

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

ITEM 4 - 50 Chauncey Creek Road – Shoreland Development Plan Amendment

Action: Accept or deny application. Approve or deny plan amendment. Owners and applicants, Thomas and Michele Jordan request consideration of a plan amendment to expand a deck and incorporate an 8’ x 14’ storage structure as part of the deck on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250’) and Resource Protection (OZ-RP) zones. Agent Tom Emerson, studioB-E.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
YES	Determination of Completeness	Possible for 10/10/19	
NO	Public Hearing		
NO	Site Walk		
Yes	Final Plan Review and Decision	Possible for 10/10/19	

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN %: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.L – Grading/Construction Final Plan Required. – Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

Planning Board review of this plan amendment is required by 16.10.3.4 Shoreland Development Review, because the proposed development is located within the required 250-foot setback in the Shoreland Overlay Zone. The parcel includes a nonconforming single-family dwelling unit, a boathouse and dock on a lot with a non-conforming area (40,000 sf is minimum), street frontage (150 feet required) or front yard setback (40 feet required) for the R-KPV zone.

The Board approved a previous shoreland development plan on March 14, 2019. The proposal was to remove the building frame of the dwelling and rebuild on the same foundation, remove the enclosed front porch and rebuild on a new foundation and expand the deck (noted as Deck #1 Expansion on the plan) by approximately 67 sf.

The applicants are now coming forward with a proposal to expand the existing deck by adding a deck storage addition consisting of an 8’ x 14’ shed with ramp.

Staff Review

1. Per Section 16.2.2 Definitions - EXPANSION OF STRUCTURE is defined as *An increase in the floor area or volume of a structure, including all extensions, such as, but not limited to, piers or attached decks, garages, porches and greenhouses.*
2. This proposed expansion again does not meet the requirements of the Shoreland Zone (OZ-SL-250’). However, the provisions of Article III. Nonconformance apply to this expansion as well:
 - a. Per Section 16.7.3.3.B. (3) (e) [4] [truncated]... *All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or coastal or freshwater wetland setback requirements may be expanded or altered as follows: [a] For structures located less than 100 feet from the normal high-water line of a water body, tributary stream, or upland edge of a coastal or freshwater wetland, the maximum combined*

total footprint for all structures may not be expanded to a size greater than 1,000 square feet, or 30% larger than the footprint that existed on January 1, 1989, whichever is greater.

[truncated] Because the deck is attached to the principal structure, the proposed addition of the shed and ramp would need to meet this section of the code. The footprint of the existing dwelling is 1,368 sf. The expansion rule allows a 30% expansion (410 sf) or 1,000 sf whichever is greater. The proposed deck expansion with the shed and ramp addition would increase it by 197 sf which appears to conform to this section of the code.

3. Per Section 6.3.2.17.D (Shoreland Overlay Zone, Standards) the total footprint of the devegetated area cannot exceed 20%. The property is currently non-conforming with about 26.5% devegetated. The proposal also involves the removal of a paved path, brick path, wood ramp and a concrete pad along with a reduction in size of two gravel areas. The paved path and a portion of the brick path will be removed and replaced by stones set into grass. It appears that all devegetated areas have been noted on the plans. See the Existing and Proposed Devegetated Coverage Calculations on the plan for details. The proposed expansion results in an increase to the devegetated area to 25.9% but still falls within the existing percentage.

Recommendation / Action

A site walk for the original application was conducted on February 28, 2019 to inspect the property. The Board held a public hearing for the original application at the March 14, 2019 meeting. No abutters or interested public voiced any concerns at that time.

Move to accept the application as complete and approve the Shoreland Development Plan amendment, dated 9/19/19, from owners/applicants, Thomas and Michele Jordan, to reconstruct and expand a nonconforming single family dwelling by incorporating a deck storage addition on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250') and Resource Protection (OZ-RP) zones.

KITTERY PLANNING BOARD
FINDINGS OF FACT
for 50 Chauncey Creek Road
Shoreland Development Plan Amendment

UNAPPROVED

WHEREAS: Owners/applicants Thomas and Michele Jordan request approval of a shoreland development plan amendment to expand a deck and incorporate an 8' x 14' storage structure as part of the deck on a 7,800 +/- square foot parcel located at 50 Chauncey Creek Road (Tax Map 44 Lot 59) in the Residential Kittery Point Village (R-KPV), Shoreland Overlay (OZ-SL-250') and Resource Protection (OZ-RP) zones. Agent Tom Emerson, studioB-E.

Hereinafter the "Development," and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted;

Shoreland Development Plan Review	2/14/2019	HELD
Site Walk	2/28/2019	HELD
Public Hearing	3/14/2019	HELD
Shoreland Development Plan Amendment Approval	10/10/2019	APPROVED

And pursuant to the Application and Plan and other documents considered to be a part of the plan review decision by the Town Planning Board in this Finding of Fact consisting of the following (hereinafter the "Plan"):

1. Shoreland Development Plan Application, 9/19/2019.
2. Shoreland Development Plan, Easterly Surveying, Inc. 9/19/2019.
3. Jordan Cottage, Storage Building, studioB-E Architecture, 9/19/2019.

NOW THEREFORE, based on the entire record before the Town Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Town Planning Board makes the following factual findings and conclusions:

FINDINGS OF FACT

Chapter 16.3 LAND USE ZONE REGULATIONS

16.3.2.17. D Shoreland Overlay Zone

(1)(d) The total footprint of 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...

Findings: The existing devegetated and impervious surfaces area is 26.5% of the lot area. The applicant will remove some impervious surfaces and revegetate to lower the overall devegetated area to 25.9%.

Conclusion: This standard appears to have been met.

Vote: __ in favor __ against __ abstaining

Chapter 16.7 GENERAL DEVELOPMENT REQUIREMENTS
Article III Nonconformance

16.7.3.1 Prohibitions and Allowances

A. Except as otherwise provided in this Article, a nonconforming condition must not be permitted to become more nonconforming.

Finding: This is an existing, nonconforming lot with an existing single family dwelling structure that is nonconforming to the 100-foot setback from the water and side yard setbacks. A dwelling is a special exception use in the Shoreland Overlay Zone.

The proposed development does not increase the nonconformity as permitted in 16.7.3.3.B. Nonconforming structure repair and/or expansion.

Conclusion: The requirement appears to be met.

Vote: __ in favor __ against __ abstaining

16.7.3.3 Nonconforming Structures

16.7.3.3.B Nonconforming structure repair and/or expansion

In cases where the structure is located in the Shoreland or Resource Protection Overlay Zone, the repair and/or expansion must be approved by the Planning Board. See 16.6.6.A.2 reference below.

Finding: The proposed development increases the nonconformity as permitted in 16.7.3.3.B. (1) [4] [a] Nonconforming structure repair and/or expansion. The expansion of the footprint of the structure will not exceed 1,000 square feet in size. The height of the structure will not be greater than the height of the existing structure.

Conclusion: The requirement appears to be met.

Vote: __ in favor __ against __ abstaining

16.6.6 Basis for Decision

16.6.6.A.2 *In hearing appeals/requests under this Section, the Board of Appeals [note: Planning Board is also subject to this section per 16.7.3.3.B.(1) above] must use the following criteria as the basis of a decision:*

- 1. Proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use zones;*
- 2. Use will not prevent the orderly and reasonable use of permitted or legally established uses in the zone wherein the proposed use is to be located, or of permitted or legally established uses in adjacent use zones;*
- 3. Safety, the health, and the welfare of the Town will not be adversely affected by the proposed use or its location; and*
- 4. Use will be in harmony with and promote the general purposes and intent of this Code.*

Finding: The proposed development does not pose a concern.

Conclusion: The requirement appears to be met.

Vote: __ in favor __ against __ abstaining

Chapter 16.10 DEVELOPMENT PLAN APPLICATION AND REVIEW
Article X 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;

Finding: The proposed development will comply with Flood Hazard Development Permit rules.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

2. Not result in water pollution, erosion or sedimentation to surface waters;

Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction to avoid impact on adjacent surface waters.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

3. Adequately provide for the disposal of all wastewater;

Finding: No changes are proposed to the existing septic system.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

Finding: Maine DEP Best Management practices will be followed for erosion and sedimentation control during site preparation and building construction to avoid impact on adjacent surface waters.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

5. Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;

Finding: The proposed development will reduce the existing devegetated area. There are no points of public access.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

6. Protect archaeological and historic resources;

Finding: The proposed development will not impact archaeological and historic resources.

Conclusion: This requirement appears to be met.

Vote: __ in favor __ against __ abstaining

<p>7. <i>Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/ maritime activities district;</i> <u>Finding:</u> The proposed development will not impact commercial fishing or maritime activities. <u>Conclusion:</u> This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>8. <i>Avoid problems associated with floodplain development and use;</i> <u>Finding:</u> The proposed development is above the flood hazard zone (FEMA Zone A2 (EL 9). Reference is made to FEMA FIRM 230171 0006 C, dated July 6, 1984. <u>Conclusion:</u> This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>9. <i>Is in conformance with the provisions of this Code;</i> <u>Finding:</u> The proposed development appears to be in conformance with the provisions of this Code. <u>Conclusion:</u> This requirement appears to be met.</p>
Vote: __ in favor __ against __ abstaining
<p>10. <i>Be recorded with the York County Registry of Deeds.</i> <u>Conclusion:</u> As stated in the Notices to Applicant contained herein, shoreland development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.</p>
Vote: __ in favor __ against __ abstaining

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan subject to any conditions or waivers, as follows:

Waivers:

- 1) None.

Conditions of Approval (to be included on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2).
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.
3. 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.
4. All Notices to Applicant contained herein (Findings of Fact dated 10/10/2019).
5. The existing dimensions of the portions of the house that are within 25' of the Highest Annual Tide (HAT) must be shown on the plan as well as any changes to the deck corner post or foundation location.

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 October 10, 2019

Dutch Dunkelberger, Planning Board Chair

Notices to Applicant:

1. Incorporate any plan revisions on the final plan as required by Planning Board and submit for Staff review prior to presentation of final mylar.
2. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
3. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.
4. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

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.

Notices to Applicant:

5. Incorporate any plan revisions on the final plan as recommended by Staff, Planning Board or Peer Review Engineer, and submit for Staff review prior to presentation of final mylar.
6. Prior to the release of the signed plans, the applicant must pay all outstanding fees associated with the permitting, including, but not limited to, Town Attorney fees, peer review, newspaper advertisements and abutter notification.
7. One (1) mylar copy of the final plan and any and all related state/federal permits or legal documents that may be required, must be submitted to the Town Planning Department for signing. Date of Planning Board approval shall be included on the final plan in the Signature Block. After the signed plan is recorded with the York County Registry of Deeds, a mylar copy of the signed original must be submitted to the Town Planning Department.
8. This approval by the Town Planning Board constitutes an agreement between the Town and the Developer, incorporating as elements the Development Plan and supporting documentation, the Findings of Fact, and any Conditions of Approval.

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.

SHORELAND DEVELOPMENT PLAN APPLICATION




TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

MAP 44 LOT 59
 DATE: _____
 FEE: \$ 200.00
 ASA*: _____

PROPERTY DESCRIPTION	Physical Address	50 CHAUNCEY CREEK ROAD, KITTERY POINT			
	Base Zone	R-KFV	Overlay Zone (s)	OZ-SL-250' & OZ-RP	
OWNER INFORMATION	Name	TOM & MICHELE JORDAN		Mailing Address 120 12TH ST. EAST TIERRA VERDE, FL 33715	
	Phone	203/313-4694			
	Email				
AGENT INFORMATION	Name	TOM EMERSON		Company	STUDIO B L
	Phone	207/752-1371		Mailing Address 10 OX POINT DRIVE KITTERY, ME 03904	
	Email	STUDIOB-@COMCAST.NET			
	Fax	-			
APPLICANT INFORMATION	Name	OWNER		Mailing Address	
	Phone				
	Email				

PROJECT DESCRIPTION	<u>Existing Use:</u>	SINGLE FAMILY RESIDENCE
	<u>Proposed Use (describe in detail):</u>	SINGLE FAMILY RESIDENCE

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformances etc.)		
	<p>• NON CONFORMING BUILDING (DEVEGETATED COVERAGE, BUILDING SETBACKS) ON A NON-CONFORMING LOT (MIN. LOT SIZE, STREET FRONTAGE & LAND AREA PER DWELLING UNIT)</p> <p>• PROPOSAL TO EXTEND THE DECK BY 112.5 SF & INCORPORATE AN 8' X 14' STORAGE STRUCTURE AS PART OF THE DECK. THE PROPOSED INCREASE (14.4%) IS LESS THAN THE 20% ALLOWED.</p>		
I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Planning and Development Department of any changes.			
Applicant's Signature:		Owner's Signature:	AUTHORIZATION ON FILE
Date:	9.19.19	Date:	

*Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.

MINIMUM PLAN SUBMITTAL REQUIREMENTS	
<input checked="" type="checkbox"/>	12 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 10 plan copies may be half-size (11"x17") and 2 must be full-size (24"x36")
Shoreland Development Plan format and content:	
A) Paper Size; no less than 11" X 17" or greater than 24" X 36"	
B) Plan Scale	
<input checked="" type="checkbox"/>	Under 10 acres: no greater than 1" = 30'
<input type="checkbox"/>	10 + acres: 1" = 50'
C) Title Block	
<input checked="" type="checkbox"/>	Title: Shoreland Development Plan
<input type="checkbox"/>	Applicant's name and address
<input type="checkbox"/>	Name of preparer of plan with professional information
<input type="checkbox"/>	Parcel's Kittery tax map identification (map - lot) in bottom right corner
<input checked="" type="checkbox"/>	Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.
D) Signature Block	
<input type="checkbox"/>	Area for signature by Planning Board Chair and Date of Planning Board Approval

Development Plan must include the following existing and proposed information:	
Existing: <ul style="list-style-type: none"> <input type="checkbox"/> Land Use Zones and boundaries <input type="checkbox"/> Topographic map (optional) <input type="checkbox"/> Wetlands and flood plains <input type="checkbox"/> Water bodies and water courses <input type="checkbox"/> Parcel area <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Distance from structure to water body and property lines <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage 	Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.) <ul style="list-style-type: none"> <input type="checkbox"/> Recreation areas and open space <input type="checkbox"/> Setback lines and building envelopes <input type="checkbox"/> Lot dimensions <input type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input type="checkbox"/> Streets, driveways and rights-of-way <input type="checkbox"/> Structures <input type="checkbox"/> Floor area, volume, devegetated area, and building coverage Distance to: <ul style="list-style-type: none"> <input type="checkbox"/> Nearest driveways and intersections <input type="checkbox"/> Nearest fire hydrant <input type="checkbox"/> Nearest significant water body; ocean, wetland, stream

Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

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

Structure distance from water body: 10.6 feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	1268 sf	1565 sf	14.4%	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/> Maintenance/repair: <input type="checkbox"/>			Value: \$ 5600.
*Total increase in area may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) <u>7800.</u>	<u>20</u> %	<u>2069</u> sf	<u>2021</u> sf	<u>25.9</u> %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

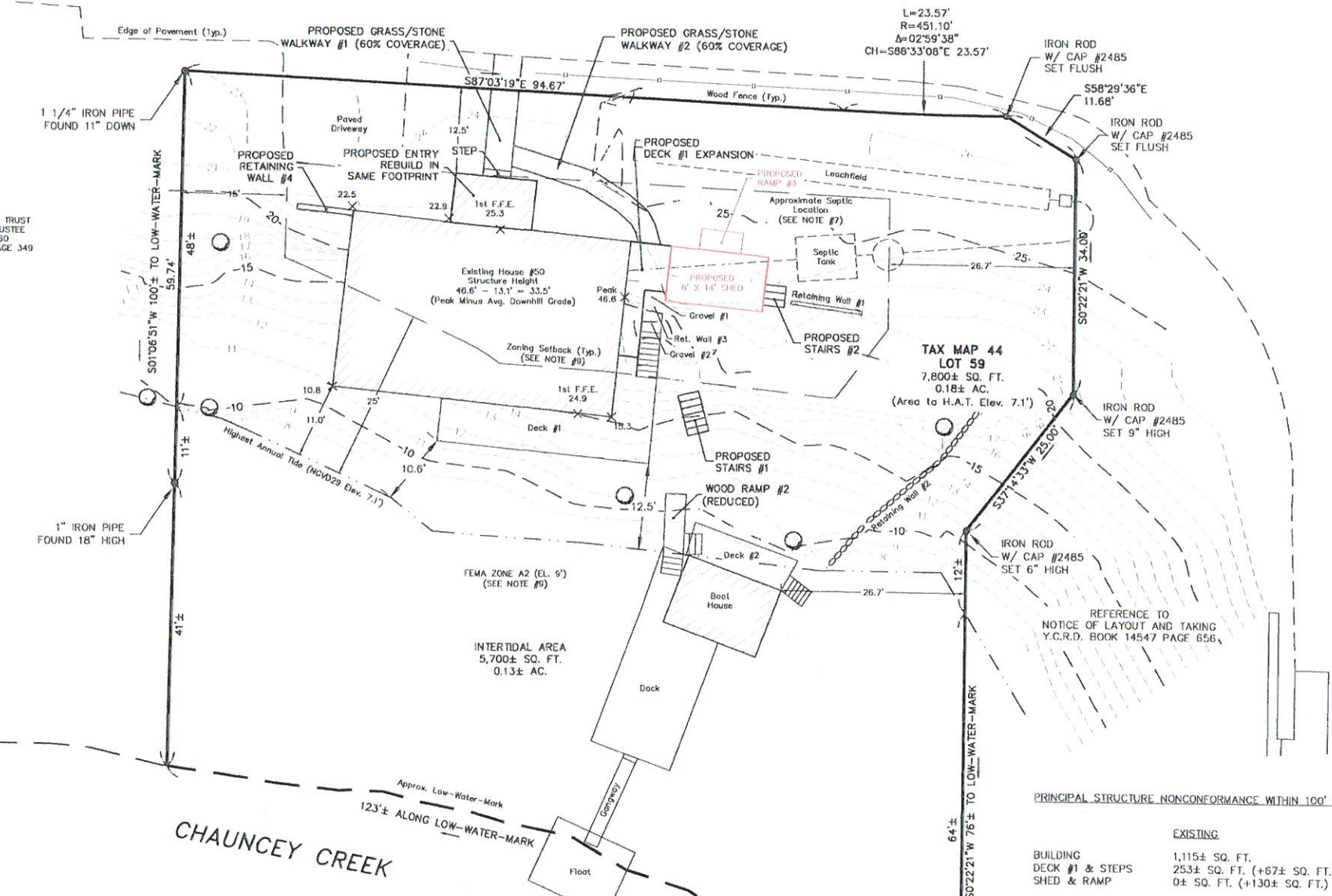
BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) <u>7800.</u>	<u>20</u> %	<u>1115</u> sf	<u>1227</u> sf	<u>15.7</u> %
*See underlying zone standards for building coverage percent allowed.				

¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.



N/F
GALE A. SEAWARD REV. TRUST
GALE A. SEAWARD, TRUSTEE
TAX MAP 44 LOT 50
Y.C.R.D. BOOK 12466 PAGE 349

CHAUNCEY CREEK ROAD

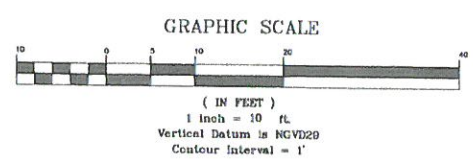
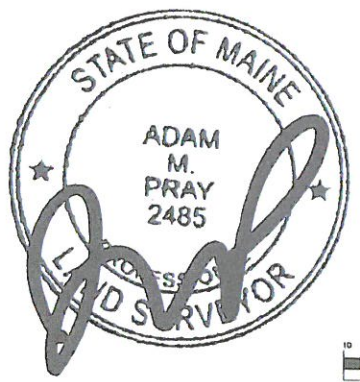


EXISTING DEVEGETATED COVERAGE CALCULATION:

LOT AREA	7,800± SQ. FT.
BUILDING	1,115± SQ. FT.
DECK #1 & STEPS	253± SQ. FT.
BRICK WALK	112± SQ. FT. (TO BE REMOVED)
PAVED DRIVEWAY	217± SQ. FT.
PAVED WALK	77± SQ. FT. (TO BE REMOVED)
RETAINING WALL #1	5± SQ. FT.
RETAINING WALL #2	32± SQ. FT.
RETAINING WALL #3	9± SQ. FT.
RETAINING WALL #4	23± SQ. FT. (TO BE REMOVED)
GRAVEL #1	15± SQ. FT. (TO BE REDUCED)
GRAVEL #2	28± SQ. FT. (TO BE REDUCED)
CONC. PAD	12± SQ. FT. (TO BE REMOVED)
WOOD DECK	10± SQ. FT. (TO BE REMOVED)
WOOD RAMP #1	30± SQ. FT. (TO BE REMOVED)
WOOD RAMP #2 & STAIR	77± SQ. FT. (TO BE REDUCED)
DECK #2	41± SQ. FT.
BRICK	13± SQ. FT. (TO BE REMOVED)
TOTAL	2,069± SQ. FT. (2,069± SQ. FT. / 7,800± SQ. FT. = 26.5%)

PROPOSED DEVEGETATED COVERAGE CALCULATION:

LOT AREA	7,800± SQ. FT.
BUILDING	1,115± SQ. FT.
DECK #1 & STEPS	253± SQ. FT.
PAVED DRIVEWAY	217± SQ. FT.
RETAINING WALL #1	5± SQ. FT.
RETAINING WALL #2	32± SQ. FT.
RETAINING WALL #3	6± SQ. FT.
GRAVEL #1	5± SQ. FT.
GRAVEL #2	8± SQ. FT.
WOOD RAMP #2 & STAIR	33± SQ. FT.
DECK #2	41± SQ. FT.
DECK #1 EXPANSION	67± SQ. FT.
PROPOSED WALK #1	28± SQ. FT.
PROPOSED WALK #2	44± SQ. FT.
PROPOSED STEP	4± SQ. FT.
PROPOSED STAIR #1	18± SQ. FT.
PROPOSED STAIR #2	9± SQ. FT.
PROPOSED RETAINING WALL #4	6± SQ. FT.
PROPOSED SHED AND RAMP #3	130± SQ. FT.
TOTAL	2,021± SQ. FT. (2,021± SQ. FT. / 7,800± SQ. FT. = 25.9%)



ZONING DATA PER KITTERY TOWN CODE "TITLE 16 LAND USE AND DEVELOPMENT CODE" (LAST AMENDMENT 7/24/17) (SEE NOTE #8):

BASE ZONE: RESIDENTIAL-KITTERY POINT VILLAGE (R-KPV)
 OVERLAY ZONES:
 WATER BODY/WETLAND PROTECTION AREA - 250' (OZ-SL-250')
 RESOURCE PROTECTION OVERLAY ZONE - OZ-RP

R-KPV BASE ZONE REQUIREMENTS:

MINIMUM LAND AREA PER DWELLING UNIT: 40,000 SQ. FT.
 MINIMUM LOT SIZE: 40,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 150 FT.
 MINIMUM FRONT YARD: 40 FT.
 MINIMUM REAR AND SIDE YARDS: 15 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.

MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.

MAXIMUM BUILDING COVERAGE: 20%

OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):

MINIMUM LOT SIZE: 20,000 SQ. FT.
 MINIMUM LAND AREA PER DWELLING UNIT: 20,000 SQ. FT.
 MINIMUM SHORE FRONTAGE: 50 FT.
 MAXIMUM DEVEGETATED COVERAGE*: 20%
 *SEE 16.3.2.17.D.1.d.ii

GERRISH ISLAND LANE

PRINCIPAL STRUCTURE NONCONFORMANCE WITHIN 100' SETBACK:

	EXISTING	PROPOSED
BUILDING	1,115± SQ. FT.	1,115± SQ. FT.
DECK #1 & STEPS	253± SQ. FT. (+67± SQ. FT.)	320± SQ. FT.
SHED & RAMP	0± SQ. FT. (+130± SQ. FT.)	130± SQ. FT.
TOTAL	1,368± SQ. FT.	1,565± SQ. FT.

BUILDING COVERAGE CALCULATION:

	EXISTING	PROPOSED
BUILDING	1,115± SQ. FT.	1,115± SQ. FT.
SHED	0± SQ. FT. (+112± SQ. FT.)	112± SQ. FT.
TOTAL	1,115± SQ. FT. (14.3%)	1,227± SQ. FT. (15.7%)

YORK,ss REGISTRY OF DEEDS

Received _____

at _____ h _____ m _____ M., and

Filed in Plan Book _____ Page _____

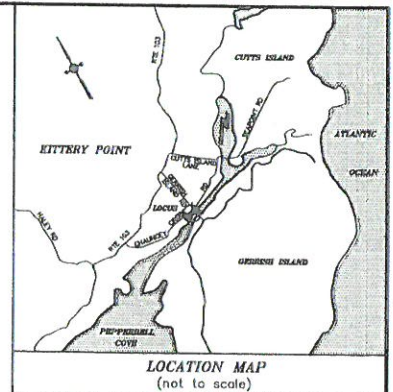
ATTEST: _____

Register

Kittery, Maine - Planning Board Approval

Date of Approval _____

Chair _____ Date _____



- PLAN REFERENCES:**
- "STATE AID HIGHWAY NO. 7/POCAHONTAS ROAD, GERRISH ISLAND LANE/POCAHONTAS ROAD, KITTERY, YORK COUNTY, FEDERAL AID PROJECT NO. BH-1105(700)X, PAGE 39 OF 40", PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED 8/10/07 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 322 PAGE 46.
 - "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 50 CHAUNCEY CREEK ROAD, KITTERY POINT, YORK COUNTY, MAINE, OWNED BY ESTATE OF FRANK C. ESTES & EDITH M. ESTES", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 8/11/16 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 359 PAGE 1.
 - "SHORELAND DEVELOPMENT PLAN FOR PROPERTY AT 50 CHAUNCEY CREEK ROAD, KITTERY POINT, YORK COUNTY, MAINE, OWNED BY THOMAS D. JORDAN, MICHELE JORDAN", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED 11/20/18, LAST REVISED 3/21/19 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 400 PAGE 46.

- NOTES:**
- OWNERS OF RECORD:
THOMAS D. JORDAN
MICHELE JORDAN
Y.C.R.D. BOOK 17509 PAGE 742
DATED JUNE 30, 2017
 - TOTAL EXISTING PARCEL AREA:
0.18± Acres
 - BASIS OF BEARING IS MAGNETIC 2016.
 - CHAUNCEY CREEK ROAD AND GERRISH ISLAND LANE RIGHT-OF-WAY IS BASED ON PLAN REFERENCE #1 AND NOTICE OF LAYOUT AND TAKING RECORDED AT Y.C.R.D. BOOK 14547 PAGE 656.
 - REFERENCE IS MADE TO EASEMENT TO VERIZON NEW ENGLAND INC., DATED AUGUST 1, 2005 AND RECORDED AT Y.C.R.D. BOOK 14571 PAGE 939. SEE SAID EASEMENT FOR DESCRIPTION AND TERMS FOR UTILITY INSTALLATION AND MAINTENANCE ACROSS THE SUBJECT PROPERTY.
 - EASEMENTS OR OTHER UNWRITTEN RIGHTS NOT SHOWN HEREON, MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY.
 - SEPTIC SYSTEM SHOWN IS APPROXIMATE PER SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION DATED 4/6/94, PREPARED BY MICHAEL MARIANO, S.E. #219. VERIFY IN FIELD PRIOR TO DESIGN OR CONSTRUCTION.
 - ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
 - REFERENCE IS MADE TO FEMA FIRM 230171 0006 C, DATED JULY 6, 1984.
 - REFER TO DESIGN DRAWINGS PREPARED BY TOM EMERSON FOR BUILDING DIMENSIONS AND SPECIFICATIONS.

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO AMEND A SHORELAND DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD ON MARCH 26, 2019. THIS AMENDMENT ADDS A PROPOSED SHED.

**AMENDMENT #1 TO
SHORELAND DEVELOPMENT PLAN**

FOR PROPERTY AT
50 Chauncey Creek Road
Kittery Point, York County, Maine

OWNED BY
**Thomas D. Jordan
Michele Jordan**
120 12th Street East, Tierra Verde, FL 33715

**EASTERLY
SURVEYING, Inc.**

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 430-6333 KITTERY, MAINE 03904

SCALE: 1" = 10'	PROJECT NO. 12601	DATE: 9/19/19	SHEET: 1 OF 1	DRAWN BY: A.M.P.	CHECKED BY: P.L.A.
DRAWING No: 12601_Existing_Conditions			FIELD BOOK No: "Kittery Point #14"		
Tax Map 44 Lot 59					

REV.	DATE	STATUS	BY	CHKD	APPD.

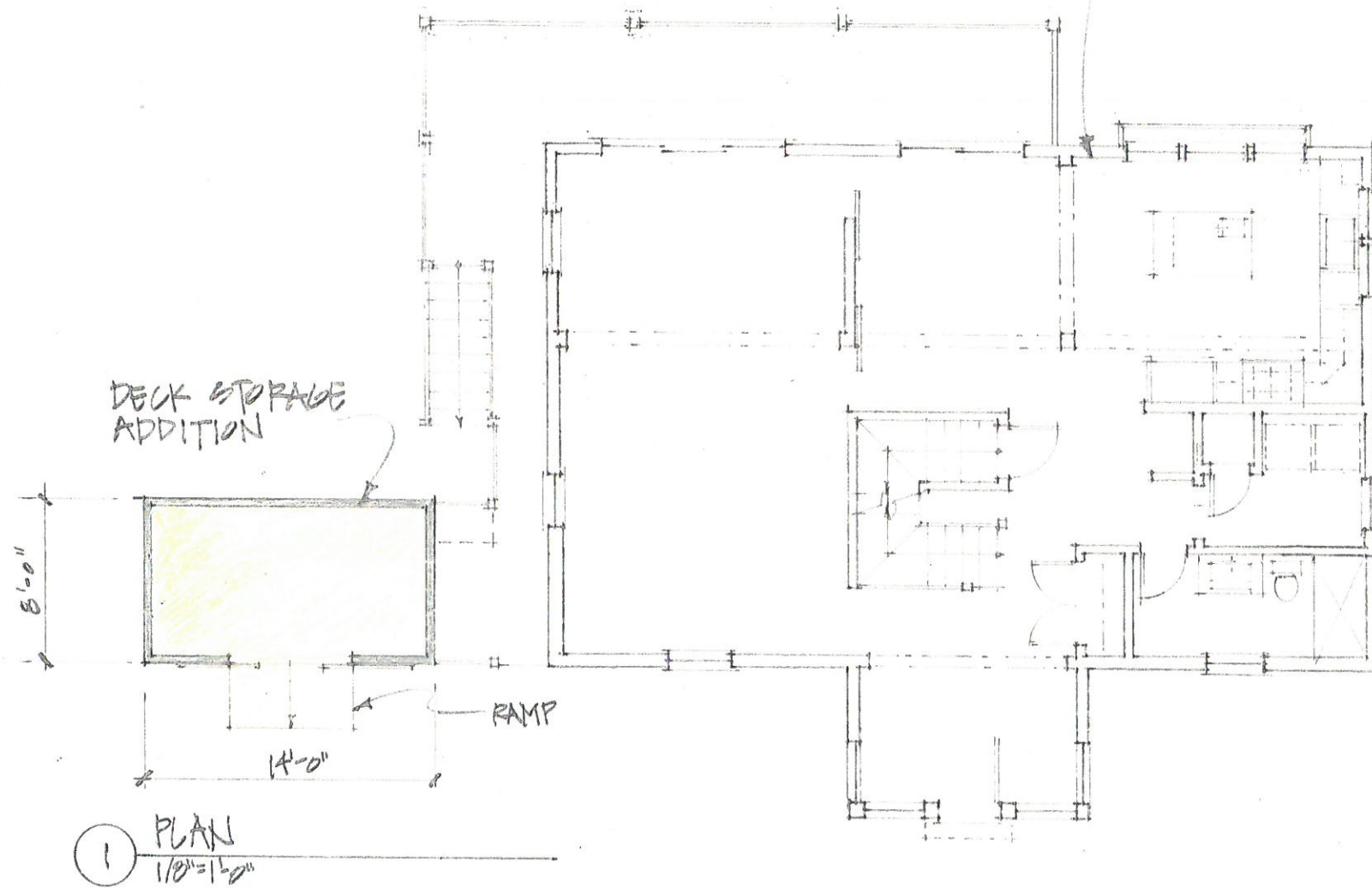


studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E@Comcast.net



APPROVED HOUSE
REBUILD ON EXIST.
FOUNDATION



Jordan Cottage

50 Chauncey Creek Road
Kittery Point, Maine

STORAGE
BUILDING

ASK.01