

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

ITEM 4 – 19 Water Street – Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan. Owner/applicant Andrew Page requests consideration to construct a roof deck and stairs on an existing shed on a 39,289+- square foot parcel located at 19 Water Street (Tax Map 1 Lot 48) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250’) Zones. Agent, Sean Marshall, Dynamic Solutions Construction LLC.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	01/10/19 Meeting	Pending
NO	Public Hearing		
NO	Site Walk		
YES	Final Plan Review and Decision		

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 ¼: 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

Planning Board review of this project is required by 16.10.3.4 Shoreland Development Review, because the proposed development is located within the 250-foot setback in the Shoreland Overlay Zone. The lot contains an existing residential structure consisting of a 1 ¾ story home, a detached garage, a deck, a patio associated driveway, walkways, and a tidal docking structure. The lot is conforming relative to area (20,000 sf minimum), street frontage (150 feet required), shore frontage (150 feet required) and front and side yard setbacks (40 and 15 feet, respectively required) for the R-U zone. The house except for a very small portion (northwest corner) is located within the 100-foot setback from Highest Annual Tide (HAT).

The applicant proposes to construct a 17.0521’ x 13.5416’ (231 sf) deck placed upon the roof of the existing single-story shed that is attached to the main house and a 17.9’ x 3.5’ (61 sf) set of stairs to an existing patio.

The total devegetated area will slightly increase from 16.7% to 16.9% but will still be under the 20% limit. See the coverage calculations on the plan.

Staff Review

1. The proposed expansion does not meet the requirements of the Shoreland Zone (OZ-SL-250’). However, the provisions of Article III. Nonconformance apply to the property and existing structures.

16.7.3.3.B Nonconforming Structure Repair and Expansion provides for expansion of a non-conforming structure within the Shoreland Zone within certain standards and requirements.

16.7.3.3.B (d) states the addition of steps and landings, exterior to the structure does not constitute an expansion. Step landings may not exceed three feet by three feet in size.

2. *16.7.3.3.B (e)[5][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. The maximum height of any structure may not be made greater than 20 feet, or the height of the existing structure, whichever is greater. Under the recently adopted shoreland zone amendments (effective; January 9, 2019), this subsection has been revised and renumbered. The 8:12 roof pitch requirement has been removed.

3. The attached shed is setback at its closest point 45.5' from the HAT. The existing coop roof will be removed and the roof deck constructed in its place. A new set of deck stairs down to an existing patio will also be constructed. The total increase in impervious within the 100 foot setback is 64 sf.

Recommendation

While a site walk and public hearing are not required, the Board will need to consider whether or not to hold them. This application is pretty straightforward and staff feels that a site walk and public hearing are not necessary.

Action

If the Board concurs with Staff's recommendation, the following motion is suggested:

Move to approve the Shoreland Development Plan application, dated March 21, 2018, from owner/applicant Andrew Page to construct a roof deck and stairs on an existing shed on a 39,289+- square foot parcel located at 19 Water Street (Tax Map 1 Lot 48) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250') Zone.

**KITTERY PLANNING BOARD
FINDINGS OF FACT**

**For
19 Water Street
Shoreland Development Plan Review**

WHEREAS: Owner/applicant Andrew Page requests approval to construct a roof deck and stairs on an existing shed on a 39,289+- square foot parcel located at 19 Water Street (Tax Map 1 Lot 48) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250') Zone.

Hereinafter the “Development” and

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

Shoreland Development Plan Review	1/10/2019
Approval	1/10/2019

And pursuant to the application and plan and other documents considered to be a part of a 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, dated March 21, 2018.
2. Shoreland Development Plan, Ambit Engineering, Inc. and T/W Designs, March 21, 2018;

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
<i>(1)(d)[3]. The total footprint of devegetated area must not exceed twenty (20) percent of the lot area, located within the Shoreland Overlay Zone, except in the following zones : Residential-Urban (R-U) Zone where the lot is equal to or less than 10,000 square feet, the maximum de-vegetated area is fifty (50) percent.</i>
<u>Finding:</u> The property is currently at 16.7% devegetated area and after the construction it will become 16.9%.
<u>Conclusion:</u> The requirement appears to be met.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain

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 single family dwelling structure relative to the 100 foot setback from the water. A dwelling is a special exception 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 abstain

16.7.3.3 Nonconforming Structures

16.7.3.3.B Nonconforming structure repair and/or expansion

16.7.3.3.B (d)

16.7.3.3.B (e)[5] [a]

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) [5] [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 abstain

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 abstain

Chapter 10 DEVELOPMENT PLAN APPLICATION AND REVIEW
Article X Shoreland Development Review

16.10.10.2 Procedure for Administering Permits <i>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:</i>
<i>1. Maintain safe and healthful conditions;</i> <u>Finding:</u> The proposed development does not appear to have an adverse impact. <u>Conclusion:</u> This requirement appears to be met.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<i>2. Not result in water pollution, erosion or sedimentation to surface waters;</i> <u>Finding:</u> 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. <u>Conclusion:</u> This requirement appears to be met.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<i>3. Adequately provide for the disposal of all wastewater;</i> <u>Finding:</u> The proposed project does not require disposal of wastewater. <u>Conclusion:</u> This requirement is not applicable.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<i>4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;</i> <u>Finding:</u> See conditions #2 and #3) above. <u>Conclusion:</u> This standard appears to be met.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<i>5. Conserve shore cover and visual, as well as actual points of access to inland and coastal waters;</i> <u>Finding:</u> Shore cover is conserved in accordance with the Code. There are no points of access. <u>Conclusion:</u> This requirement appears to be met.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<i>6. Protect archaeological and historic resources;</i> <u>Finding:</u> There does not appear to be any resources impacted. <u>Conclusion:</u> This requirement appears to be met.
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<i>7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;</i> <u>Finding:</u> The proposed development is not located in a CFMU Zone. <u>Conclusion:</u> This requirement is not applicable.

Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<p>8. <i>Avoid problems associated with floodplain development and use;</i> Finding: A portion of the parcel is within a Special Flood Hazard Area Zone AE (EL9) as shown on FIRM panel 230171 0008D, revised July 3, 1986. The structure is not in the SFHA, see LOMA Case No. 17-01-1153A. Conclusion: This requirement appears to be met.</p>
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<p>9. <i>Is in conformance with the provisions of this code;</i> Finding: The proposed construction is in conformance with the provisions of this code. Conclusion: This requirement appears to be met.</p>
Vote: <u> </u> in favor <u> </u> against <u> </u> abstain
<p>10. <i>Be recorded with the York County Registry of Deeds.</i> Finding: A plan suitable for recording has been prepared. Conclusion: 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: <u> </u> in favor <u> </u> against <u> </u> abstain

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 Application of owner/applicant Andrew Page to construct subject to the conditions as follows:

Waivers: None

Conditions of Approval (to be depicted 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. All Notices to Applicant contained herein (Findings of Fact dated 1/10/19).

Conditions of Approval (not to be depicted on final plan):

1. 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 on final Mylar.

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

Vote: in favor against abstain

APPROVED BY THE KITTERY PLANNING BOARD ON January 10, 2019

Ann H. Grinnell, Planning Board Chair

Notices to Applicant:

1. 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.
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.

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 <u>1</u> LOT <u>48</u>
DATE: <u>Dec. 19, 2018</u>
FEE: <u>\$ 200.00</u>
ASA*: _____

PROPERTY DESCRIPTION	Physical Address	19 Water Street, Kittery, ME 03904		
	Base Zone	Residential-Urban (R-U)	Overlay Zone (s)	Resource Protection Overlay Zone (OZ-PR) & Shoreland-Waterbody/Wetland Protection Area (OZ-sl-250')
OWNER INFORMATION	Name	Andrew Page		Mailing Address PO Box 7098 Portsmouth, NH 03802
	Phone	603-498-7257		
	Email	sandbearproperties@gmail.com		
AGENT INFORMATION	Name	Sean Marshall		Company Dynamic Solutions Construction LLC Mailing Address 253 Clement Road Rollinsford, NH 03869
	Phone	603-557-4760		
	Email	sean@dynamicssolutionsllc.com		
	Fax			
APPLICANT INFORMATION	Name	Andrew Page		Mailing Address PO Box 7098 Portsmouth, NH 03802
	Phone	603-498-7257		
	Email	sandbearproperties@gmail.com		

PROJECT DESCRIPTION	<p><u>Existing Use:</u> The lot contains an existing residential structure consisting of a 1 3/4 story home, a detached garage, a deck, a patio, associated driveway, walkways, and a tidal docking structure.</p>
	<p><u>Proposed Use (describe in detail):</u></p> <p>The project proposes the construction of a 17.0521' x 13.5416' (231 sq. ft.) deck placed upon the roof of the existing single-story shed. (High lighted in yellow)</p> <p>Addition of stairway (17.9 ft x 3.5 ft, 61 sq. ft.) (High lighted in orange) over/connected via landing to existing patio.</p>

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	The project proposes the construction of a 17.0521' x 13.5416' (231 sq. ft.) deck placed upon the roof of the existing shed structure. The project is located in the Shoreland Overlay Zone. <i>Addition of 17.9' x 3.5ft' stairway to existing patio.</i>

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:	
Date:	<u>12/19/15</u>	Date:	<u>12/19/15</u>

*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

15 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 12 plan copies may be half-size (11"x17") and 3 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
 - Under 10 acres: no greater than 1" = 30'
 - 10 + acres: 1" = 50'
- C) Title Block
 - Title: Shoreland Development Plan
 - 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
 - Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.
- D) Signature Block
 - Area for signature by Planning Board Chair and Date of Planning Board Approval

Development Plan must include the following existing and proposed information:

<p>Existing:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Land Use Zones and boundaries <input checked="" type="checkbox"/> Topographic map (optional) <input checked="" type="checkbox"/> Wetlands and flood plains <input checked="" type="checkbox"/> Water bodies and water courses <input checked="" type="checkbox"/> Parcel area <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Distance from structure to water body and property lines <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage 	<p>Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Recreation areas and open space <input checked="" type="checkbox"/> Setback lines and building envelopes <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage <p>Distance to:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Nearest driveways and intersections <input checked="" type="checkbox"/> Nearest fire hydrant <input checked="" type="checkbox"/> Nearest significant water body; ocean, wetland, stream
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AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

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: 45.4 feet

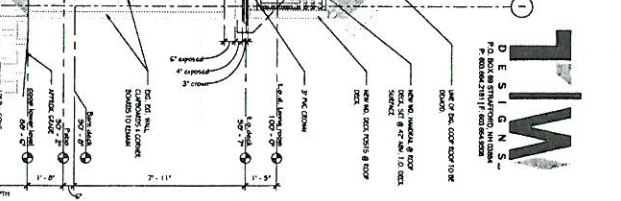
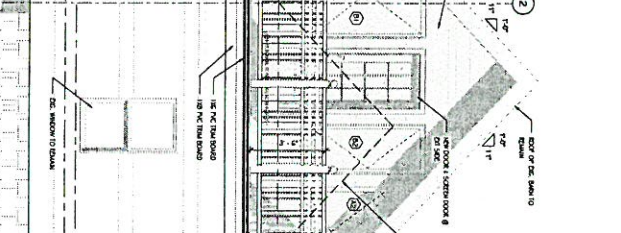
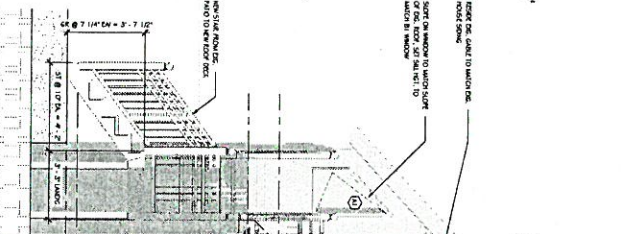
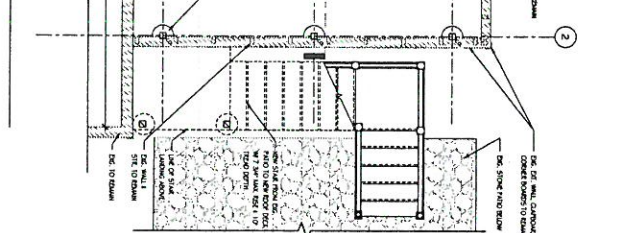
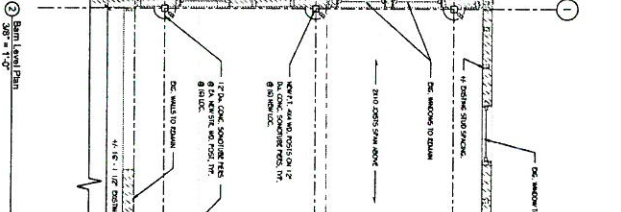
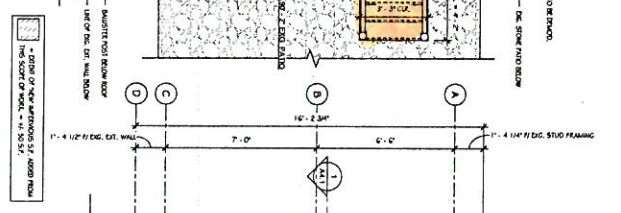
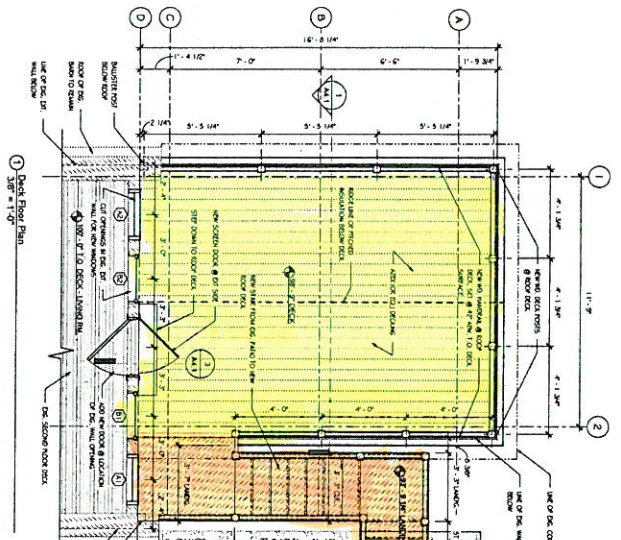
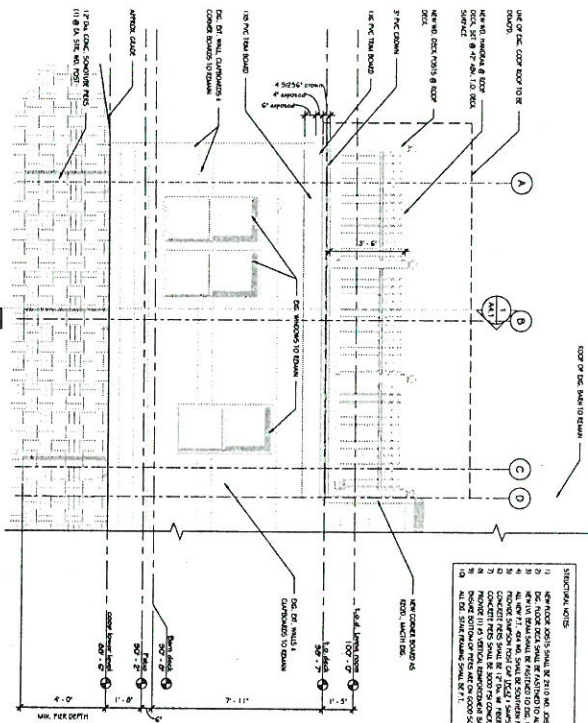
STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	2,558 sf	2,622 sf	0.2 %	
CF (Volume)	N/A	N/A	N/A	
Construction:	New: <input checked="" type="checkbox"/> Demo/Rebuild: <input type="checkbox"/> Maintenance/repair: <input type="checkbox"/>			Value: \$ 35,000
*Total increase in area and/or volume may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 29,823	20 %	4,987 sf	5,051 sf	16.9 %
*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) 29,823	20 %	2,558 sf	2,622 sf	8.8 %
*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.

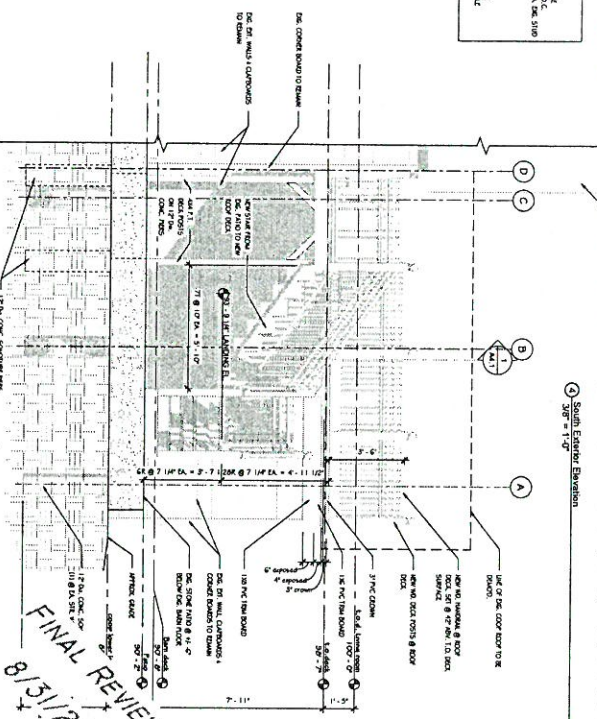
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Scale = 1/8"



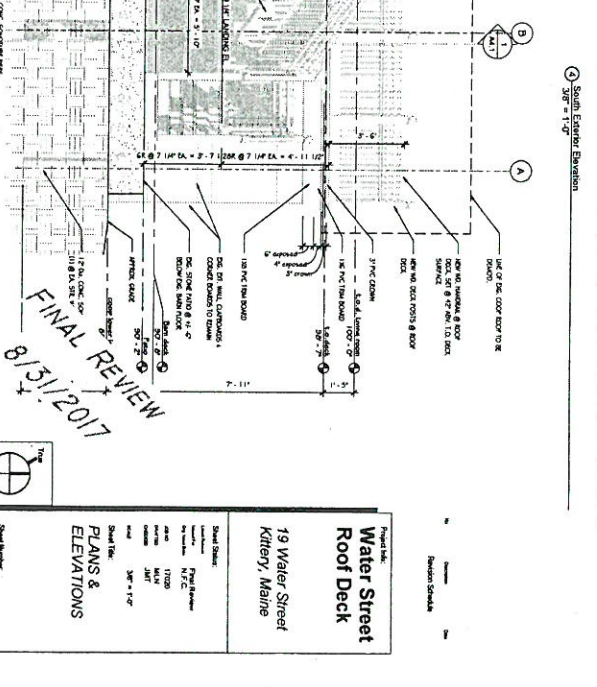
NOTES

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2012 INTERNATIONAL BUILDING CODE (IBC).
- 2) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
- 3) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).
- 4) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL GREEN BUILDING CODE (IGBC).
- 5) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWEET'S ARCHITECTURAL AND CONSTRUCTION CODE (SAC).
- 6) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL CONSTRUCTION CODE (ICC).
- 7) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE (IEC).
- 8) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL GAS CODE (IGC).
- 9) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL HAZARDOUS MATERIALS HANDBOOK (HMH).
- 10) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
- 11) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ROOFING CODE (IRC).
- 12) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WOOD PRESERVATION CODE (IWPC).
- 13) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ZONING ORDINANCE (IZO).
- 14) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ACCESSIBILITY STANDARDS (IAS).
- 15) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
- 16) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL VENTING AND EXHAUST CODE (IVEC).
- 17) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WIND-BORNE DEBRIS RESISTANCE CODE (IDBRC).
- 18) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SEWER AND DRAINAGE CODE (ISD).
- 19) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS).
- 20) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL TANKER AND MARITIME CODE (ITMC).
- 21) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL TRAVEL AND TOURISM CODE (ITTC).
- 22) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL VETERINARY CODE (IVC).
- 23) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WASTE MANAGEMENT AND HAZARDOUS WASTE HANDLING CODE (IWMHWC).
- 24) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WOOD PRESERVATION CODE (IWPC).
- 25) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ZONING ORDINANCE (IZO).

2 West Elevation
Scale = 1/8"

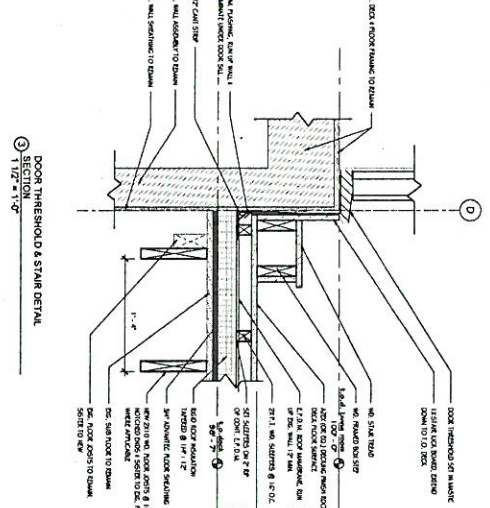
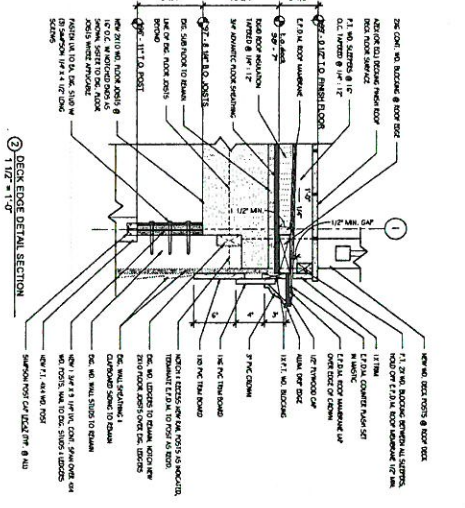
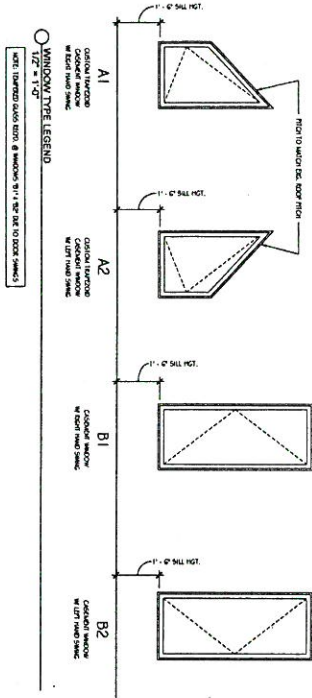
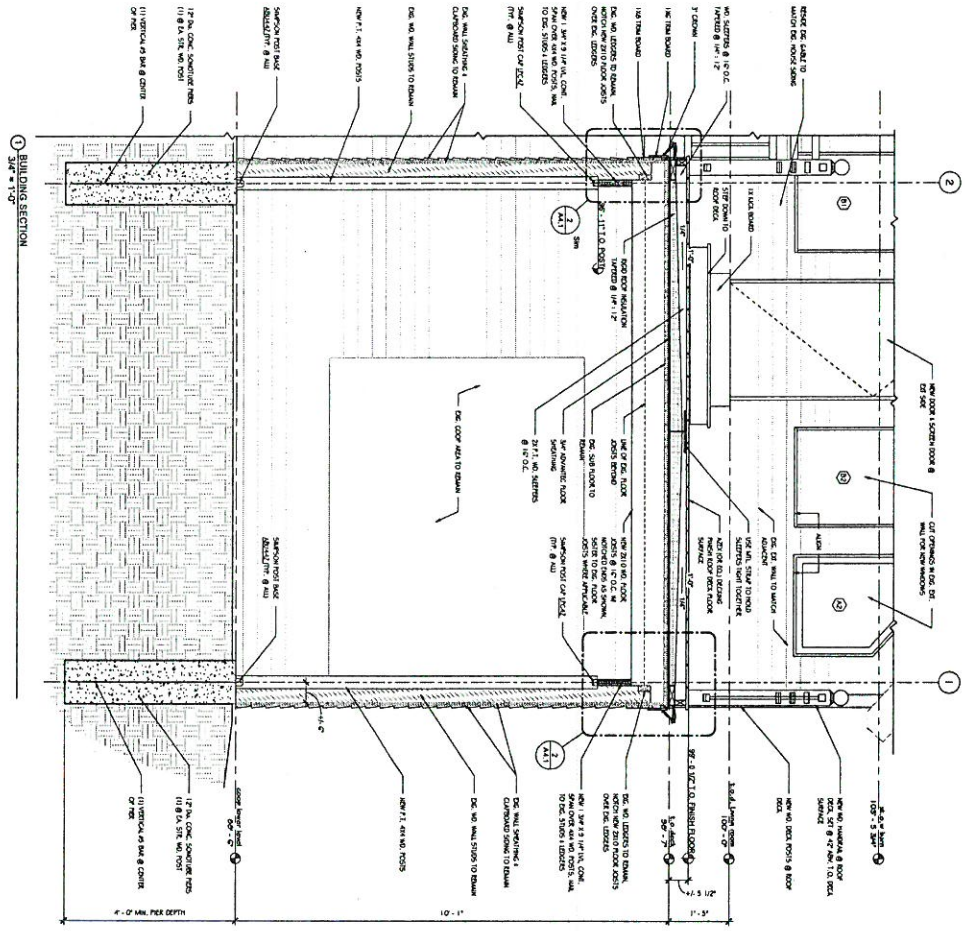


3 North Elevation
Scale = 1/8"



FINAL REVIEW
8/31/2017

<p>PROJECT 19 Water Street Kittery, Maine</p> <p>Water Street Roof Deck</p> <p>PLANS & ELEVATIONS</p> <p>Scale: 1/8"</p> <p>Sheet No: A1.1</p>	<p>TJM</p> <p>19 Water Street Kittery, Maine 03904</p> <p>Phone: 603.883.1111 Fax: 603.883.1111 Email: info@tjm.com</p>
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STRUCTURAL NOTES

1. ALL CONCRETE SHALL BE CAST IN PLACE.
2. ALL REINFORCING SHALL BE CAST IN PLACE.
3. ALL WALLS SHALL BE CONSTRUCTED TO THE EXTERIOR FACE OF THE WALL.
4. ALL WALLS SHALL BE FINISHED TO THE EXTERIOR FACE OF THE WALL.
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10. ALL WALLS SHALL BE FINISHED TO THE INTERIOR FACE OF THE WALL.

Window Schedule

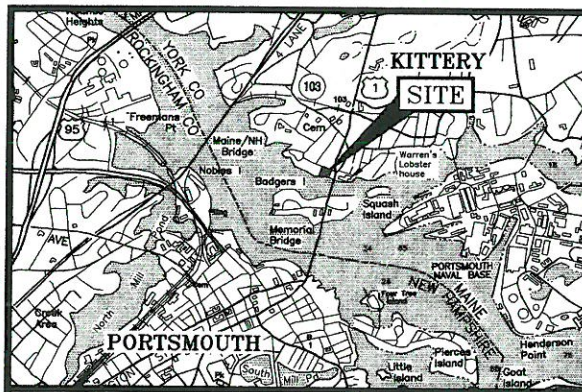
Item	Manufacturer	Model	Dimensions	Width	Height	Head Depth	Notes
1	WINDOOR	WINDOOR	2'-0\"/>				

REVIEW
15/1/2017

Project Name: **Water Street Roof Deck**
 Address: **19 Water Street, Kittery, Maine**

Scale: **1/8\"/>**





LOCATION MAP SCALE: 1" = 2000'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- YCRD YORK COUNTY
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- ST BND W/DH STONE BOUND WITH DRILL HOLE

DEVEGETATED AREAS (TO MEAN HIGH WATER)		
STRUCTURE	EXISTING DEVEGETATED (S.F.)	POST-CONSTRUCTION DEVEGETATED (S.F.)
MAIN STRUCTURE	1776	1776
GARAGE	494	494
PAVED DRIVEWAYS	1311	1311
RETAINING WALLS	197	197
STONE/CONC STAIRS	56	56
CONCRETE	145	145
WOOD DECKS & STAIRS	288	352
BRICK WALKWAYS AND STONE PATIOS	625	625
DRIVEWAY AND RETAINING WALL APPURTENANT TO ADJACENT LOT	95	95
TOTAL	4,987	5,051
LOT SIZE (TO MHW)	29823	29823
% LOT COVERAGE	16.7%	16.9%

STRUCTURE VOLUMES		
PRE CONSTRUCTION VOLUME C.F.	POST CONSTRUCTION VOLUME C.F.	VOLUME INCREASE %
52,394	51,698	-1.01%

STRUCTURE AREAS		
PRE CONSTRUCTION AREA S.F.	POST CONSTRUCTION AREA S.F.	AREA INCREASE %
2,558	2,622	2.50%

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2001 EXCEPT AS NOTED ON THIS PLAN.



APPROVED BY THE KITTERY PLANNING BOARD
 CHAIRMAN _____ DATE _____

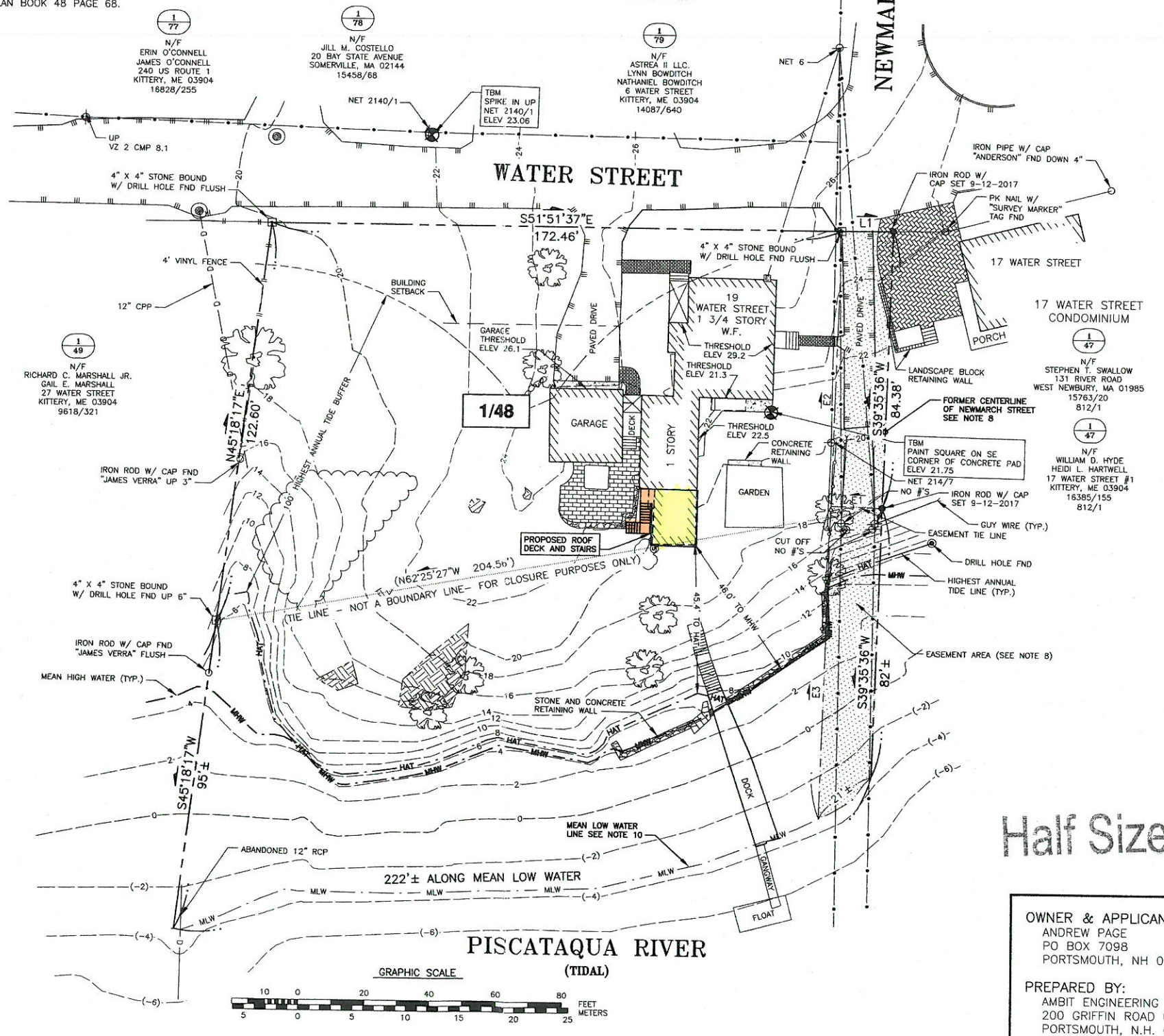
- PLAN REFERENCES:**
- BOUNDARY SURVEY FOR NORTH AMERICAN LAND CORPORATION; PREPARED BY ANDERSON-LIVINGSTON ENGINEERS, INC.; DATED OCTOBER 15, 2004, REVISED NOVEMBER 22, 2005; NOT RECORDED.
 - BOUNDARY SURVEY FOR 17 WATER STREET CONDOMINIUM; PREPARED BY ANDERSON-LIVINGSTON ENGINEERS, INC.; DATED DECEMBER 5, 2010, REVISED MARCH 18, 2011; RECORDED AT Y.C.R.D. CONDOMINIUM FILE 812 PAGE 1.
 - RIGHT OF WAY SURVEY OF WATER STREET FOR THE TOWN OF KITTERY; PREPARED BY EASTERLY SURVEYING, INC.; DATED JANUARY 23, 1996; NOT RECORDED
 - PLAN OF HOUSE LOTS IN KITTERY, ME. OWNED BY M.V.B. STIMSON 1863, PREPARED BY T. DAME; RECORDED AT Y.C.R.D. PLAN BOOK 1 PAGE 57.
 - PLAN OF HOUSE LOTS IN KITTERY IN THE COUNTY OF YORK, OWNED BY ANDREW J. STIMSON; SURVEYED BY TIMOTHY DAME; RECORDED AT Y.C.R.D. PLAN BOOK 48 PAGE 68.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S52°38'39"E	15.49'

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N50°24'24"W	15.48'
E2	N39°35'36"E	83.77'
E3	N39°35'36"E	95'±



Half Size

OWNER & APPLICANT:
 ANDREW PAGE
 PO BOX 7098
 PORTSMOUTH, NH 03802

PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801



- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 1 AS LOT 48.
 - OWNERS OF RECORD:
 ANDREW PAGE
 P.O. BOX 7098
 PORTSMOUTH, NH 03802
 17459/377
 - A PORTION OF THE PARCEL IS WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL. 9), AS SHOWN ON FIRM PANEL 2301710008D, REVISED JULY 3, 1986. STRUCTURE IS NOT IN THE SFHA, SEE LOMA CASE NO. 17-01-1153A.
 - EXISTING LOT AREA:
 39,289± S.F. (TO MEAN LOW WATER)
 0.9020± AC. (TO MEAN LOW WATER)
 - PARCEL IS LOCATED IN RESIDENTIAL-URBAN (R-U) ZONE AND SHORELAND-WATERBODY / WETLAND PROTECTION AREA (OZ-SL-250') AND PORTIONS OF THE PARCEL ARE SUBJECT TO THE RESOURCE PROTECTION OVERLAY ZONE (OZ-PR).
 - DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 20,000 S.F.
 FRONTAGE: 100 FT.
 SETBACKS: FRONT: 30 FT.
 SIDE: 15 FT.
 REAR: 15 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MAXIMUM BUILDING COVERAGE: 20%
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED ROOF DECK AND STAIRS ON TAX MAP 1 LOT 48 IN KITTERY.
 - PARCEL IS SUBJECT TO AN EASEMENT BENEFITING THE TOWN OF KITTERY OVER THE ABANDONED PORTION OF NEWMARCH STREET. SEE YORK COUNTY SUPERIOR COURT CIVIL ACTION DOCKET NO. RE-2005-074 AND Y.C.R.D. 14736/176. EASEMENT AREA 2,698± S.F. (TO MLW).
 - VERTICAL DATUM IS MEAN SEA LEVEL NGVD29, BASIS OF VERTICAL DATUM IS NGS PID OC1233 - D 605 MEDT.
 - MEAN LOW WATER SHOWN AT ELEVATION -3.52 PER NOAA STATION 8419870, SEAVEY ISLAND.
 - MEAN HIGH WATER SHOWN AT ELEVATION 4.59' PER NOAA STATION 8419870, SEAVEY ISLAND.
 - HIGHEST ANNUAL TIDE LINE SHOWN AT ELEVATION 6.68' PER MAINE DEP HIGHEST ANNUAL TIDE LEVELS FOR YEAR 2017, SEAVEY ISLAND.
 - PROPOSED ROOF DECK AND STAIRS FROM PLAN BY TW DESIGNS LLC, DATED 09/01/2017.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/21/18
REVISIONS		

SHORELAND DEVELOPMENT PLAN
TAX MAP 1 - LOT 48
 OWNER
ANDREW PAGE
 19 WATER STREET
 TOWN OF KITTERY
 COUNTY OF YORK
 STATE OF MAINE