

**Town of Kittery
 Planning Board Meeting
 October 11, 2018**

Pinkham's Lane – Major Subdivision Sketch Plan Review

Action: Accept or deny application; Approve or deny sketch plan Owner Niles Pinkham requests consideration of a 6-lot residential subdivision with access along existing private Right-of-Way (Pinkham's Lane), (Tax Map 62 Lot 10) in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones. Agent is Paul Dobberstein, Ambit Engineering.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Review	Scheduled for 10/11/2018	PENDING
YES	Site Visit		
YES	Preliminary Plan Review Completeness/Acceptance		
YES	Public Hearing		
YES	Preliminary Plan Approval		
YES	Final Plan Review and 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

Pinkham's Lane is an existing forty (40) foot wide private Right-of-Way off of Bartlett Road. It was approved by the Planning Board on April 14, 1988. The land in question is 41.17 acres in size and six (6) residential lots are proposed that range in size from 46,398 sf to 626,756 sf. Two open space parcels are also proposed that total 284,689 sf in size, approximately 16% of the parcel area.

The existing land use is residential and forested, with forest management.

Staff Review

1. Submission: The application meets the submission requirements for a subdivision sketch plan.
2. Conventional vs. Cluster: The proposed subdivision is presented as a major conventional subdivision which is a special exception use. The applicant should request a waiver during preliminary plan review for a conventional subdivision if the Board approves this sketch plan. Cluster residential development (cluster subdivision) is a permitted use in the R-RL Zone. The Board will need to determine whether the circumstances warrant a special exception for a conventional subdivision. (See 16.6.4.4. 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.

3. Open Space. The proposed subdivision plan shows two parcels of open space totaling 284,689 sf (approx. 6.5 acres) of open space or 16% of the total parcel area, which exceeds the 15 % requirement for open space within a conventional subdivision in the Residential Rural Zone (R-RL). A proposed ten (10) foot wide pedestrian access easement for access to the open space is shown along the easterly boundary line of proposed Lot 1. There is no information provided at this time regarding proposed covenants and deeded conservation easements to ensure future protection from further development.
4. Floodplain, Resource Protection Overlay and Wetlands. A significant portion of land in question lies within the Resource Protection Zone and FEMA Special Flood Hazard Area, Zone A (No BFE). 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.

The wetlands were delineated by Joseph Noel, Maine Certified Soil Scientist in November of 2017 and in April and May of 2018. The wetland flags were field located by Ambit Engineering. Five (5) vernal pools (VP) have been identified within the proposed subdivision area and three of them are identified as significant (SVPH). The applicant has also provided supporting documentation for each vernal pool.

Per 16.8.11.6.I.5, all wetland setbacks must be maintained as a no-cut, no-disturb area. The sketch plan depicts a wetland buffer line but because of the plan busyness they can't be clearly deciphered. The wetland setback for roads and driveways is 30-feet or 10-feet from toe of slope (whichever is greater), for wetlands larger than 1 acre in size, and should be depicted as such in areas where there are no principal structures incurring the greater setback. It can be determined what the impacts are to the wetland setbacks incurred by the ROW accessing the development.

No formal buffering is depicted on the sketch plan, however the proposed development is surrounded by somewhat sizeable wetlands, of which the setbacks are to remain no-cut, no-disturb, creating a natural buffer.

5. Calculations for Net Residential Acreage. Per Title 16.7.8 *Net Residential Acreage* has been calculated and is shown in a table titled Net Residential Acreage Calculation on the plans. Contiguous Buildable Areas are shown for each lot on the plan.
6. Dimensional standards. All lots meet the 40,000 sf requirement in the R-RL Zone. Building envelopes are shown. The 150-foot frontage requirements appear to be met as shown in the Proposed Lot Areas table included on the plan. With regard to lot shape standards (16.8.16.1) all of the proposed lots with the exception of 2 & 3 appear to be flag shaped, and may not meet the 3:1 length to width ratio requirement.
7. Utilities / Available Community Facilities. No information has been provided for proposed utilities or available community facilities. Are wells and individual septic systems proposed for each lot?

8. Roadway. The ROW is itself, 40 feet wide, but the width of the travel way is not clearly shown. There should also be a cul-de-sac or a turnaround suitable for public safety vehicles at the terminus. There is no information provided regarding proposed road improvements.

Recommendation

The sketch plan review is an opportunity to consider a concept and make specific suggestions to the Applicant. According to Title 16, residential development in the Residential -Rural Zone is expected to be clustered and served by centralized septic. The shape and environmental constraints of this lot are likely among the reasons why the Applicant is choosing to pursue the special exception conventional subdivision.

Among the considerations for the Board is whether the design of this subdivision aligns with special exception criteria and the definition of special exception in 16.2.

Action

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.

Move to accept the sketch plan application as complete dated May 2018 from owner Niles Pinkham for a 6-lot subdivision on 41.17 +/- acres of land on Pinkham's Lane (Tax Map 62 Lot 10) in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones.

Or

Move to continue the Sketch Plan, dated May 2018 from owner Niles Pinkham for a 6-lot subdivision on 41.17 +/- acres of land on Pinkham's Lane (Tax Map 62 Lot 10) in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones not to exceed 90 days.

The Board will want to consider setting a date for a site walk.

Move to schedule a site walk on {date} the Sketch Plan, dated May 2018 from owner Niles Pinkham for a 6-lot subdivision on 41.17 +/- acres of land on Pinkham's Lane (Tax Map 62 Lot 10) in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones not to exceed 90 days.



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

20 September, 2018

Ann Grinnell, Chair
Town of Kittery Planning Board
200 Rogers Road
Kittery, Maine 03904

RE: Subdivision Sketch Plan Review, 25 Pinkham's Lane, Tax Map 62 Lot 10

Dear Ms. Grinnell:

We hereby submit, on behalf of Niles Pinkham, Jr., the attached package to the Planning Board for Subdivision Sketch Plan Review. Included herewith is the Subdivision Subdivision Sketch Plan Review Application, Fee check, Maine DEP Vernal Pool Significance Determination, Subdivision Sketch Plan, and Vicinity Map. While understanding that the Sketch Plan Application requires the plans to be submitted at a scale no smaller than 1"=50', we hope that you will accept the enclosed which is depicted at a scale of 1"=100'. This was done to provide an overview of the entire parcel so that the proposed Subdivision could be reviewed as a whole.

The project is a subdivision of Tax Map 62 Lot 10 into 6 Lots, with associated Open Space. A Boundary Survey of the property has been performed, as well as a Wetland Delineation and Vernal Pool Study. We have incorporated as much additional available data for the Board's review and comment. Topography is shown on the Sketch Plan and is based on LiDAR data from the Maine Office of GIS. Flood Zone information is based on the effective FIRM. Soils data from NRCS has also been utilized. While this metadata is quite useful for preliminary review, we do plan on providing much more detailed information of the existing conditions pending comments from the Sketch Plan review.

We look forward to the Boards's review and comment on the merits of the proposed subdivision.

Sincerely,

Paul Dobberstein, PLS
Ambit Engineering, Inc.



LETTER OF TRANSMITTAL

**TO: Town of Kittery
200 Rogers Rd Ext.
Kittery, ME 03904**

**FROM:
AMBIT ENGINEERING, INC.**
Civil Engineers and Land Surveyors
200 Griffin Road, Unit 3
Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

DATE: 9/20/2018	JOB NO. 2864
ATTENTION: Planning Director	
RE: Sketch Plan Review Application	

- WE ARE SENDING YOU**
- | | | |
|---|--|---|
| <input type="checkbox"/> SHOP DRAWING | <input type="checkbox"/> ATTACHED | <input type="checkbox"/> UNDER SEPARATE COVER VIA |
| <input checked="" type="checkbox"/> PLANS | <input checked="" type="checkbox"/> COPY OF LETTER | <input type="checkbox"/> PRINTS |
| <input type="checkbox"/> SAMPLES | <input type="checkbox"/> CHANGE ORDER | <input type="checkbox"/> SPECIFICATIONS |
| | <input checked="" type="checkbox"/> OTHER | |

COPIES	DATE	REVISION	DESCRIPTION
5	5/11/18	9/20/18	Permit Plans Full Size
10			11x17 of Same
15	9/20/18		Application for Approval
1			Check for \$200.00
15	6/20/18		Maine DEP Vernal Pool Significance Determination

THESE ARE TRANSMITTED AS CHECKED BELOW

- | | | |
|---|--|---------------------------------------|
| <input checked="" type="checkbox"/> FOR YOUR APPROVAL | <input type="checkbox"/> FOR YOUR USE | <input type="checkbox"/> AS REQUESTED |
| <input type="checkbox"/> FOR BIDS DUE | | |
| <input type="checkbox"/> FOR REVIEW AND COMMENT | <input type="checkbox"/> RETURNED AFTER LOAN TO US | |

REMARKS

COPY TO File

If enclosures are not as noted, kindly notify us at once.



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: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

Application Fee:		<input checked="" type="checkbox"/> \$200.00		Amount Paid:\$		Date:	
PROPERTY DESCRIPTION	Parcel ID	Map	62	Zone(s)-Base:	R-RL	Total Land Area	43.29 acres
		Lot	10		Overlay:	OZ-RP	MS4
	Physical Address	25 Pinkham's Lane					
PROPERTY OWNER'S INFORMATION	Name	Niles Pinkham			Mailing Address	25 Pinkham's Lane Kittery Point, ME 03905	
	Phone	207-451-8705					
	Fax						
	Email	pinkhamlane@gmail.com					
APPLICANT'S AGENT INFORMATION	Name	Paul Dobberstein			Name of Business	Ambit Engineering, Inc.	
	Phone	603-430-9282			Mailing Address	200 Griffin Road, Unit 3 Portsmouth, NH 03801	
	Fax	603-436-2315					
	Email	pad@ambitengineering.com					
PROJECT DESCRIPTION	<i>See reverse side regarding information to be provided.</i>						
	Existing Land Use(s):						
	Residential and forested, with forest management.						
	Proposed Land Use(s) and Development:						
	Proposed 6 Lot Residential Subdivision with access along existing private Right-of-Way (Pinkham's Lane).						
	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)						
	The site contains areas of wetlands with some vernal pools. Three of the vernal pools have been designated as significant by Maine DEP (see attached). The site also has a Special Flood Hazard Area, Zone A (no BFE) which runs through the property. Wetland areas on the property are subject to the Resource Protection Overlay Zone.						
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.							
Applicant's Signature:				Owner's Signature:	<hr style="border: 0; border-top: 1px solid black; width: 100%;"/>		
Date:	9/20/2018			Date:	<hr style="border: 0; border-top: 1px solid black; width: 100%;"/>		

MINIMUM PLAN SUBMITTAL REQUIREMENTS

- 15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24" X 36"

Sketch Plan format and content:

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

Under 10 acres: no greater than 1" = 30'

10 + acres: 1" = 50'

C) Title Block

Applicant's name and address

Name of preparer of plan with professional information

Parcel's Kittery tax map identification (map – lot) in bottom right corner

NOTE TO APPLICANT: PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.

Vicinity Map – map or aerial photo showing 1,000 feet around the site.

Sketch Plan must include the following existing and proposed information:

Existing:

- Land Use Zone and boundary
- Topographic map (optional)
- Wetlands and flood plains
- Water bodies and water courses
- Parcel area
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Proposed: (Plan must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space
- Number of lots and lot areas
- Setback lines and building envelopes
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

Distance to:

- Nearest driveways and intersections
- Nearest fire hydrant
- Nearest significant water body

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



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
ENVIRONMENTAL PROTECTION



PAUL MERCER
COMMISSIONER

June 20, 2018

Niles Pinkham
25 Pinkhams Lane
Kittery Point, ME 03905

Re: Vernal Pool Significance Determination, Pool ID #s 3472, 3475, 3476, 3477, 3478, 3479–Kittery

Dear Niles Pinkham,

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

After conducting a field survey at your request, it has been determined that the vernal pools identified above on your property are NOT SIGNIFICANT because either: 1. the features do not meet the definition of a vernal pool under the Significant Wildlife Habitat rules, 06-096 CMR 335(9) or 2. the vernal pools do not meet the biological standards for exceptional wildlife use of the Significant Wildlife Habitat rules, 06-096 CMR 335(9)(B). Therefore, activities within 250 feet of the pools are not regulated under the Natural Resources Protection Act (NRPA) unless there are other protected natural resources nearby such as streams or freshwater wetlands. I have attached a copy of the database printout that verifies the State's findings with respect to your survey.

I want to also advise you that the pool areas on your property can be considered freshwater wetlands and therefore direct pool alterations may require permitting under the NRPA.

If you have any questions or need further clarification, please contact me at (207) 215-4397 or email at: Mark.Bergeron@maine.gov

Sincerely,

Mark Bergeron, P.E.
Bureau of Land Resources

cc. town file

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
ENVIRONMENTAL PROTECTION



PAUL MERCER
COMMISSIONER

June 20, 2018

Niles Pinkham
25 Pinkhams Lane
Kittery Point, ME 03905

Re: Vernal Pool Significance Determination, Pool ID #s 3473, 3474–Kittery

Dear Niles Pinkham,

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

After conducting a field survey at your request, it has been determined that the vernal pools identified above on your property are SIGNIFICANT. I have attached a copy of the database printout that verifies the State's findings with respect to our surveys.

As significant vernal pools, all areas on your property within 250 feet of the vernal pool depressions, known as the "critical terrestrial habitat", will be subject to the requirements of the Natural Resources Protection Act, 38 M.R.S.A. §§480-A to 480-FF, and the Significant Wildlife Habitat rules, 06-096 CMR 335.

The Department will ensure that the vernal pools' location and status is entered and mapped in the State's vernal pool database. Note that if the pool depression (only) crosses two or more property boundaries the abutter(s) are similarly subject to the requirements of the Natural Resources Protection Act and the Significant Wildlife Habitat rules.

If you have any questions or need further clarification, please contact me at (207) 215-4397 or email at: Mark.Bergeron@maine.gov

Sincerely,

Mark Bergeron, P.E.
Bureau of Land Resources

cc. town file

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

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312 CANCO ROAD
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PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

IFW Recommendations for Significant Vernal Pool Determinations

The following is a list of pools and IFW's recommendations for whether or not they qualify as Significant Vernal Pools, one of Maine's Significant Wildlife Habitats.

Data current as of: Wednesday, June 20, 2018

IFW's Pool ID: 3472 Twp: Kittery UTM Coordinates of Pool Center: 361838 E, 4774306 N
Observer's ID: VP1 (JWN #18-12) ProjectType: 25 Pinkhams Lane

Landowner: <u>Niles Pinkham</u>	Contact: <u>Joseph Noel - Consultant</u>
<u>25 Pinkhams Lane</u>	<u>PO Box 174</u>
<u>Kittery Point, ME 03905</u>	<u>South Berwick, ME 03908</u>
<u>(207) 451-8705</u>	<u>(207) 384-5587 jwnoel@aol.com</u>

Survey Date: 4/20/2018 Additional Survey Dates: 05/02/2018
IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria
IFW Comments:

IFW's Pool ID: 3473 Twp: Kittery UTM Coordinates of Pool Center: 361857 E, 4774151 N
Observer's ID: VP2 (JWN #18-12) ProjectType: 25 Pinkhams Lane

Landowner: <u>Niles Pinkham</u>	Contact: <u>Joseph Noel - Consultant</u>
<u>25 Pinkhams Lane</u>	<u>PO Box 174</u>
<u>Kittery Point, ME 03905</u>	<u>South Berwick, ME 03908</u>
<u>(207) 451-8705</u>	<u>(207) 384-5587 jwnoel@aol.com</u>

Survey Date: 4/20/2018
IFW's Recommendation: GREEN: SIGNIFICANT
IFW Comments:

IFW's Pool ID: 3474 Twp: Kittery UTM Coordinates of Pool Center: 361744 E, 4774154 N
Observer's ID: VP3 (JWN #18-12) ProjectType: 25 Pinkhams Lane

Landowner: <u>Niles Pinkham</u>	Contact: <u>Joseph Noel - Consultant</u>
<u>25 Pinkhams Lane</u>	<u>PO Box 174</u>
<u>Kittery Point, ME 03905</u>	<u>South Berwick, ME 03908</u>
<u>(207) 451-8705</u>	<u>(207) 384-5587 jwnoel@aol.com</u>

Survey Date: 4/20/2018
IFW's Recommendation: GREEN: SIGNIFICANT
IFW Comments:

IFW's Pool ID: 3475 Twp: Kittery UTM Coordinates of Pool Center: 361698 E, 4774093 N
Observer's ID: VP4 (JWN #18-12) ProjectType: 25 Pinkhams Lane

Landowner: <u>Niles Pinkham</u>	Contact: <u>Joseph Noel - Consultant</u>
<u>25 Pinkhams Lane</u>	<u>PO Box 174</u>
<u>Kittery Point, ME 03905</u>	<u>South Berwick, ME 03908</u>
<u>(207) 451-8705</u>	<u>(207) 384-5587 jwnoel@aol.com</u>

Survey Date: 4/20/2018 Additional Survey Dates: 05/02/2018
IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria
IFW Comments:

IFW's Pool ID: 3476 Twp: Kittery UTM Coordinates of Pool Center: 361634 E, 4774279 N
Observer's ID: VP5 (JWN #18-12) ProjectType: 25 Pinkhams Lane

Landowner: <u>Niles Pinkham</u>	Contact: <u>Joseph Noel - Consultant</u>
<u>25 Pinkhams Lane</u>	<u>PO Box 174</u>
<u>Kittery Point, ME 03905</u>	<u>South Berwick, ME 03908</u>
<u>(207) 451-8705</u>	<u>(207) 384-5587 jwnoel@aol.com</u>

Survey Date: 4/20/2018 Additional Survey Dates: 05/02/2018
IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition
IFW Comments:

IFW Recommendations for Significant Vernal Pool Determinations

The following is a list of pools and IFW's recommendations for whether or not they qualify as Significant Vernal Pools, one of Maine's Significant Wildlife Habitats.

Data current as of: Wednesday, June 20, 2018

IFW's Pool ID: 3477	Twp: Kittery	UTM Coordinates of Pool Center: 361661 E, 4774495 N
Observer's ID: ABA1 (JWN #18-12)		ProjectType: 25 Pinkhams Lane
Landowner: Niles Pinkham	Contact: Joseph Noel - Consultant	
25 Pinkhams Lane	PO Box 174	
Kittery Point, ME 03905	South Berwick, ME 03908	
(207) 451-8705	(207) 384-5587 jwnoel@aol.com	

Survey Date: 4/20/2018

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition

IFW Comments:

IFW's Pool ID: 3478	Twp: Kittery	UTM Coordinates of Pool Center: 361861 E, 4774367 N
Observer's ID: ABA2 (JWN #18-12)		ProjectType: 25 Pinkhams Lane
Landowner: Niles Pinkham	Contact: Joseph Noel - Consultant	
25 Pinkhams Lane	PO Box 174	
Kittery Point, ME 03905	South Berwick, ME 03908	
(207) 451-8705	(207) 384-5587 jwnoel@aol.com	

Survey Date: 4/20/2018

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition

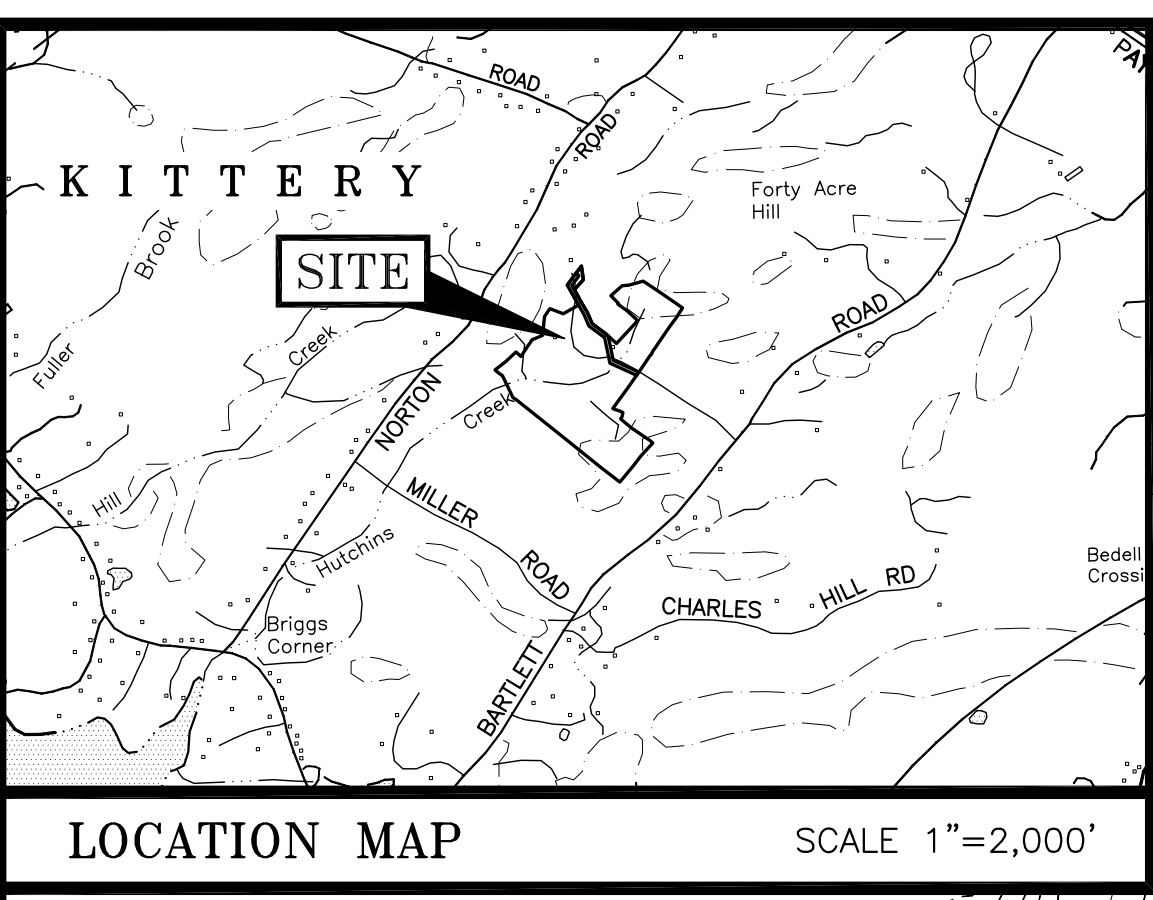
IFW Comments:

IFW's Pool ID: 3479	Twp: Kittery	UTM Coordinates of Pool Center: 361543 E, 4774281 N
Observer's ID: ABA3 (JWN #18-12)		ProjectType: 25 Pinkhams Lane
Landowner: Niles Pinkham	Contact: Joseph Noel - Consultant	
25 Pinkhams Lane	PO Box 174	
Kittery Point, ME 03905	South Berwick, ME 03908	
(207) 451-8705	(207) 384-5587 jwnoel@aol.com	

Survey Date: 4/20/2018 Additional Survey Dates: 05/02/2018

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria

IFW Comments:



WETLAND NOTES:
 THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209, PO BOX 174 SOUTH BERWICK, ME 03908, IN NOVEMBER OF 2017 AND APRIL AND MAY OF 2018. THE FLAGS WERE SURVEY LOCATED BY AMBIT ENGINEERING, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, (VERSION 2, JANUARY 2012).

HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0 (2016) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, MAY 2017).

PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS 2016, NATIONAL WETLAND PLANT LIST, (VERSION 3.3, 2016).

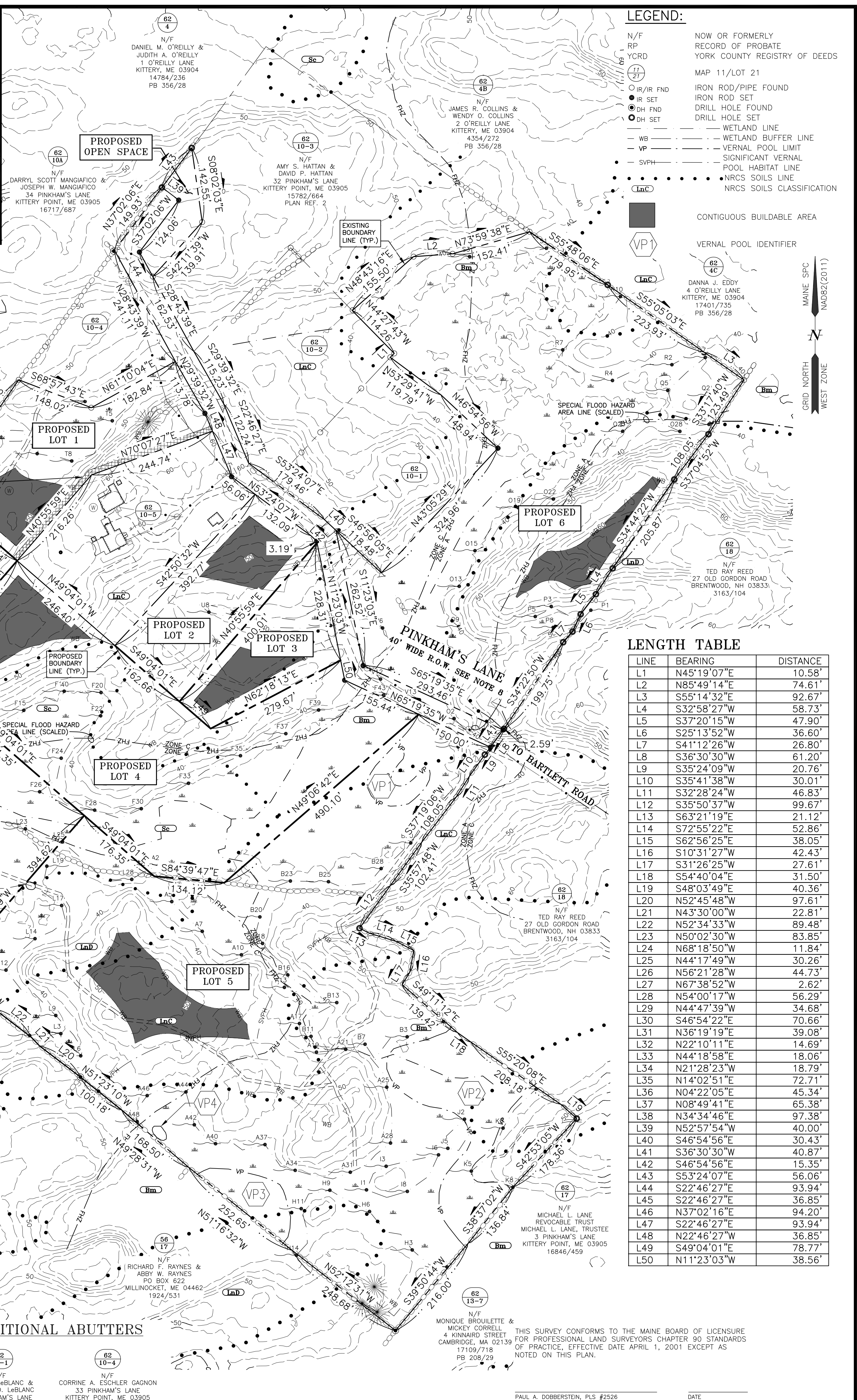
THE FIELDWORK FOR THE VERNAL POOL SURVEY WAS CONDUCTED IN APRIL AND MAY OF 2018.

NOTES:

- PARENT PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 62 AS LOT 10.
- OWNER OF RECORD:
 NILES R. PINKHAM, JR.
 25 PINKHAM'S LANE
 KITTERY POINT, MAINE 03905
 2813/307
- PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE A (NO BFE) AS SHOWN ON FIRM PANEL 2301710002C. EFFECTIVE DATE JULY 5, 1984.
- EXISTING LOT AREA:
 1,793,436 S.F.
 41.1716 ACRES
- PARCEL IS LOCATED IN THE RESIDENTIAL-RURAL (R-RL) ZONING DISTRICT AND PORTIONS ARE SUBJECT TO THE RESOURCE PROTECTION (OZ-RP) OVERLAY ZONE.
- DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 40,000 S.F.
 FRONTAGE: 150 FEET
 SETBACKS: FRONT 40 FEET
 SIDE 20 FEET
 REAR 20 FEET
 MAXIMUM STRUCTURE HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: 15%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CONCEPTUAL SUBDIVISION OF TAX MAP 62 LOT 10 IN THE TOWN OF KITTERY INTO 6 LOTS.
- PINKHAM'S LANE WAS APPROVED BY THE TOWN OF KITTERY PLANNING BOARD APRIL 14, 1988. SEE Y.C.R.D. PB 167/15.
- TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM LIDAR DATA FROM THE MAINE OFFICE OF GIS
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, SS. WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

PROPOSED LOT AREAS (SQUARE FEET)

LOT	TOTAL AREA	CONTIGUOUS UPLAND AREA	CONTIGUOUS BUILDABLE AREA	CONTIGUOUS FRONTAGE
LOT 1	80,009	63,038	12,578	150.63 FEET
LOT 2	62,110	60,807	14,209	150.63 FEET
LOT 3	46,396	42,957	10,897	228.31 FEET
LOT 4	250,436	143,513	23,561	194.00 FEET
LOT 5	626,756	228,395	28,351	150.00 FEET
LOT 6	387,886	116,944	14,980	555.98 FEET
OPEN SPACE (15.9% OF PARCEL AREA)	284,689	N/A	N/A	N/A



NET RESIDENTIAL ACREAGE CALCULATION

AREA DESCRIPTION	AREA (S.F.)
TOTAL LOT AREA	1,793,436
LAND LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA	915,627
WETLAND AREA	190,602
50% OF WETLAND BUFFER	142,075
EXISTING RIGHT-OF-WAY AREA	55,153
LAND ISOLATED FROM PRINCIPAL LOCATION OF DEVELOPMENT	11,908
LAND ONE ACRE OR MORE OF CONTIGUOUS 20% OR GREATER SLOPE	0
LAND IDENTIFIED AS EXPOSED BEDROCK, POORLY, OR VERY POORLY DRAINED SOIL	123,108
50% OF SOMEWHAT POORLY DRAINED SOIL	0
AREA WITHIN A CEMETERY OR BURYING GROUND	438
NET RESIDENTIAL S.F.	354,525
NET RESIDENTIAL ACREAGE	8.14
NET RESIDENTIAL DENSITY	8

VERNAL POOL STATUS (PER MDEP 06-096 CH. 335 SEC. 9)

IDENTIFIER	TOTAL AREA
VP1	NOT SIGNIFICANT
VP2	SIGNIFICANT
VP3	SIGNIFICANT
VP4	NOT SIGNIFICANT
VP5	NOT SIGNIFICANT (ARTIFICIAL)

NRCS SOILS CLASSIFICATIONS

- Bm** BIDDEFORD MUCKY PEAT, 0-3% SLOPES (VERY POORLY DRAINED)
- InC** LYMAN LOAM, 8-15% SLOPES, ROCKY (SOMEWHAT EXCESSIVELY DRAINED)
- InD** LYMAN LOAM, 15-25% SLOPES, ROCKY (SOMEWHAT EXCESSIVELY DRAINED)
- Sc** SCANTIC SILT LOAM, 0-3% SLOPES (POORLY DRAINED)

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road, Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

PINKHAM'S LANE SUBDIVISION
PINKHAM'S LANE
KITTERY, MAINE

OWNER & APPLICANT:
 NILES R. PINKHAM, JR.
 25 PINKHAM'S LANE
 KITTERY POINT, ME 03905
 PREPARED BY:
 AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, NH 03801

LEGEND:
 N/F NOW OR FORMERLY RECORD OF PROBATE YORK COUNTY REGISTRY OF DEEDS
 RP IRON ROD/PIPE FOUND
 YCRD IRON ROD SET
 DH FND DRILL HOLE FOUND
 DH SET DRILL HOLE SET
 WB WETLAND LINE
 VP WETLAND BUFFER LINE
 VP VERNAL POOL LIMIT
 SVPH SIGNIFICANT VERNAL POOL HABITAT LINE
 InC NRCS SOILS LINE
 InD NRCS SOILS CLASSIFICATION
 Contiguous Buildable Area
 Vernal Pool Identifier

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N45°19'07"E	10.58'
L2	N85°49'14"E	74.61'
L3	S55°14'32"E	92.67'
L4	S32°58'27"W	58.73'
L5	S37°20'15"W	47.90'
L6	S25°13'52"W	36.60'
L7	S41°12'26"W	26.80'
L8	S36°30'30"W	61.20'
L9	S35°24'09"W	20.76'
L10	S35°41'38"W	30.01'
L11	S32°28'24"W	46.83'
L12	S35°50'37"W	99.67'
L13	S63°21'19"E	21.12'
L14	S72°55'22"E	52.86'
L15	S62°56'25"E	38.05'
L16	S10°31'27"W	42.43'
L17	S31°26'25"W	27.61'
L18	S54°40'04"E	31.50'
L19	S48°03'49"E	40.36'
L20	N52°45'48"W	97.61'
L21	N43°30'00"W	22.81'
L22	N52°34'33"W	89.48'
L23	N50°02'30"W	83.85'
L24	N68°18'50"W	11.84'
L25	N44°17'49"W	30.26'
L26	N56°21'28"W	44.73'
L27	N67°38'52"W	2.62'
L28	N54°00'17"W	56.29'
L29	N44°47'39"W	34.68'
L30	S46°54'22"E	70.66'
L31	N36°19'19"E	39.08'
L32	N22°10'11"E	14.69'
L33	N44°18'58"E	18.06'
L34	N21°28'23"W	18.79'
L35	N14°02'51"E	72.71'
L36	N04°22'05"E	45.34'
L37	N08°49'41"E	65.38'
L38	N34°34'46"E	97.38'
L39	N52°57'54"W	40.00'
L40	S46°54'56"E	30.43'
L41	S36°30'30"W	40.87'
L42	S46°54'56"E	15.35'
L43	S53°24'07"E	56.06'
L44	S22°46'27"E	93.94'
L45	S22°46'27"E	36.85'
L46	N37°02'16"E	94.20'
L47	S22°46'27"E	93.94'
L48	N22°46'27"W	36.85'
L49	S49°04'01"E	78.77'
L50	N11°23'03"W	38.56'

VICINITY MAP

OWNER: NILES PINKHAM, JR.
PROPERTY LOCATION: 25 PINKHAM'S LANE
TOWN OF KITTEERY
COUNTY OF YORK
STATE OF MAINE

MAINE SPC
NAD82(2011)
N
GRID NORTH
WEST ZONE



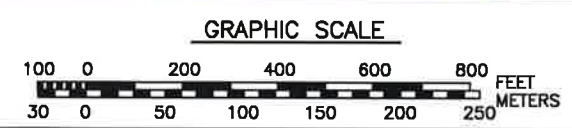
62/10

NORTON ROAD

MILLER ROAD

PINKHAM'S LANE

BARTLETT ROAD



SCALE 1"=400' 20 SEPTEMBER 2018



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Tel (603) 430-9282
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