONEWALL



# 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](http://www.kittery.org)

### APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

|                                      |                  |                                   |                            |               |                        |  |
|--------------------------------------|------------------|-----------------------------------|----------------------------|---------------|------------------------|--|
| <b>Application Fee:</b>              |                  | <input type="checkbox"/> \$200.00 | <b>Amount Paid:</b> \$ 200 |               | <b>Date:</b> 03/20/19  |  |
| <b>PROPERTY DESCRIPTION</b>          | Parcel ID        | Map                               | 54                         | Zone(s)-Base: | RL                     | Total Land Area  |
|                                      |                  | Lot                               | 20                         | Overlay:      | N/A                    | 6.38 acres   |
|                                      | Physical Address | Wilson Road Kittery, ME 03904     |                            |               |                        |  |
|                                      |                  |                                   |                            |               |                        | ___ YES ___ NO   |
| <b>PROPERTY OWNER'S INFORMATION</b>  | Name             | Kerry Major                       |                            |               | <b>Mailing Address</b> | 4 Pettisrew Rd<br>Kittery, ME 03904                      |
|                                      | Phone            | 207-475-8149                      |                            |               |                        |  |
|                                      | Fax              |                                   |                            |               |                        |  |
|                                      | Email            | jeffreri@comcast.com              |                            |               |                        |  |
| <b>APPLICANT'S AGENT INFORMATION</b> | Name             | Paul Hollis                       |                            |               | <b>Mailing Address</b> | Grant Lots of Maine<br>28 Weare Rd<br>Seabrook, NH 03874 |
|                                      | Phone            | 207-216-0333                      |                            |               |                        |  |
|                                      | Fax              |                                   |                            |               |                        |  |
|                                      | Email            | PaulHollis@aol.com                |                            |               |                        |  |

*See reverse side regarding information to be provided.*

|                            |  |                  |
|----------------------------|--|------------------|
| <b>PROJECT DESCRIPTION</b> | <b>Existing Land Use(s):</b>   | Vacant land      |
|                            | <b>Proposed Land Use(s) and Development:</b>   | Duplex residence |
|                            | <b>Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)</b> |                  |
|                            | None Construction of duplex will be site specific  |                  |
|                            |  |                  |
|                            |  |                  |

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 Town Planning and Development Department of any changes.

|                               |  |                           |         |
|-------------------------------|--|---------------------------|---------|
| <b>Applicant's Signature:</b> |  | <b>Owner's Signature:</b> |         |
| <b>Date:</b>                  |  | <b>Date:</b>              | 3/21/19 |



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
 Division of Health Engineering, 10 SHS  
 (207) 287-5672 Fax: (207) 287-3165

|  |  |  |                                      |
|--|--|--|--------------------------------------|
| <b>PROPERTY LOCATION</b>   |  | <b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>  |                                      |
| City, Town, or Plantation  | Kittery  | Town/City _____  | Permit # _____                       |
| Street or Road   | Wilson Rd  | Date Permit Issued ____/____/____  | Fee: \$ _____ Double Fee Charged [ ] |
| Subdivision, Lot #   | Major, parcel B  | L.P.I. # _____   |                                      |
| <b>OWNER/APPLICANT INFORMATION</b>   |  | Local Plumbing Inspector Signature _____<br><input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State  |                                      |
| Name (last, first, MI)   | Hollis, Paul <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant | The Subsurface Wastewater Disposal System <b>shall not</b> be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules. |                                      |
| Mailing Address of Owner/Applicant   | 28 Weare Rd<br>Seabrook NH 03874   |  |                                      |
| Daytime Tel. #   | 207 216-0333   |  |                                      |
| <b>OWNER OR APPLICANT STATEMENT</b>  |  | <b>CAUTION: INSPECTION REQUIRED</b>  |                                      |
| I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit. |  | I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved   |                                      |
| Signature of Owner or Applicant _____ Date _____   |  | Local Plumbing Inspector Signature _____ (2nd) date approved _____   |                                      |

| PERMIT INFORMATION   |   |  |  |
|--|---|--|--|
| <b>TYPE OF APPLICATION</b><br><input checked="" type="checkbox"/> 1. First Time System<br><input type="checkbox"/> 2. Replacement System<br>Type replaced: _____<br>Year installed: _____<br><input type="checkbox"/> 3. Expanded System<br><input type="checkbox"/> a. <25% Expansion<br><input type="checkbox"/> b. >25% Expansion<br><input type="checkbox"/> 4. Experimental System<br><input type="checkbox"/> 5. Seasonal Conversion | <b>THIS APPLICATION REQUIRES</b><br><input checked="" type="checkbox"/> 1. No Rule Variance<br><input type="checkbox"/> 2. First Time System Variance<br><input type="checkbox"/> a. Local Plumbing Inspector Approval<br><input type="checkbox"/> b. State & Local Plumbing Inspector Approval<br><input type="checkbox"/> 3. Replacement System Variance<br><input type="checkbox"/> a. Local Plumbing Inspector Approval<br><input type="checkbox"/> b. State & Local Plumbing Inspector Approval<br><input type="checkbox"/> 4. Minimum Lot Size Variance<br><input type="checkbox"/> 5. Seasonal Conversion Permit | <b>DISPOSAL SYSTEM COMPONENTS</b><br><input checked="" type="checkbox"/> 1. Complete Non-engineered System<br><input type="checkbox"/> 2. Primitive System (graywater & alt. toilet)<br><input type="checkbox"/> 3. Alternative Toilet, specify: _____<br><input type="checkbox"/> 4. Non-engineered Treatment Tank (only)<br><input type="checkbox"/> 5. Holding Tank, _____ gallons<br><input type="checkbox"/> 6. Non-engineered Disposal Field (only)<br><input type="checkbox"/> 7. Separated Laundry System<br><input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more)<br><input type="checkbox"/> 9. Engineered Treatment Tank (only)<br><input type="checkbox"/> 10. Engineered Disposal Field (only)<br><input type="checkbox"/> 11. Pre-treatment, specify: _____<br><input type="checkbox"/> 12. Miscellaneous Components | <b>DISPOSAL SYSTEM TO SERVE</b><br><input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>4</u><br><input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____<br><input type="checkbox"/> 3. Other: _____ (specify)<br>Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped |
| <b>SIZE OF PROPERTY</b><br>± 6.4 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES  | <b>TYPE OF WATER SUPPLY</b><br><input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private<br><input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other   |  |  |
| <b>SHORELAND ZONING</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   |  |  |

| DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)   |   |   |  |
|--|---|---|--|
| <b>TREATMENT TANK</b><br><input checked="" type="checkbox"/> 1. Concrete<br><input checked="" type="checkbox"/> a. Regular<br><input type="checkbox"/> b. Low Profile<br><input type="checkbox"/> 2. Plastic<br><input type="checkbox"/> 3. Other: _____<br>CAPACITY: <u>1000/250</u> GAL. | <b>DISPOSAL FIELD TYPE &amp; SIZE</b><br><input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench<br><input checked="" type="checkbox"/> 3. Proprietary Device<br><input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear<br><input checked="" type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load<br><input type="checkbox"/> 4. Other: _____<br>SIZE: <u>480</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft. | <b>GARBAGE DISPOSAL UNIT</b><br><input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe<br>If Yes or Maybe, specify one below:<br><input type="checkbox"/> a. multi-compartment tank<br><input type="checkbox"/> b. _____ tanks in series<br><input type="checkbox"/> c. increase in tank capacity<br><input type="checkbox"/> d. Filter on Tank Outlet | <b>DESIGN FLOW</b><br><u>360</u> gallons per day<br>BASED ON:<br><input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s))<br><input type="checkbox"/> 2. Table 4C (other facilities)<br>SHOW CALCULATIONS for other facilities |
| <b>SOIL DATA &amp; DESIGN CLASS</b><br>PROFILE <u>8</u> / <u>C</u><br>at Observation Hole # <u>TP1 &amp; B1</u><br>Depth <u>18</u> "<br>of Most Limiting Soil Factor   | <b>DISPOSAL FIELD SIZING</b><br><input type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd<br><input type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd<br><input checked="" type="checkbox"/> 4. Large—4.1 sq. ft. / gpd<br><input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd   | <b>EFFLUENT/EJECTOR PUMP</b><br><input type="checkbox"/> 1. Not Required<br><input checked="" type="checkbox"/> 2. May Be Required<br><input type="checkbox"/> 3. Required<br>Specify only for engineered systems:<br>DOSE: _____ gallons   | <input type="checkbox"/> 3. Section 4G (meter readings)<br>ATTACH WATER METER DATA<br><b>LATITUDE AND LONGITUDE</b><br>at center of disposal area<br>43° 17.232N Aerial Photo<br>70° 44.473W<br>if g.p.s., state margin of error: _____  |

| SITE EVALUATOR STATEMENT  |                                  |   |
|---|----------------------------------|---|
| I certify that on <u>11-27-18</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). |                                  |   |
| _____<br>Site Evaluator Signature   | 219<br>SE #                      | 11-28-18<br>Date                                    |
| MICHAEL MARIANO<br>Site Evaluator Name Printed  | 603 692-4457<br>Telephone Number | highlandsoilsservices@comcast.net<br>E-mail Address |
| Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.   |                                  |   |

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Department of Human Services  
 Division of Health Engineering  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation  
 Kittery

Street, Road, Subdivision  
 Wilson Rd

Owner's Name  
 Paul Hollis

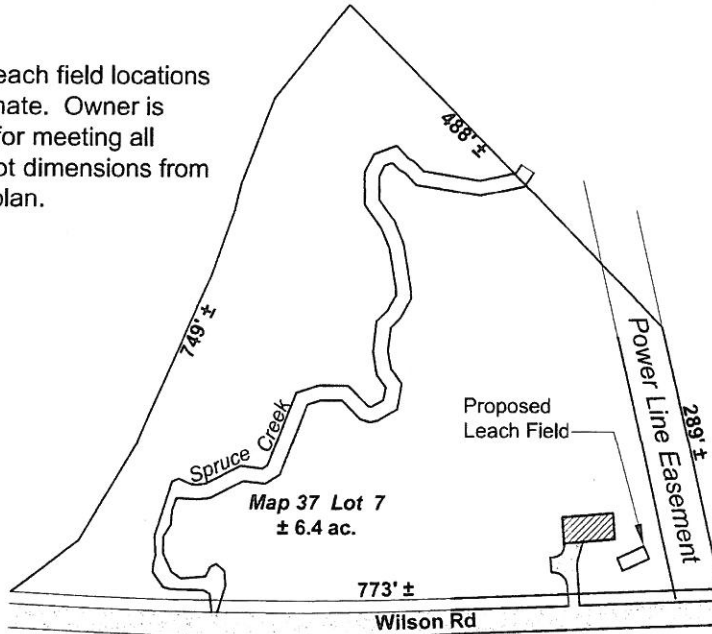
**SITE PLAN**

Scale 1" = +/-200 ft. or as shown

SITE LOCATION PLAN  
 (map from Maine Atlas  
 recommended)

See attached map

House and leach field locations are approximate. Owner is responsible for meeting all setbacks. Lot dimensions from subdivision plan.



**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole TP3 & B1 ■ Test Pit □ Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

Test pit described on 07-15-15  
 Boring to verify soil conditions described on 11-15-18

| Depth Below Mineral Soil Surface (inches) | Texture         | Consistency | Color   | Mottling |
|---|-----------------|-------------|---------|----------|
| 0   | Fine Sandy Loam | Friable     | 10YR3/3 | None     |
| 10  |                 |             | 10YR5/6 |          |
| 20  |                 |             | 2.5Y5/4 | Many     |
| 30  |                 |             |         |          |
| 40  | Silt Loam       | Firm        | 2.5Y5/2 | Many     |
| 50  |                 |             |         |          |

|  |                     |                                |  |
|--|---------------------|--------------------------------|--|
| Soil Classification<br><b>8 C</b><br>Profile Condition | Slope<br><b>8</b> % | Limiting Factor<br><b>18</b> " | <input checked="" type="checkbox"/> Ground Water<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |
|--|---------------------|--------------------------------|--|

*Michael Marano*

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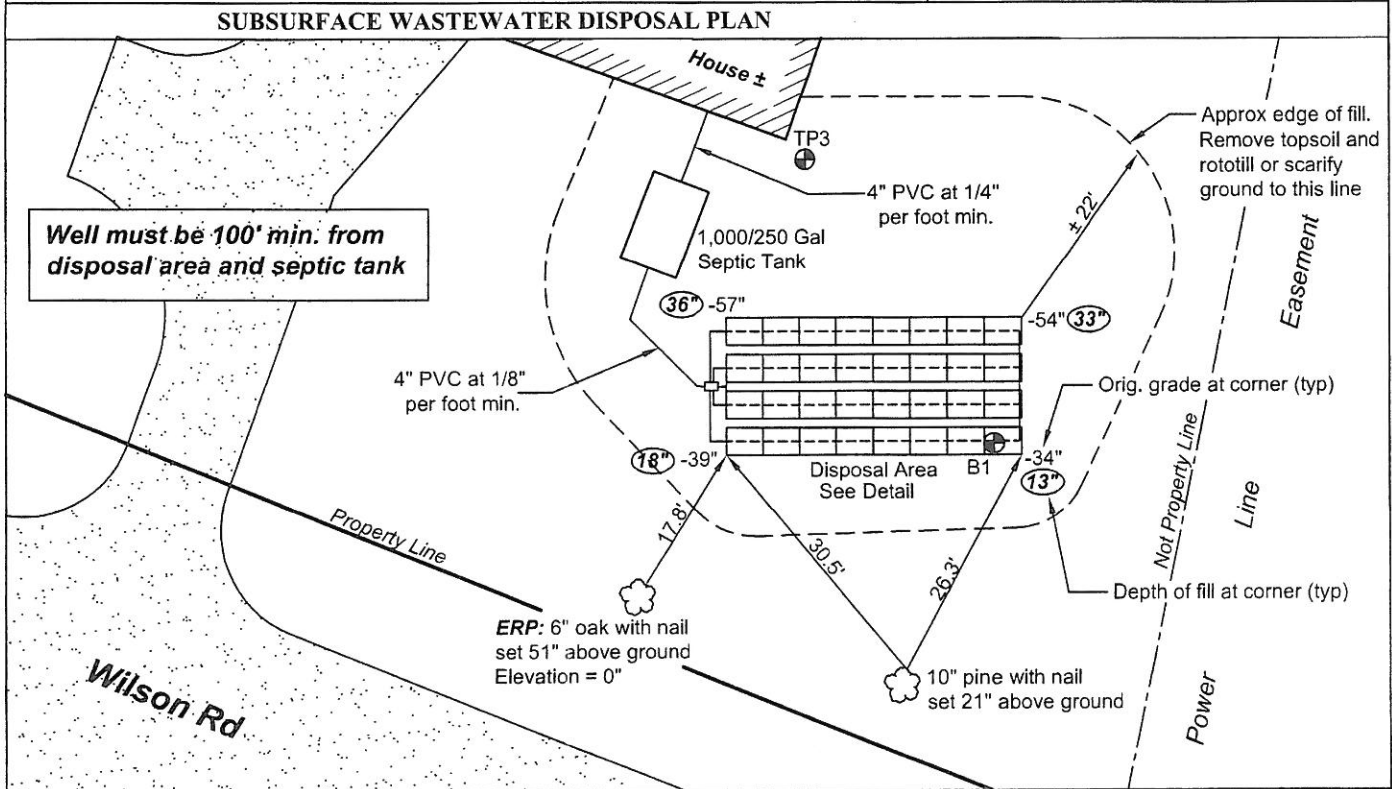
11-28-18

Site Evaluator Signature

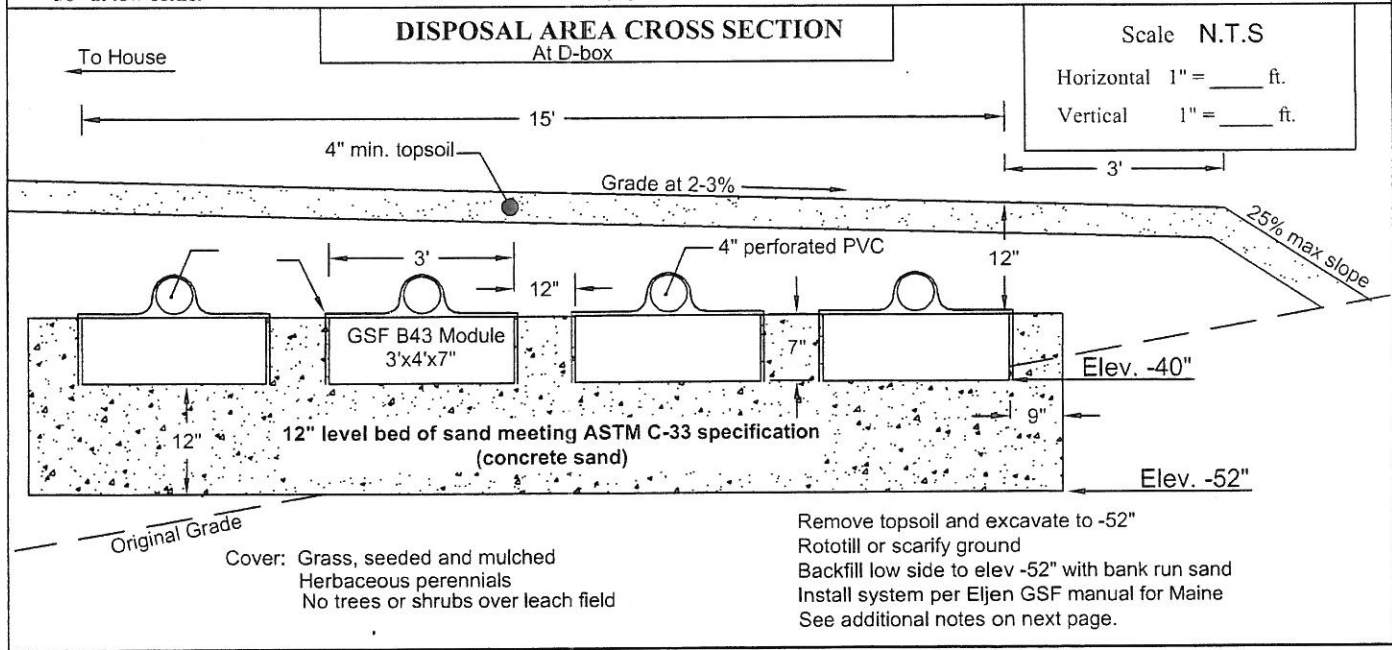
SE #

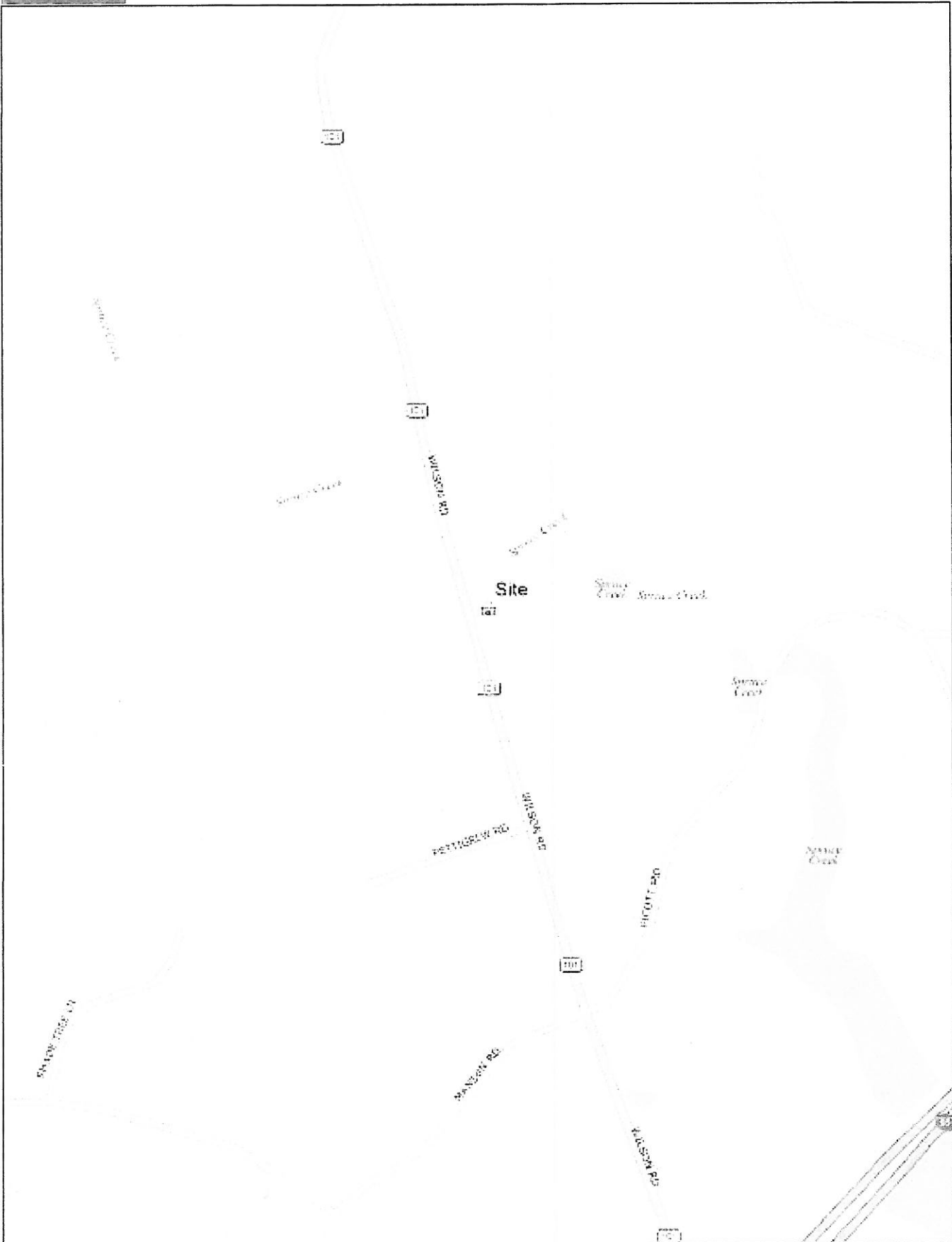
Date

|  |  |  |
|--|--|--|
| <b>SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION</b> |  | Department of Human Services<br>Division of Health Engineering<br>(207) 287-5672 Fax: (207) 287-3165 |
| Town, City, Plantation<br>Kittery                        | Street, Road, Subdivision<br>Wilson Rd | Owner's Name<br>Paul Hollis  |



| FILL REQUIREMENTS                  | CONSTRUCTION ELEVATIONS                   | ELEVATION REFERENCE POINT                                   |
|------------------------------------|---|---|
| Depth of Fill (Upslope) Avg. 16"   | Finished Grade Elevation -21"             | Location & Description: Nail in 6" oak set 51" above ground |
| Depth of Fill (Downslope) Avg. 35" | Top of Proprietary Device -33"            | Reference Elevation: 0"                                     |
| 36" at low corner                  | Bottom of Disposal Area (Eljen unit) -40" |   |

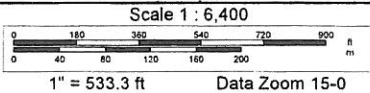
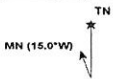




Data use subject to license.

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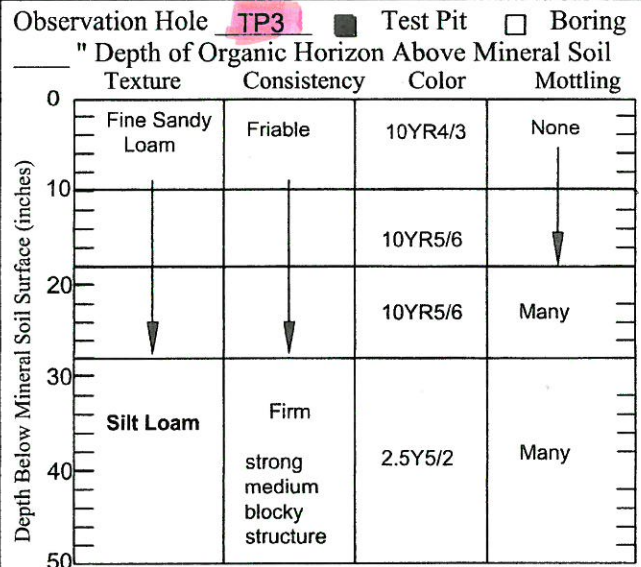
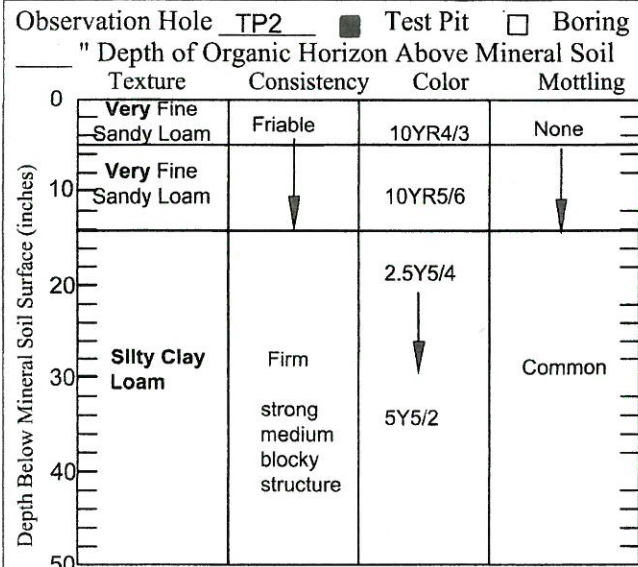
www.delorme.com



# SOIL PROFILE/CLASSIFICATION INFORMATION 1 of 1

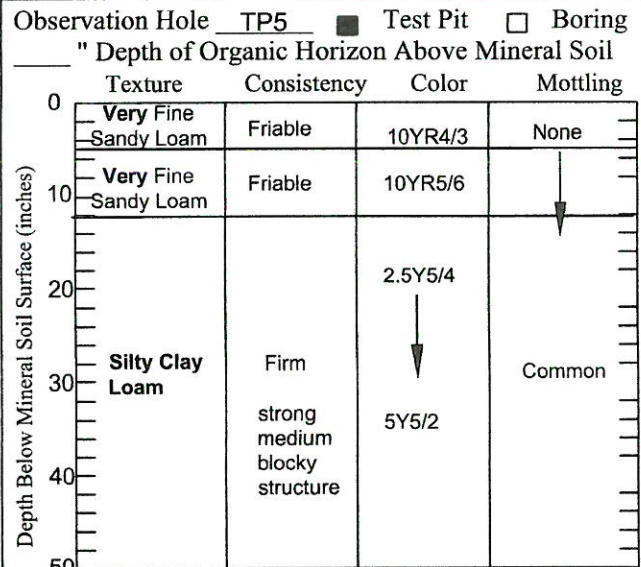
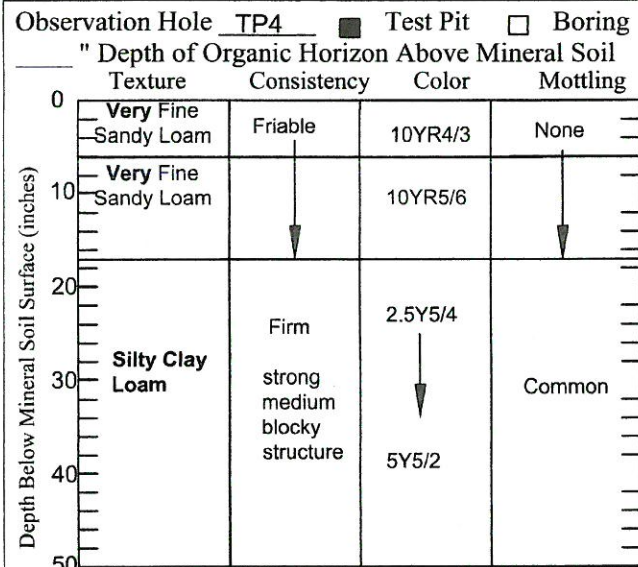
DETAILED DESCRIPTIONS OF SUBSURFACE CONDITIONS AT PROJECT SITES

|                       |                |   |
|-----------------------|----------------|---|
| Project Name<br>Major | Applicant Name | Project Location (municipality)<br>Wilson Rd., Kittery ME |
|-----------------------|----------------|---|



|                          |  |                                   |                     |   |   |
|--------------------------|--|-----------------------------------|---------------------|---|---|
| Soil Data by <b>S.E.</b> | Soil Profile <u>8</u>                  | Classification Condition <u>D</u> | Slope Percent _____ | Limiting Factor Depth <u>14</u>   | <input checked="" type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |
| Soil Data by <b>S.S.</b> | Soil Series/Phase Name<br>Lamoine vfsl |                                   |                     | <input type="checkbox"/> Hydric<br><input checked="" type="checkbox"/> Non-hydric | Hydrologic Soil Group <u>D</u>  |

|                          |   |                                   |                     |   |  |
|--------------------------|---|-----------------------------------|---------------------|---|--|
| Soil Data by <b>S.E.</b> | Soil Profile <u>8</u>                             | Classification Condition <u>C</u> | Slope Percent _____ | Limiting Factor Depth <u>18</u>   | <input type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |
| Soil Data by <b>S.S.</b> | Soil Series/Phase Name<br>Elmwood fine sandy loam |                                   |                     | <input type="checkbox"/> Hydric<br><input checked="" type="checkbox"/> Non-hydric | Hydrologic Soil Group <u>D</u>   |

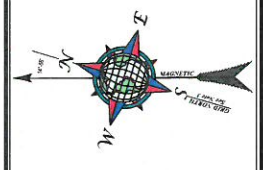
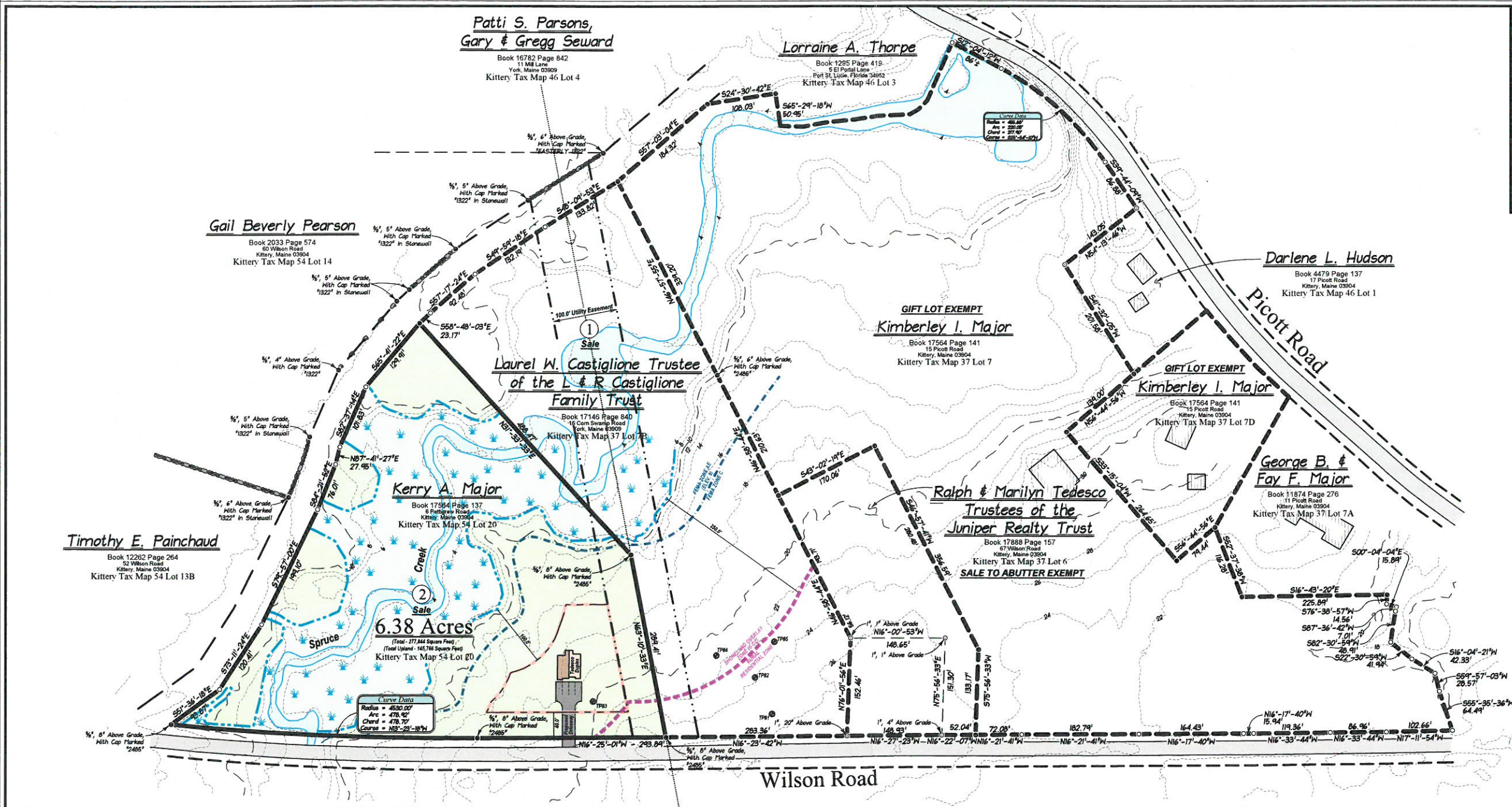


|                          |   |                                   |                     |   |  |
|--------------------------|---|-----------------------------------|---------------------|---|--|
| Soil Data by <b>S.E.</b> | Soil Profile <u>8</u>                                 | Classification Condition <u>C</u> | Slope Percent _____ | Limiting Factor Depth <u>17</u>   | <input type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |
| Soil Data by <b>S.S.</b> | Soil Series/Phase Name<br>Buxton very fine sandy loam |                                   |                     | <input type="checkbox"/> Hydric<br><input checked="" type="checkbox"/> Non-hydric | Hydrologic Soil Group <u>D</u>   |

|                          |  |                                   |                     |   |  |
|--------------------------|--|-----------------------------------|---------------------|---|--|
| Soil Data by <b>S.E.</b> | Soil Profile <u>8</u>                                  | Classification Condition <u>D</u> | Slope Percent _____ | Limiting Factor Depth <u>12</u>   | <input type="checkbox"/> Groundwater<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |
| Soil Data by <b>S.S.</b> | Soil Series/Phase Name<br>Lamoine very fine sandy loam |                                   |                     | <input type="checkbox"/> Hydric<br><input checked="" type="checkbox"/> Non-hydric | Hydrologic Soil Group <u>D</u>   |

## INVESTIGATOR INFORMATION AND SIGNATURE

|   |  |
|---|--|
| Signature:  | Date: <u>09-27-15</u> rev. 09-28-15 HSG series rev. Pits dug: 09-16-15 |
| Name Printed/typed<br>Michael Mariano   | Cert/Lic/Reg #<br>CSS #192. SE #219                                    |
| Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist<br><input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other: |  |



YORK, ss REGISTRY OF DEEDS  
 Received: \_\_\_\_\_  
 at \_\_\_\_\_ m \_\_\_\_\_ M. and  
 Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 Register

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 Survey File Name: 2018161.crd  
 CAD File Name: 2018161.dwg  
 Drawn By: KAL  
 Job Number: 2018161  
 Revisions \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_

Plan Showing A  
 Subdivision For  
**Great Lots of Maine**  
 28 Heare Road  
 Seabrook, New Hampshire 03874

Property Located On  
**Wilson Road**  
 in  
**Kittery, Maine**  
 February 21, 2019  
 Scale: 1in. = 80ft.



I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 40, Standards of Practice.



Dana A. Libby  
 Professional Land Surveyor 1360  
 2-21-2019  
 SHEET 1

- Notes:**
- Deed Reference:**
    - Fay F. Major to Kerry A. Major dated September 8, 2017 and recorded at the York County Registry of Deeds in book 17564 page 137 (Gift).
    - Fay F. Major to Kimberley I. Major dated September 8, 2017 and recorded at the York County Registry of Deeds in book 17564 page 139 (Gift).
    - Fay F. Major to Kimberley I. Major dated September 8, 2017 and recorded at the York County Registry of Deeds in book 17564 page 141 (Gift).
    - Fay F. Major to Laurel W. Castiglione, Trustee of the L & R Castiglione Family Trust dated December 4, 2016 and recorded at the York County Registry of Deeds in book 17564 page 141 (1st Sale).
    - Kimberley I. Major to Ralph & Marilyn Tedesco, Trustee of the Juniper Realty Trust dated January 30, 2019 and recorded at the York County Registry of Deeds in book 17888 page 157.
  - Plan Reference:**
    - "Proposed Division of Land For Property At 15 Piccott Road, Kittery, York County, Maine Owned By Fay F. Major" dated August 10, 2017 and recorded at the York County Registry of Deeds in plan book 391 page 33.
    - "Pearson Meadow Subdivision" dated December 16, 2013 and recorded at the York County Registry of Deeds in plan book 370 page 17.
  - Basis of Bearings:**  
 Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983, Unit: Feet. Determined utilizing a Leica GS09 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).
  - Road Record:**
    - Wilson Road, 3 rods wide (49.50'). See layout dated on file at the York County Commissioners Office in volume page \_\_\_\_\_.
    - Piccott Road, 3 rods wide (49.50'). See layout dated on file at the York County Commissioners Office in volume page \_\_\_\_\_.
  - Certification:**  
 The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

- Underground Utilities:**  
 No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.
- Abutter Lines:**  
 The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.
- Zoning Information:**  
 Rural Residential Zone (R-R)  
 Minimum Lot Size: 40,000 square feet  
 Minimum Frontage: 150.0'  
 Minimum Yard Dimensions:  
 Setback from street Right of Way: 40.0'  
 Side setback: 20.0'  
 Rear setback: 20.0'  
 Shared Overlay Zone (S-OZ)  
 Minimum Lot Size: 40,000 square feet  
 Minimum Lot Size per dwelling: 40,000 square feet  
 Minimum Shore Frontage: 150.0'  
 Maximum Vegetated Area: 20% Within Zone  
 High-Water Line setback: 100.0'  
 Side setback: 25.0'  
 The lowest floor elevation or openings of all buildings and structures, including basements, must be elevated at least one foot above the elevation of the one-hundred year flood, the flood of record or, in the absence of these, the flood as defined by soil types identified as recent floodplain soils.
- Topographic Information:**  
 Topographic information shown hereon was downloaded from the Maine State GIS Web Site at URL: [http://imgis.maine.gov/catalog/contours2TL\\_tiles.shtml](http://imgis.maine.gov/catalog/contours2TL_tiles.shtml). This is a composite data layer of 2' contours created from lidar data collected in Maine between 2006 and 2013. The contours were created using GDAL tools and an interval of 2'. Due to the fact that some areas were collected at high tide, some areas do not have contours that have a zero-value. The data are referenced to NAVD83. Vertical accuracy is 12m or better.

- Flood Zone:**  
 The approximate limits of the 100 year flood hazard (Zone AE) shown hereon are from the "Flood Insurance Rate Map Community Panel Number 2303C07266" dated November 5, 2013 and was taken from Town of Kittery Web Site at URL: <http://www.kittery.me/sites/kittery/files/uploads/2303C07266.pdf>.
- No records research was completed for preparation of this plan. Boundary information shown hereon was taken from Plan References 2a & 2b hereon.

- Legend:**
- 1/8" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
  - Iron Pipe Found (Dimensions Labeled on Plan)
  - Iron Rod Found (Dimensions Labeled on Plan)
  - Corner, Nothing Found or Set
  - Utility Pole
  - Overhead Utility Lines
  - Pavement
  - Boundary Line Of Surveyed Premises
  - Abutter Line (See Note 7)
  - Right Of Way Line
  - Contour Lines (10' Interval) (See Note 9)
  - Contour Lines (2' Interval) (See Note 9)
  - Zoning District Boundary Line
  - Approximate FEMA Boundary Line
  - Approximate Upland/Wetland Interface Line

| Approved By: | Date: |
|--------------|-------|
|              |       |
|              |       |
|              |       |
|              |       |
|              |       |

Planning Board

