

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

ITEM 4 – Old Post Road / Bridge Street – Cluster Residential Development – Sketch Plan Review
Accept or deny application. Approve or deny concept plan. Owner MAC Properties Bridge Street, LLC and applicant Silver Holdings, LLC request consideration of a three (30 building, 11-unit cluster residential development on 3.02+- acre parcel on Old Post Road / Bridge Street (Tax Map 3 Lot 77A) in the Residential – Urban (R-U) Zone. Agent is Shawn Tobey, P.E. Hoyle, Tanner Associates, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Acceptance/Approval	Scheduled for 7/11/2019 Meeting	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.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

This is a conceptual review for a proposed cluster residential development located on 3.02+- acre parcel off of Old Post Road and Bridge Street in the Residential – Urban (R-U) Zone. The applicant is proposing the construction of three (3) residential buildings, each three stories high. The residential buildings will contain a total of eleven (11) dwelling units with 11 drive-in parking spaces within the units.

The existing property contains woods and ledge. There are no wetlands located on site.

Staff Review

The sketch plan includes most of the information required under 16.10.4.2.2 with the exception of a high intensity Class A soil survey.

As the Board will see from the Conceptual Site Plan all of the zoning requirements of the Residential – Urban (R-U) Zone will be met. At three stories high, the proposed buildings will comply with the 35 foot height limit. There are Cluster Residential Development standards that will also need to be met as detailed below, including the calculations for Net Residential Acreage and Net Residential Density.

Cluster Residential Development Requirements

1. The proposed development must comply with requirements of ARTICLE XI Cluster Residential Development of Title 16.

Per 16.3.2.4.D, (3) (a) [1] there is no minimum lot size for cluster subdivision in the R-U zone with the condition that there is a minimum principal building separation as required by the Fire Chief, but not less than 15 feet. Staff is assuming that these will be attached single-family dwellings (townhouses) with condominium ownership on one lot.

The developer must also take into consideration, where applicable, points (1) – (5) of 11. 6. I that concern building orientation, utility installation, recreation, buffering and development setbacks.

Net Residential Acreage / Density

2. Per 16.7.8.1 and 8.2 this land area needs to be determined for the site. In looking at the required deductions, most would not apply but exposed bedrock and soils with a drainage class of ‘poorly drained’ and/or “very poorly drained” may apply.

Parking Requirements

3. Per 16.8.9.4, two (2) spaces are required per dwelling unit. The parking requirement of a minimum of 22 spaces will be met with 34 spaces provided. Each unit will have one (1) drive-in parking space below. In addition, there will be twenty-three (23) surface parking spaces.
4. A 22-foot wide driveway will be constructed at a 10% maximum slope to access the site from Old Post Road.

Open Space

5. Per 16.8.11.6 E, the open space requirement of a minimum of 50% of the total area will be met with 57% proposed. The open space is proposed for owner recreation and permanently dedicated to protect its natural condition.

Utilities / Site Improvements

6. The plans show general information regarding utilities that will be available to the site development. Proposed water, sewer, underground electric and telecom services serve the project from Bridge Street.

Previous Planning Boards have reviewed different proposals for this property which did not move past sketch plan review. There appear to be a number of site constraints, i.e., steep slopes and ledge of the property that have probably played a part. Staff feels that the current proposal for a cluster residential development with more units centrally located working with the topography and views is a desirable plan.

Recommendation / Action

The sketch plan review is an opportunity to consider a concept and make specific suggestions to the applicant. Other than a high intensity Class A soil survey, the sketch plan submittal is complete. If the concept is approved by the Board, the proposed development would need to be classified as a major subdivision for the next steps in the approval process.

Move to accept and approve the cluster residential sketch plan – major subdivision, dated June 20, 2019 as prepared by Hoyle, Tanner & Associates, Inc., for owner MAC Properties Bridge Street, LLC and applicant Silver Holdings, LLC request consideration of a three (3) building, 11-unit cluster residential development on 3.02+- acre parcel on Old Post Road / Bridge Street (Tax Map 3 Lot 77A) in the Residential – Urban (R-U) Zone.

The Board will need to hold a site walk.

Move to schedule a site visit on {date and time} for the cluster residential sketch plan – major subdivision, dated June 20, 2019 as prepared by Hoyle, Tanner & Associates, Inc., for owner MAC Properties Bridge Street, LLC and applicant Silver Holdings, LLC request consideration of a three (3) building, 11-unit cluster residential development on 3.02+- acre parcel on Old Post Road / Bridge Street (Tax Map 3 Lot 77A) in the Residential – Urban (R-U) Zone.

June 20, 2019

Adam Causey, AICP
Town of Kittery
200 Rogers Road
Kittery, ME 03904



Pease International Tradeport
100 International Drive, Suite 360
Portsmouth, New Hampshire 03801
603-431-2520
603-431-8067 fax
www.hoyletanner.com

Re: **Application for Sketch Plan Review**
Proposed Cluster Residential
Development Project
Tax Map 3, Lot 77A

Dear Mr. Causey,

On behalf of Silver Holdings, LLC, Hoyle, Tanner and Associates is pleased to submit this application for Sketch Plan Review for the proposed cluster development of Tax Map 3, Lot 77A, located in the Town of Kittery, Maine. The development proposes the construction of three residential buildings each three stories high. The residential buildings will contain a total of 11 dwelling units with 11 drive-in parking spaces within the units. The design also includes the construction of 23 surface parking spaces, a driveway, supporting utilities and landscaping. A 22-foot-wide driveway will be constructed at a 10% maximum slope to access the site.

The proposed development will cluster the buildings and parking at the center of the site while maintaining the natural woods and site features that surround the perimeter of the parcel. Approximately 57% of the total site area will remain open space. Open space will be used for owner recreation and will preserve its natural condition.

Water, sewer, electric and telecom for the project will connect to existing utility lines located in Bridge Street. All onsite utilities will be underground.

Sincerely,

HOYLE, TANNER & ASSOCIATES, INC.

A handwritten signature in cursive script that reads 'Shawn M. Tobey'.

Shawn M. Tobey, P.E.
Project Manager



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:	\$200	Date:	June 12, 2019	
PROPERTY DESCRIPTION	Parcel ID	Map	3	Zone(s)-Base:	Residential - Urban (R-U)	Total Land Area	3.02 +/- Acres
		Lot	77A	Overlay:	N/A	MS4	___ YES ___ X NO
	Physical Address	Old Post Road/Bridge Street					
PROPERTY OWNER'S INFORMATION	Name	MAC Properties Bridge Street, LLC			Mailing Address	Applicant Information	
	Phone					Name	Silver Holdings, LLC c/o William Wharff
	Fax					Address	1 City Center, Portland, ME
	Email					Phone	617-767-1897
APPLICANT'S AGENT INFORMATION	Name	Shawn Tobey, P.E.			Mailing Address	Business Information	
	Phone	603-431-2520				Name of Business	Hoyle, Tanner & Associates, Inc.
	Fax					Address	100 International Drive, Suite 360 Portsmouth, NH 03908
	Email	stobey@hoyletanner.com					

PROJECT DESCRIPTION	<i>See reverse side regarding information to be provided.</i>	
	Existing Land Use(s):	
	Undeveloped woods.	
	Proposed Land Use(s) and Development:	
	The proposed project is a three (3) building, 11-unit cluster residential development. Greater than 50% of the open space will set aside as permanent open space and for environmental enhancements to be maintained in common by unit owners.	
	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)	
	The existing property contains woods and ledge. The proposed driveway will be graded to a maximum slope of 10%.	
	There are no wetland located on site.	

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:	
Date:	14 June 2019	Date:	6/18/19

12 Copies
Requested

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:

All submissions will
be 11" X 17"

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

B) Plan Scale $1" = 80'$

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

10 + acres: $1" = 50'$ Final plans will be
submitted with $1" = 30'$

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.

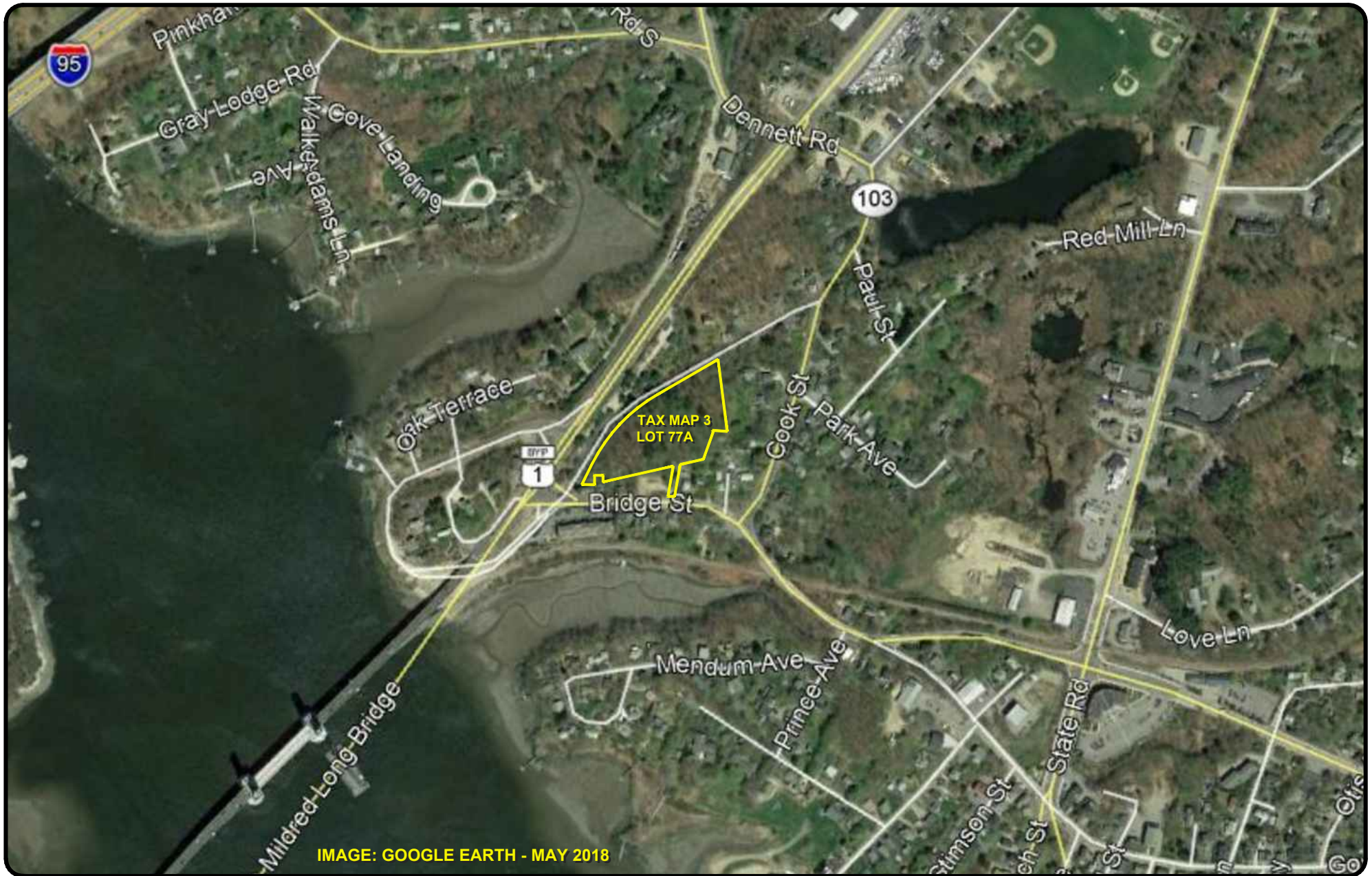


IMAGE: GOOGLE EARTH - MAY 2018

VICINITY MAP
 CONCEPTUAL SITE PLAN
 OLD POST ROAD
 KITTERY, ME 03904

APPLICANT:
 SILVER HOLDINGS, LLC
 C/O WILLIAM WHARFF
 1 CITY CENTER
 PORTLAND, ME 04101

Hoyle, Tanner & Associates, Inc.
 Pease International Tradeport
 100 International Dr, #360, Portsmouth, NH 03801
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DATE: 06/20/2019
 SCALE: 1" = 500'
 FIGURE: 1

CONCEPTUAL SITE PLAN OLD POST ROAD KITTERY, ME

ZONING REQUIREMENTS (R-U)

RESIDENTIAL - URBAN	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 SF	3.02± ACRE
MIN. LAND AREA PER UNIT	20,000 SF	11,993 SF *
MIN. STREET FRONTAGE	100 FT	718 FT
MIN. FRONT SETBACK	30 FT	75 FT
MIN. REAR & SIDE SETBACK	15 FT	75 FT
MAX. BUILDING HEIGHT	35 FT	35 FT
MIN. DIST BETWEEN BLDGS	35 FT	15 FT *
MAX. BLDG COVERAGE	20%	9%
PARKING	22 SPACES	34 SPACES

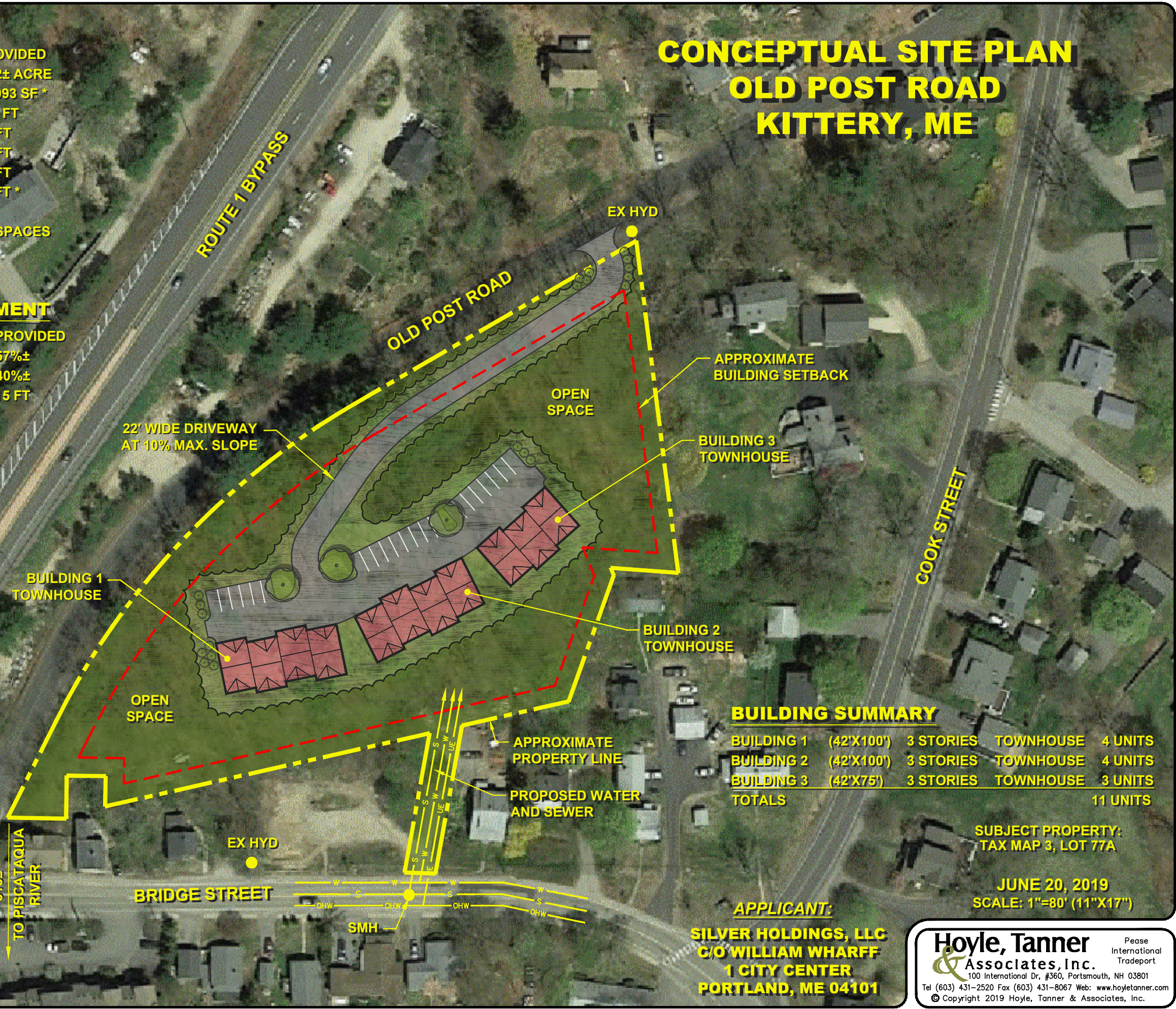
* CLUSTER RESIDENTIAL DEVELOPMENT

CLUSTER RESIDENTIAL DEVELOPMENT

OLD POST RD	REQUIRED	PROVIDED
OPEN SPACE (% TOTAL AREA)	>50%	57%±
OPEN SPACE (% NET RES)	>30%	40%±
MIN. DIST BETWEEN BLDGS	15 FT	15 FT

NOTES

- PROPOSED BUILDINGS TO BE SPRINKLED.
- ONSITE UTILITIES TO BE UNDERGROUND.
- EACH UNIT HAS 1 PARKING SPACE BELOW.
- THE OPEN SPACE IN THIS PROPOSED CLUSTER DEVELOPMENT WILL BE USED FOR OWNER RECREATION AND WILL BE DEDICATED PERMANENTLY TO PROTECT IT'S NATURAL CONDITION.



BUILDING SUMMARY

BUILDING 1	(42'X100')	3 STORIES	TOWNHOUSE	4 UNITS
BUILDING 2	(42'X100')	3 STORIES	TOWNHOUSE	4 UNITS
BUILDING 3	(42'X75')	3 STORIES	TOWNHOUSE	3 UNITS
TOTALS				11 UNITS

SUBJECT PROPERTY:
TAX MAP 3, LOT 77A

JUNE 20, 2019
SCALE: 1"=80' (11"X17")

APPLICANT:

SILVER HOLDINGS, LLC
C/O WILLIAM WHARFF
1 CITY CENTER
PORTLAND, ME 04101

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& Associates, Inc.

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