

**Town of Kittery Maine
 Town Planning Board Meeting
 September 12, 2019**

ITEM 5 – 79 Tower Road – Shoreland Development Plan Review

Action: Accept or deny application; Approve or deny plan. Owners Donald E. Gingras and Linda K. Gingras request consideration to construct a new partial second floor to an existing residential structure on a 26,894 sf parcel located at 79 Tower Road (Tax Map 58 Lot 44) in the Residential - Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Mike Bedell, Kennebunk River Architects.

PROJECT TRACKING

REQ'D	DESCRIPTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	9/12/2019 Meeting	PENDING
NO	Site Walk	Planning Board discretion	
NO	Public Hearing	Planning Board discretion	
YES	Final Plan Review and Decision	Possible for 9/12/2019 Meeting	

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.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 project is required by 16.10.3.4 Shoreland Development Review since the proposed development is located in the Shoreland Overlay Zone. The parcel is a non-conforming single family dwelling on a non-conforming lot. The lot does not meet minimum lot size for the Residential – Rural Conservation (R-RLC) Zone and a small portion of the existing dwelling is located within the required 100-foot setback from the waterbody.

The proposed renovation consists of a vertical expansion along the southern portion of the building to create a new partial second floor to contain a master bedroom, study, new stairs and an elevator.

The existing dwelling at its closest point is 95 feet to the Highest Annual Tide (HAT) line. There will be no increase to the building footprint only a vertical expansion with this renovation to a portion of the structure outside of the 100-foot setback. No other changes to any structures on the property are proposed, nor is the site impacted.

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 / alteration of a non-conforming structure within the Shoreland Zone within certain standards and requirements.

[5] [a]

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, as long as other applicable municipal land use standards are met and the expansion is not prohibited by § 16.7.3.3B(3)(e)[2] or [3] above:

[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.

There will be no increase with the proposed renovation to the building footprint and the height increase is to the portion of the structure outside of the 100' setback. [WHAT IS THE HEIGHT INCREASE - Adam]

2. The proposed development does not alter the lot's devegetated area or building coverage percentages as there is no increase to the building footprint.

Recommendation / Action

As the proposed development is within the existing building footprint, staff does not feel a public hearing or site walk is warranted. Staff recommends that the Board accept the application and approve the Shoreland Development Plan application.

Move to accept the Shoreland Development Plan application from Owners Donald E. Gingras and Linda K. Gingras to construct a new partial second floor to an existing residential structure on a 26,894 sf parcel located at 79 Tower Road (Tax Map 58 Lot 44) in the Residential - Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SH-250') Zones as complete.

Move to approve the Shoreland Development Plan application from Owners Donald E. Gingras and Linda K. Gingras to construct a new partial second floor to an existing residential structure on a 26,894 sf parcel located at 79 Tower Road (Tax Map 58 Lot 44) in the Residential - Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SH-250') Zones.

Kittery Planning Board
Findings of Fact
For 79 Tower Road
Shoreland Development Plan Review

UNAPPROVED

WHEREAS: Owners Donald E. Gingras and Linda K. Gingras request consideration to construct a new partial second floor to an existing residential structure on a 26,894 sf parcel located at 79 Tower Road (Tax Map 58 Lot 44) in the Residential - Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SH-250') Zones. Agent is Mike Bedell, Kennebunk River Architects.

Hereinafter the "Development" and

Pursuant to the Plan Review meetings conducted by the Town Planning Board as noted {in the plan review notes prepared for 5/9/2019}

Shoreland Development Plan Review	9/12/2019
Approval	9/12/2019

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

1. Shoreland Development Plan Application, received 8/21/2019
2. Proposed Vertical Expansion Plan and Existing Conditions Plan of Land, Civil Consultants, dated 8/14/19
3. Floor Plans and Elevations, Kennebunk River Architects, dated 8/14/19

NOW THEREFORE, based on the entire record before the Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the 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 footprints of the 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...

Finding: The proposed development does not include changes to the site and does not increase the lot's devegetated area.

Conclusion: The requirement is not applicable.

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 conditions must not be permitted to become more nonconforming

Finding: The proposed development does not increase nonconformity of any structure or aspect of the lot.

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

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

Finding: There will be no expansion of the footprint of the structure and the increase in the height of the structure with the proposed renovation is to the portion of the structure outside of the 100' setback.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

16.6.6. Basis for Decision

16.6.6.A. (2) & 16.7.3.3.B (1) The Planning Board 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 10 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 as represented in the plans and application does not appear to have an adverse impact.

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: The addition of a full bath can be adequately provided for by the existing 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: See Finding #2 above.

Conclusion: The 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: Shore cover is conserved in accordance with the Code. There are no points of access.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

6. Protect archaeological and historic resources;

Finding: There does not appear to be any resources impacted.

Conclusion: This requirement appears to be met.

Vote: ___ in favor ___ against ___ abstaining

7. Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;

Finding: The property is not located in the Commercial Fisheries / Maritime Use Zone.

Conclusion: This requirement is not applicable.

Vote: ___ in favor ___ against ___ abstaining
<i>8. Avoid problems associated with floodplain development and use;</i>
Finding: The property is partially located within flood hazard zone V15 (EL 15). The proposed construction will not create an adverse impact associated with floodplain management.
Conclusion: This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>9. Is in conformance with the provisions of this code;</i>
Finding: The proposed construction is in conformance with the provisions of the Code.
Conclusion: This requirement appears to be met.
Vote: ___ in favor ___ against ___ abstaining
<i>10. Be recorded with the York county Registry of Deeds.</i>
Finding: A plan suitable for recording will be 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.
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 Application and subject to any conditions or waivers, 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 9/12/2019).

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 or Vice chair to sign the Final Plan and the Findings of Fact upon confirmation of required plan changes.

Vote of ___ in favor ___ against ___ abstaining

APPROVED BY THE KITTERY PLANNING BOARD ON September 12, 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. An approved plan for expansion of a non-conforming structure must be recorded by the applicant with the York County Registry of Deeds within 90 days of approval. The recorded plan must show the existing and proposed footprint of the non-conforming structure, the existing and proposed structure height, the footprint of any structures on the parcel, the Shoreland Overlay zone and/or the Resource Protection Overlay zone boundary and evidence of approval by the municipal review authority.
5. 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



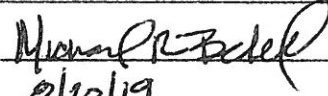
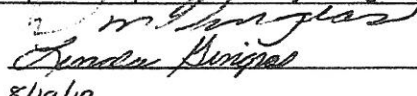
TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

MAP <u>58</u> SLOT <u>44</u>
DATE: <u>8/21/19</u>
FEE: \$ <u>200.00</u>
ASA*: _____

PROPERTY DESCRIPTION	Physical Address	79 Tower Road		
	Base Zone	R-RLC	Overlay Zone (s)	Shoreland overlay
OWNER INFORMATION	Name	Donald E. Gingras Linda K. Gingras		Mailing Address Donald E. Gingras Linda K. Gingras 7 Cameron Drive Nashua, NH 03062
	Phone			
	Email	dgingras@gatecityelectrics.com		
AGENT INFORMATION	Name	Mike Basell		Company Kennebunk River Architects
	Phone	207-216-9850		
	Email	mike@kennebunkriverarchitects.com		Mailing Address 1662 Post Rd. Suite B6 Well, Me. 04090
	Fax			
APPLICANT INFORMATION	Name			Mailing Address
	Phone			
	Email			
PROJECT DESCRIPTION	<u>Existing Use:</u> Residential home, single story with areas of grade access from basement level. Garage under.			
	<u>Proposed Use (describe in detail):</u> Continued use as residential home.			

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	New partial second floor to contain Master Bedroom, study, new stair and new elevator. PORTION OF NEW CONSTRUCTION LIES WITHIN SIDE SETBACK.

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:	8/20/19	Date:	8/19/19

*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 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 type="checkbox"/> Under 10 acres: no greater than 1" = 30' <input type="checkbox"/> 10 + acres: 1" = 50'	
C) Title Block	
<input 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 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

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: $\frac{95 \text{ feet}}{\text{closest point}}$

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	3925 sf	1028 sf	26.19 %	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/> Maintenance/repair: <input type="checkbox"/>			Value: \$
*Total increase in area may not exceed 30% for any new construction since 1/1/1989.				

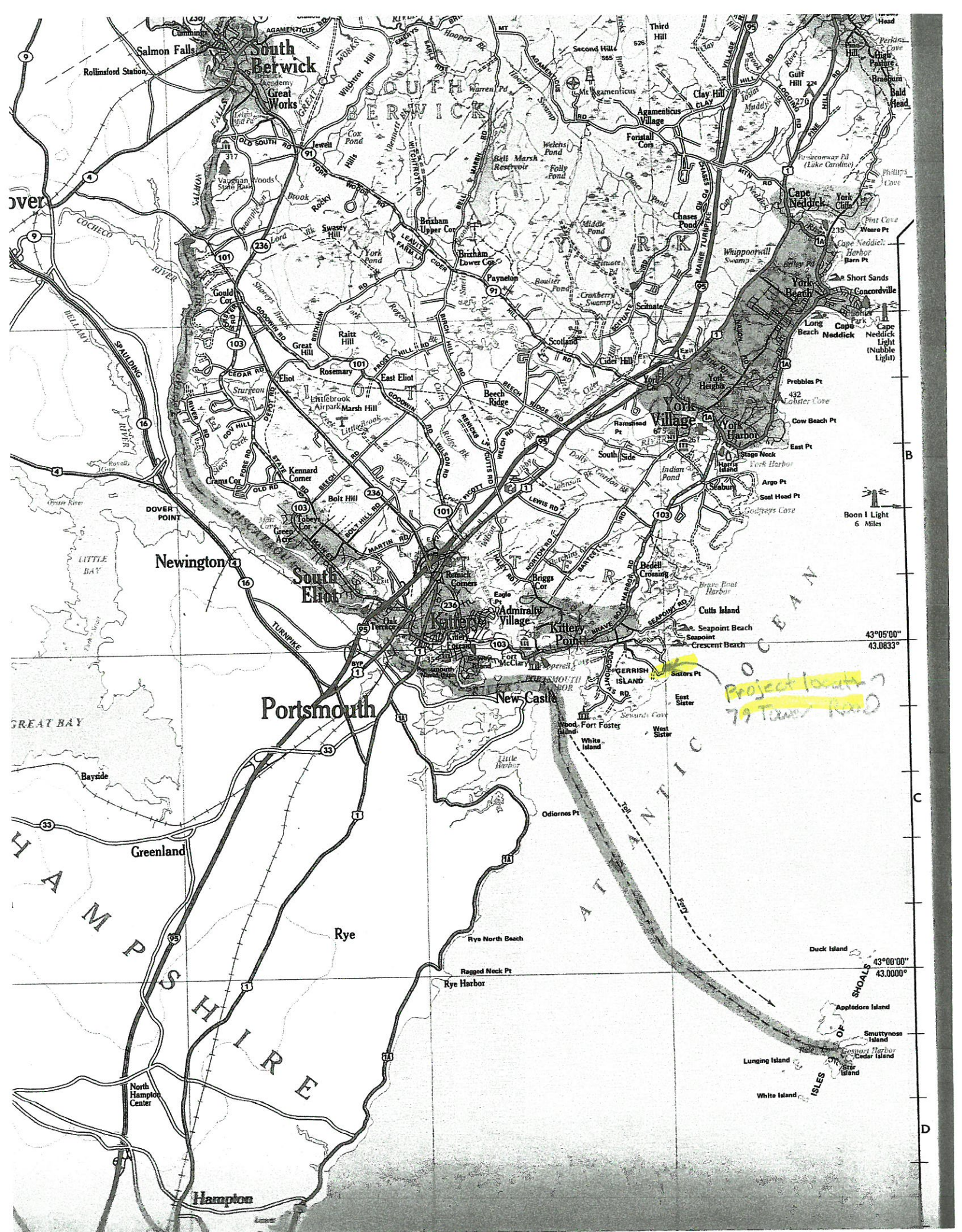
N/A NO SITE CHANGES OCCURRING

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf)	%	sf	sf	%
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

N/A NO PROPOSED CHANGE TO LOT COVERIDGE

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf)	%	sf	sf	%
*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.



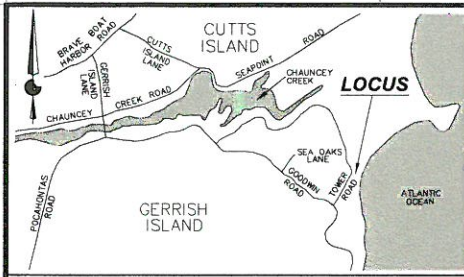
Project 1000
79 Town Road

Boon I Light
6 Miles

43°05'00"
43.0833°

43°00'00"
43.0000°

43°00'00"
43.0000°



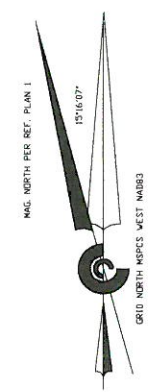
LOCATION PLAN
(NOT TO SCALE)

NOTES:

- ASSESSOR'S INFORMATION:**
TOWN OF KITTEERY ASSESSOR'S MAP 58, LOT 44
 - RECORD OWNER:**
DONALD E. GINGRAS & LINDA K. GINGRAS
7 CAMERON DRIVE
NASHUA, NH 03062
 - DEED REFERENCE:**
Y.C.R.D. 17988/311 (LOT 29 - REF. PLAN 2)
 - ZONING INFORMATION:**
RESIDENTIAL-RURAL CONSERVATION ZONE (R-RLC)
LOT SIZE: 80,000 SQ.FT.
MINIMUM FRONTAGE: 200'
MINIMUM SETBACKS:
FRONT YARD: 40'
SIDE YARD: 20'
REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 6%
- AREAS OF THE LOCUS PARCEL LOCATED WITHIN 250 FEET OF THE NORMAL HIGH WATER LINE OF THE ATLANTIC OCEAN OR THE UPLAND EDGE OF A COASTAL WETLAND ARE LOCATED WITHIN THE SHORELAND OVERLAY ZONE. SEE THE TOWN OF KITTEERY ZONING ORDINANCE FOR COMPLETE REQUIREMENTS.
- A PORTION OF THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE V15 AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTEERY, COMMUNITY PANEL NO 330171 0003 C, EFFECTIVE DATE JULY 5, 1984. ZONE V15 IS A WAVE VELOCITY ZONE. ELEVATION 15' (NGVD 29 - FIRM DATUM) EQUALS ELEVATION 14.25' (NAVD88 - DATUM USED ON THIS PLAN).
 - NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) CORS96 EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW1), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GROUND DISTANCES.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. TO CONVERT TO THE NGVD29 DATUM ADD 0.76'.
 - LOCUS PARCEL CONTAINS 0.617 ACRES (26,894 S.F.) TO H.A.T. LINE.
 - BENCHMARK #2 IS A MAG NAIL SET IN UPOLE VZ252C, ELEV. = 16.59'.
 - BOUNDARY LINES AS SHOWN HEREON ARE BASED ON THE REFERENCE PLANS 1 & 2. AN INDEPENDANT RETRACEMENT SURVEY HAS NOT BEEN PERFORMED BY CIVIL CONSULTANTS.
 - THE SUBJECT PROPERTY IS ADJACENT TO THE ATLANTIC OCEAN. SECTION 16.2.2 OF THE KITTEERY CODE DEFINES COASTAL WETLANDS AS: "ALL TIDAL AND SUBTIDAL LANDS; ALL LANDS BELOW ANY IDENTIFIABLE DEBRIS LINE LEFT BY TIDAL ACTION; ALL LANDS WITH VEGETATION PRESENT THAT IS TOLERANT OF SALT WATER AND OCCURS PRIMARILY IN A SALT WATER OR ESTUARINE HABITAT; ANY SWAMP, MARSH, BOG, BEACH, FLAT OR OTHER CONTIGUOUS LOW LAND WHICH IS SUBJECT TO TIDAL ACTION DURING THE MAXIMUM SPRING TIDE LEVEL AS INDICATED IN TIDE TABLES PUBLISHED BY THE NATIONAL OCEAN SERVICE. COASTAL WETLANDS MAY INCLUDE PORTIONS OF COASTAL SAND DUNES.
- A DOCUMENT PUBLISHED BY MAINE DEP, ENTITLED "HIGHEST ANNUAL TIDE (h.a.t.) LEVELS FOR YEAR 2018, MAINE COAST FROM EASTPORT TO KITTEERY", IDENTIFIES THE HIGHEST ANNUAL TIDE AT GERRISH ISLAND AT ELEVATION 6.1 FEET (NAVD88). THE H.A.T. LINE SHOWN HEREON WAS SURVEYED ON THE GROUND BASED ON THIS ELEVATION. NO ELEVATION HAS BEEN PUBLISHED FOR YEAR 2019.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
 - TOWER ROAD AND THE 30-FOOT WIDE PRIVATE R.O.W. ARE DEPICTED ON REF. PLAN 2. REGARDING RIGHTS WITHIN THESE PRIVATE RIGHTS-OF-WAY, THE DEED OF ORIGIN FOR THE LOCUS PARCEL, AND A SAMPLING OF DEEDS FOR OTHER LOTS SHOWN ON REFERENCE PLAN 2, CONTAIN THE FOLLOWING LANGUAGE: "GRANTING AND CONVEYING THE RIGHT TO USE, FOR ALL PURPOSES, A WAY OR ROAD KNOWN AS THE GOODWIN ROAD AND SUCH OTHER WAY OR WAYS LEADING FROM THE GOODWIN ROAD TO THE LOT HEREIN CONVEYED".
 - THE DEED OF ORIGIN FOR THE SUBJECT PARCEL (Y.C.R.D. 1312/301) AND REFERENCE PLAN 2 MAKE NO MENTION AS TO THE DISPOSITION OF THE INTERTIDAL AREA. THE LINE SHOWN HEREON AT ELEVATION 15- FEET APPROXIMATES THE DASHED "SHORELINE" SHOWN ON REF. PLAN 2. THE H.A.T. LINE IS IN THE VICINITY OF THE SOLID "SHORELINE".

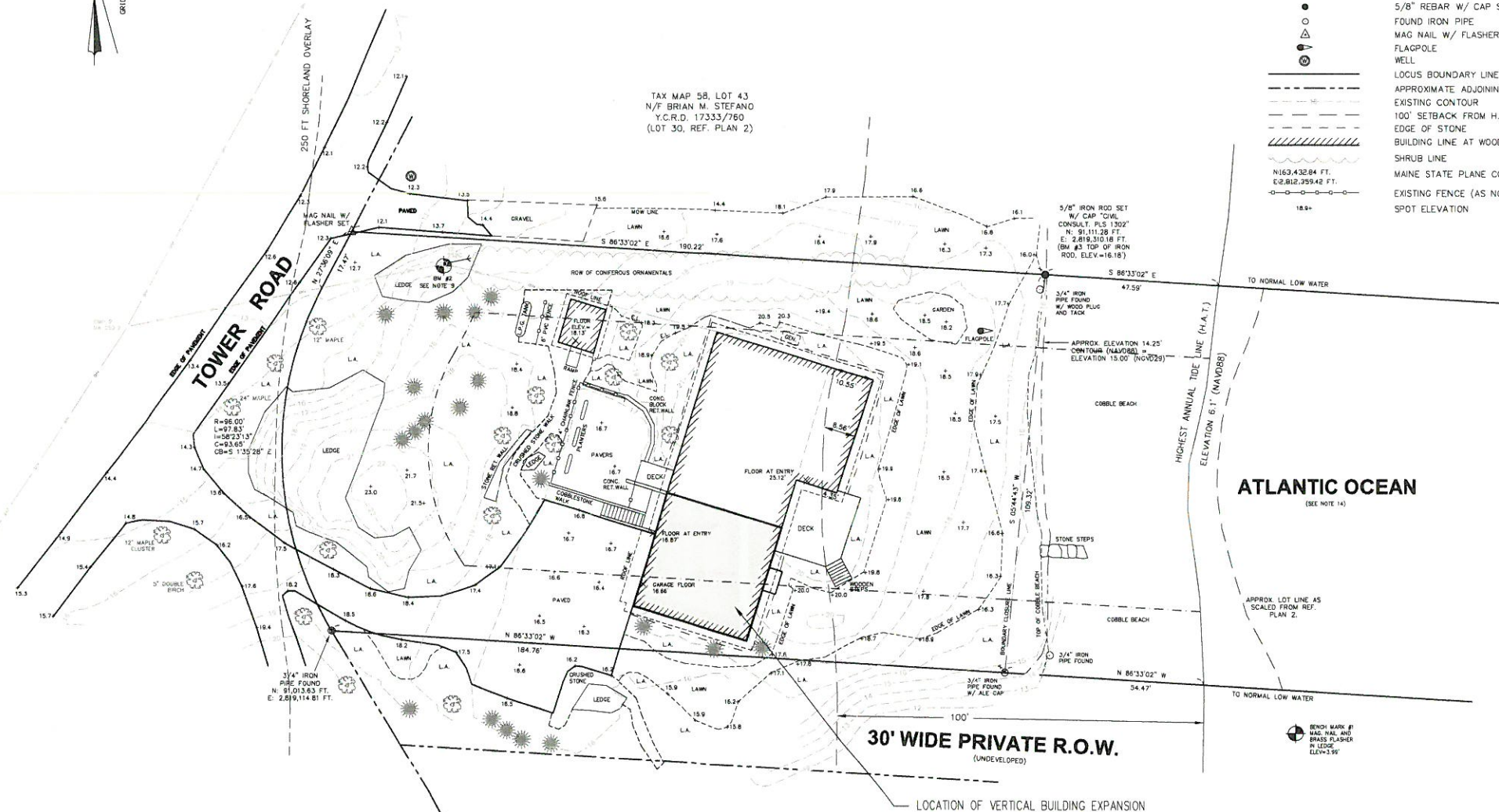
REFERENCE PLAN:

- "EXISTING CONDITIONS PLAN OF LAND OF DONALD E. & LINDA K. GINGRAS, TAX MAP 58, LOT 44, 79 TOWER ROAD, KITTEERY, YORK COUNTY, MAINE." PREPARED FOR DANLAD GINGRAS, BY CIVIL CONSULTANTS, DATED 7/23/2019, SHEET NAME EC1, PROJECT NUMBER 1920200.



PROJECT SCOPE OF WORK:

- PROJECT IS TO CREATE A VERTICAL EXPANSION ALONG THE SOUTHERN PORTION OF THE BUILDING. WORK IS TO OCCUR WITHIN EXISTING BUILDING FOOTPRINT. PLEASE REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.



LEGEND:

- | | |
|----------|--|
| 6897/327 | DEED BOOK / PAGE NUMBER |
| L.A. | LANDSCAPED AREA |
| N/F | NOW OR FORMERLY |
| REF. | REFERENCE |
| S.F. | SQUARE FEET |
| Y.C.R.D. | YORK COUNTY REGISTRY OF DEEDS |
| CONC. | CONCRETE |
| E.L. | EDGE OF LAWN |
| | UTILITY POLE |
| | GUY WIRE |
| | OVERHEAD WIRES |
| | ORNAMENTAL CONIFEROUS TREE |
| | ORNAMENTAL DECIDUOUS TREE (UNLESS OTHERWISE NOTED) |
| | FOUND IRON ROD OR REBAR (AS NOTED) |
| | 5/8" REBAR W/ CAP SET |
| | FOUND IRON PIPE |
| | MAG NAIL W/ FLASHER SET |
| | FLAGPOLE |
| | WELL |
| | LOCUS BOUNDARY LINE |
| | APPROXIMATE ADJOINING BOUNDARY LINE |
| | EXISTING CONTOUR |
| | 100' SETBACK FROM H.A.T. LINE |
| | EDGE OF STONE |
| | BUILDING LINE AT WOOD FINISH AT GROUND LEVEL |
| | SHRUB LINE |
| | MAINE STATE PLANE COORDINATES |
| | EXISTING FENCE (AS NOTED) |
| | SPOT ELEVATION |

EXISTING LOT COVERAGE

EXISTING BUILDING		
LOT AREA	26,894	SF
HOUSE FOOTPRINT	2,946	SF
BACK DECK	369	SF
STAIRS	30	SF
FRONT DECK	111	SF
STAIRS	40	SF
DRIVEWAY	1,960	SF
CRUSHED STONE	518	SF
CONCRETE RET. WALL	52	SF
STONE RET. WALL	42	SF
SHED	129	SF
RAMP	17	SF
PAVED AREA	647	SF
COBBLESTONE WALK	67	SF
TOTAL IMPERVIOUS AREA	6,928	SF
LOT COVERAGE	6,928/26,894 = 25.8%	
BUILDING COVERAGE	2,946/26,894 = 10.95%	

NOTE: LOT AREA IS TO HAT LINE

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 700
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	DATE	REVISIONS
1		

RECORD OWNER:
DONALD E. & LINDA K. GINGRAS
OWNER ADDRESS:
7 CAMERON DRIVE
NASHUA, NH 03062

PROPOSED VERTICAL EXPANSION SITE PLAN
DONALD E. & LINDA K. GINGRAS
TAX MAP 58, LOT 44
79 TOWER ROAD, KITTEERY, YORK COUNTY, MAINE
PREPARED FOR:
DONALD GINGRAS
7 CAMERON DRIVE, NASHUA, NH 03062
CLIENT ADDRESS:

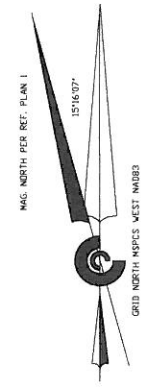
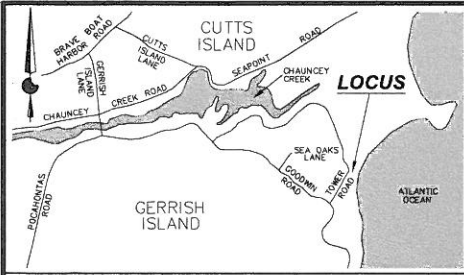
DATE: 8/14/19
DRAWN BY: GRA/CBS
CHECKED BY:
APPROVED BY:

PROPOSED BLDG ALTERATION
PROJECT NO: 19-202-00
L1

APPROVAL DATE: _____

TAX MAP NO. 58, LOT NO. 44

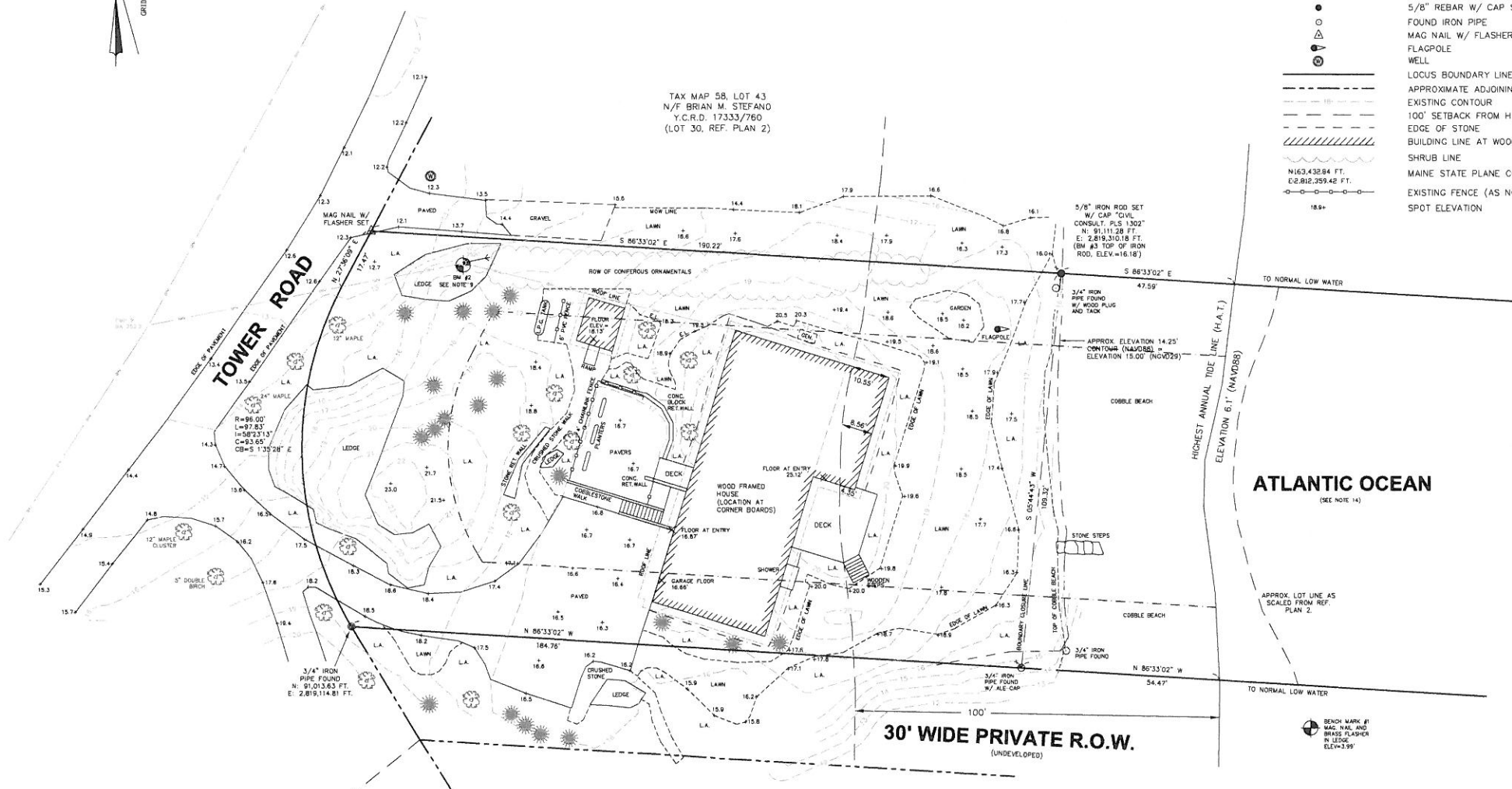
SHEET: 1 OF 1



- NOTES:**
- ASSESSOR'S INFORMATION:
TOWN OF KITTEERY ASSESSOR'S MAP 58, LOT 44
 - RECORD OWNER:
DONALD E. GINGRAS & LINDA K. GINGRAS
7 CAMERON DRIVE
NASHUA, NH 03062
 - DEED REFERENCE:
Y.C.R.D. 17986/311 (LOT 29 - REF. PLAN 2)
 - ZONING INFORMATION:
RESIDENTIAL-RURAL CONSERVATION ZONE (R-RLC)
LOT SIZE: 80,000 SQ.FT.
MINIMUM FRONTAGE: 200'
MINIMUM SETBACKS:
FRONT YARD: 40'
SIDE YARD: 20'
REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 6%

AREAS OF THE LOCUS PARCEL LOCATED WITHIN 250 FEET OF THE NORMAL HIGH WATER LINE OF THE ATLANTIC OCEAN OR THE UPLAND EDGE OF A COASTAL WETLAND ARE LOCATED WITHIN THE SHORELAND OVERLAY ZONE. SEE THE TOWN OF KITTEERY ZONING ORDINANCE FOR COMPLETE REQUIREMENTS.
 - A PORTION OF THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE V15 AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTEERY, COMMUNITY PANEL NO 330171 0003 C, EFFECTIVE DATE JULY 5, 1984. ZONE V15 IS A WAVE VELOCITY ZONE. ELEVATION 15' (NGVD 29 - FIRM DATUM) EQUALS ELEVATION 14.25' (NAVD88 - DATUM USED ON THIS PLAN).
 - NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) CORS98 EPOCH 2010.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBW1), BARTLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GROUND DISTANCES.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY. TO CONVERT TO THE NGVD29 DATUM ADD 0.76'.
 - LOCUS PARCEL CONTAINS 0.617 ACRES (26,894 S.F.) TO H.A.T. LINE.
 - BENCHMARK #2 IS A MAG NAIL SET IN UPOLE V2252C, ELEV. = 16.39'.
 - BOUNDARY LINES AS SHOWN HEREON ARE BASED ON THE REFERENCE PLANS 1 & 2. AN INDEPENDANT RETRACEMENT SURVEY HAS NOT BEEN PERFORMED BY CIVIL CONSULTANTS.
 - THE SUBJECT PROPERTY IS ADJACENT TO THE ATLANTIC OCEAN. SECTION 16.2.2 OF THE KITTEERY CODE DEFINES COASTAL WETLANDS AS: "ALL TIDAL AND SUBTIDAL LANDS, ALL LANDS BELOW ANY IDENTIFIABLE DEBRIS LINE LEFT BY TIDAL ACTION, ALL LANDS WITH VEGETATION PRESENT THAT IS TOLERANT OF SALT WATER AND OCCURS PRIMARILY IN A SALT WATER OR ESTUARINE HABITAT; ANY SWAMP, MARSH, BOG, BEACH, FLAT OR OTHER CONTIGUOUS LOW LAND WHICH IS SUBJECT TO TIDAL ACTION DURING THE MAXIMUM SPRING TIDE LEVEL AS IDENTIFIED IN TIDE TABLES PUBLISHED BY THE NATIONAL OCEAN SERVICE. COASTAL WETLANDS MAY INCLUDE PORTIONS OF COASTAL SAND DUNES.

A DOCUMENT PUBLISHED BY MAINE DEP, ENTITLED "HIGHEST ANNUAL TIDE (hgt) LEVELS FOR YEAR 2018, MAINE COAST FROM EASTPORT TO KITTEERY", IDENTIFIES THE HIGHEST ANNUAL TIDE AT GERRISH ISLAND AT ELEVATION 6.1 FEET (NAVD88). THE H.A.T. LINE SHOWN HEREON WAS SURVEYED ON THE GROUND BASED ON THIS ELEVATION. NO ELEVATION HAS BEEN PUBLISHED FOR YEAR 2019.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
 - TOWER ROAD AND THE 30-FOOT WIDE PRIVATE R.O.W. ARE DEPICTED ON REF. PLAN 2. REGARDING RIGHTS WITHIN THESE PRIVATE RIGHTS-OF-WAY, THE DEED OF ORIGIN FOR THE LOCUS PARCEL, AND A SAMPLING OF DEEDS FOR OTHER LOTS SHOWN ON REFERENCE PLAN 2, CONTAIN THE FOLLOWING LANGUAGE: "GRANTING AND CONVEYING THE RIGHT TO USE, FOR ALL PURPOSES, A WAY OR ROAD KNOWN AS THE GOODWIN ROAD AND SUCH OTHER WAY OR WAYS LEADING FROM THE GOODWIN ROAD TO THE LOT HEREIN CONVEYED".
 - THE DEED OF ORIGIN FOR THE SUBJECT PARCEL (Y.C.R.D. 1312/301) AND REFERENCE PLAN 2 MAKE NO MENTION AS TO THE DISPOSITION OF THE INTERTIDAL AREA. THE LINE SHOWN HEREON AT ELEVATION 15 FEET APPROXIMATES THE DASHED "SHORELINE" SHOWN ON REF. PLAN 2. THE H.A.T. LINE IS IN THE VICINITY OF THE SOLID "SHORELINE".



- LEGEND:**
- 6897/327 DEED BOOK / PAGE NUMBER
 - L.A. LANDSCAPED AREA
 - N/F NOW OR FORMERLY
 - REF. REFERENCE
 - S.F. SQUARE FEET
 - Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
 - CONC. CONCRETE
 - E.L. EDGE OF LAWN
 - UTILITY POLE
 - CUY WIRE
 - OVERHEAD WIRES
 - ORNAMENTAL CONIFEROUS TREE
 - ORNAMENTAL DECIDUOUS TREE (UNLESS OTHERWISE NOTED)
 - FOUND IRON ROD OR REBAR (AS NOTED)
 - 5/8" REBAR W/ CAP SET
 - FOUND IRON PIPE
 - MAG NAIL W/ FLASHER SET
 - FLAGPOLE
 - WELL
 - LOCUS BOUNDARY LINE
 - APPROXIMATE ADJOINING BOUNDARY LINE
 - EXISTING CONTOUR
 - 100' SETBACK FROM H.A.T. LINE
 - EDGE OF STONE
 - BUILDING LINE AT WOOD FINISH AT GROUND LEVEL
 - SHRUB LINE
 - MAINE STATE PLANE COORDINATES
 - EXISTING FENCE (AS NOTED)
 - SPOT ELEVATION

CIVIL CONSULTANTS
CIVIL CONSULTANTS
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-364-2550
 www.civcon.com

NO.	DATE	REVISIONS
1		

RECORD OWNER:
DONALD E. & LINDA K. GINGRAS
 OWNER ADDRESS:
7 CAMERON DRIVE
NASHUA, NH 03062

EXISTING CONDITIONS PLAN OF LAND OF
 DONALD E. & LINDA K. GINGRAS
 TAX MAP 58, LOT 44
 79 TOWER ROAD, KITTEERY, YORK COUNTY, MAINE
 PREPARED FOR:
 DONALD GINGRAS
 7 CAMERON DRIVE, NASHUA, NH 03062
 CLIENT ADDRESS:

DATE: 7/23/2019
 DRAWN BY: CBS
 CHECKED BY: CHM
 APPROVED BY: CHM

EXISTING CONDITIONS PLAN

PROJECT NO. 19-202.00

EC1

SHEET: 1 OF 1

AREA: (IF REQUIRED)

EXISTING BASEMENT = 1,063 GROSS SQUARE FEET
EXISTING FIRST FLOOR = 2,862 GROSS SQUARE FEET

TOTAL EXISTING AREA = 3,925 GROSS SQUARE FEET
(NOT INCLUDING CRAWL SPACE)
3,925 X 30% = 1,177.5 ALLOWED

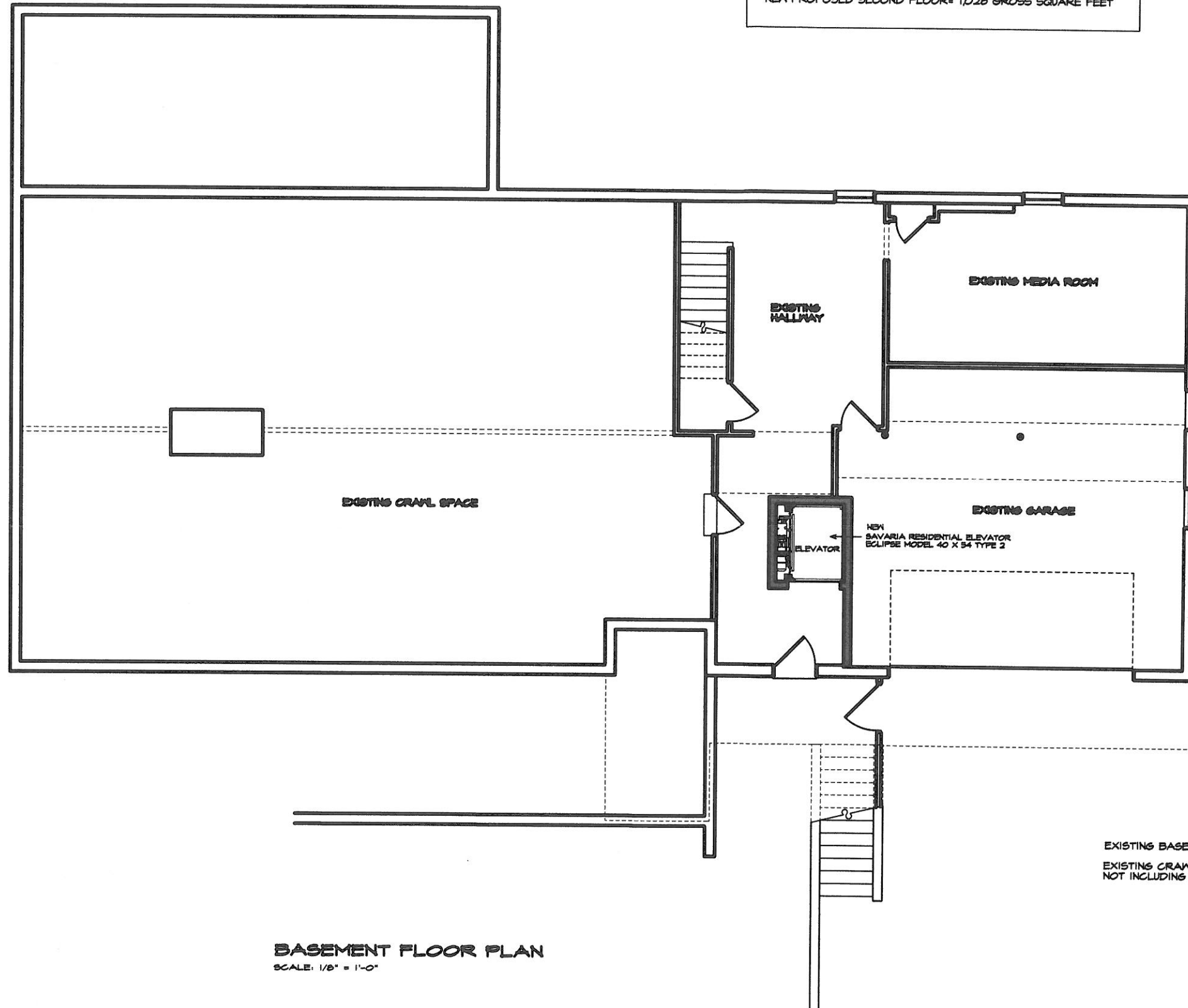
NEW PROPOSED SECOND FLOOR = 1,028 GROSS SQUARE FEET

VOLUME: (IF REQUIRED)

VOLUME OF EXISTING HOUSE = 43,766 CUBIC FEET

43,766 X 30% = 13,130 CUBIC FEET ALLOWED

VOLUME OF NEW PROPOSED SECOND FLOOR = 10,710 CUBIC FEET



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

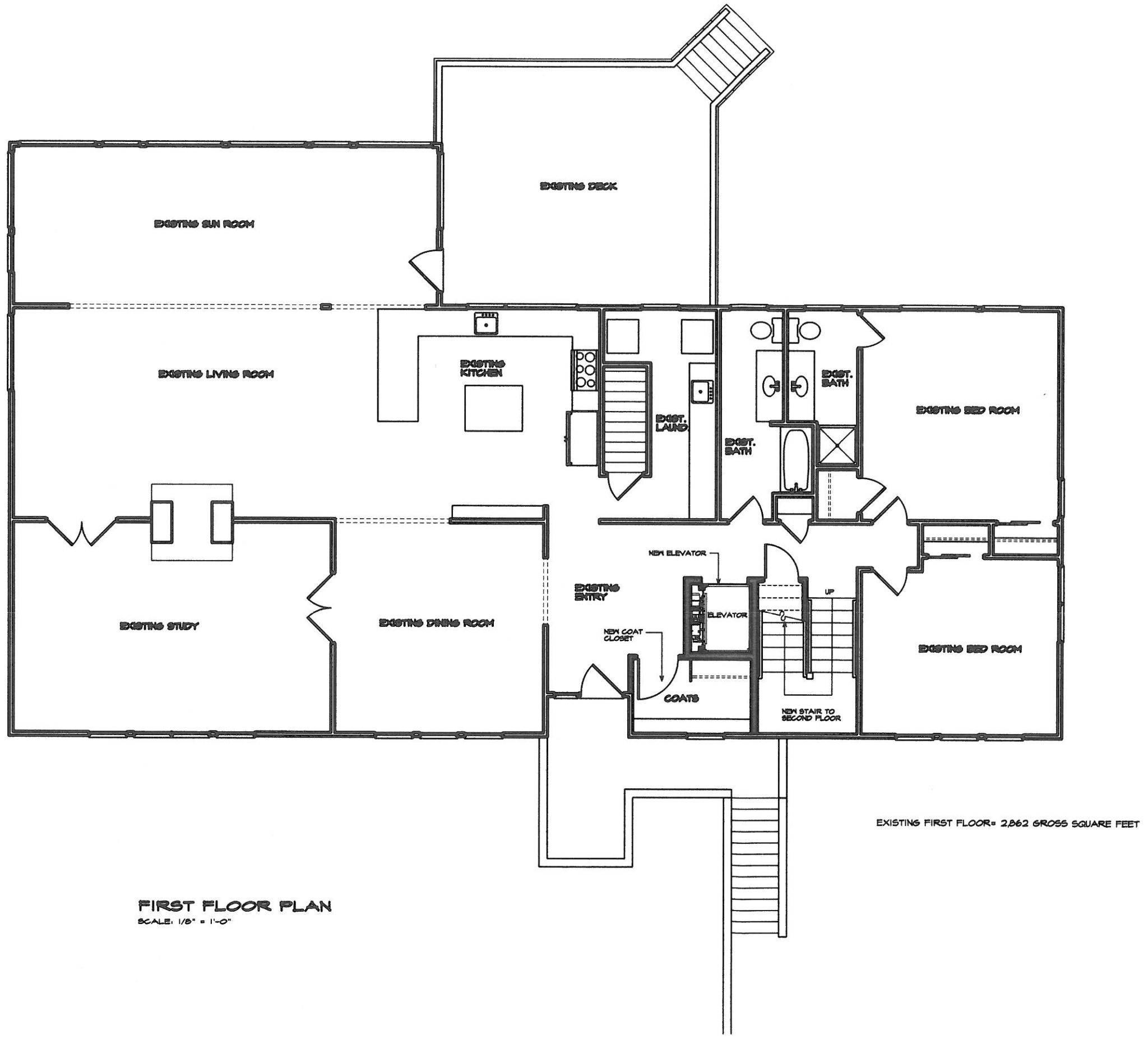
EXISTING BASEMENT = 1,063 GROSS SQUARE FEET
EXISTING CRAWL SPACE = 1,415 GROSS SQUARE FEET
NOT INCLUDING THE AREA UNDER EXISTING SUN ROOM

KRA KENNEBUNK RIVER ARCHITECTS
WWW.KENNEBUNKRIVERARCHITECTS.COM
1662 Post Road Suite B6
Mills, Maine 04060
207-216-4990

DRAWN:
RF
CHECKED:
DATE:
8-14-14
PROJECT NO.

Singras Residence
74 Tenor Road
Kittery, Maine

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



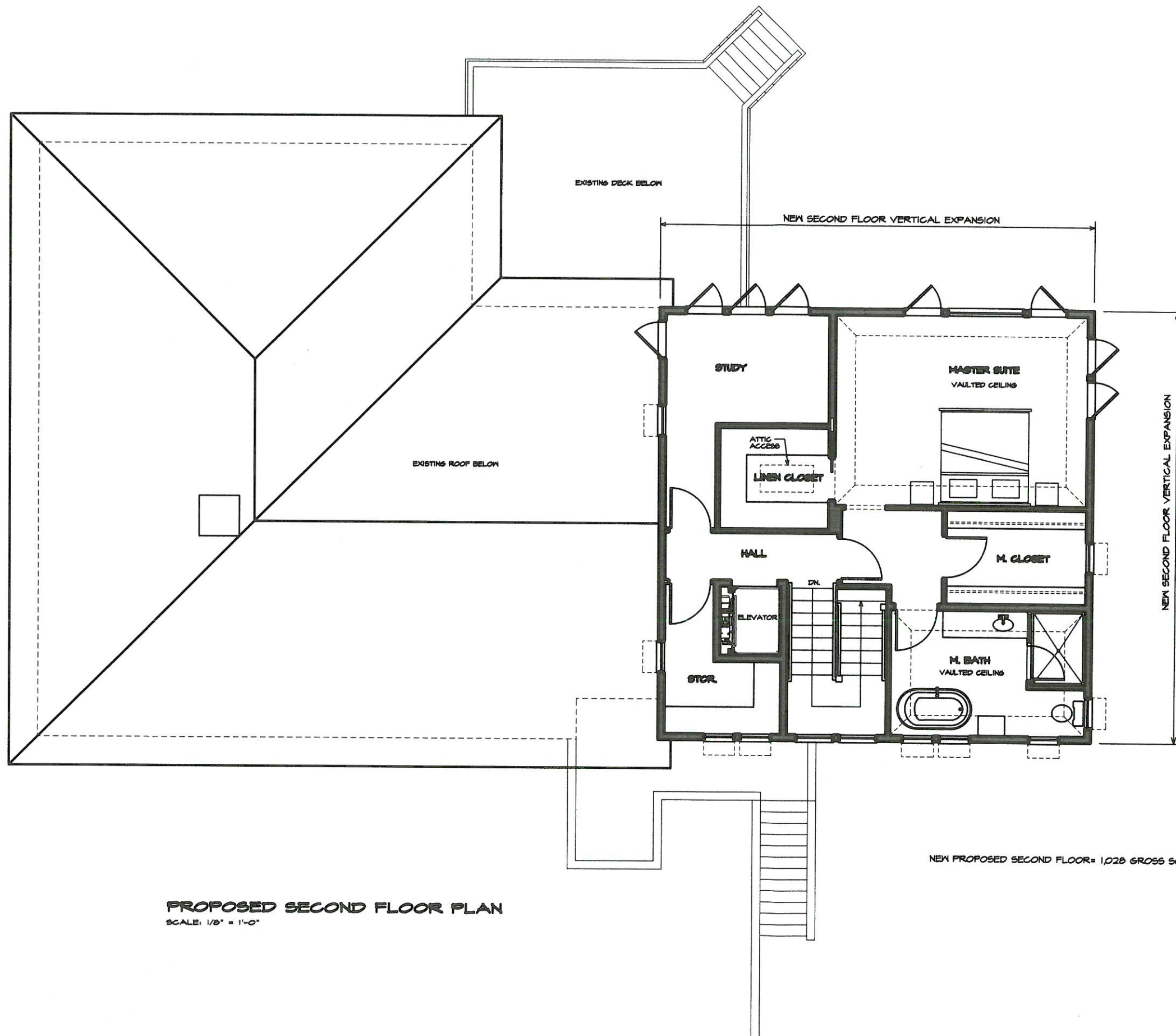
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KRA KENNEBUNK RIVER ARCHITECTS
 WWW.KENNEBUNKRIVERARCHITECTS.COM
 1462 Post Road Suite B6
 Wells, Maine 04090
 207-218-8890

DRAWN:
RNF
 CHECKED:
 DATE:
8-14-14
 PROJECT NO.

Singrao Residence
 74 Tenner Road
 Kennebunk, Maine

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NEW PROPOSED SECOND FLOOR = 1,028 GROSS SQUARE FEET

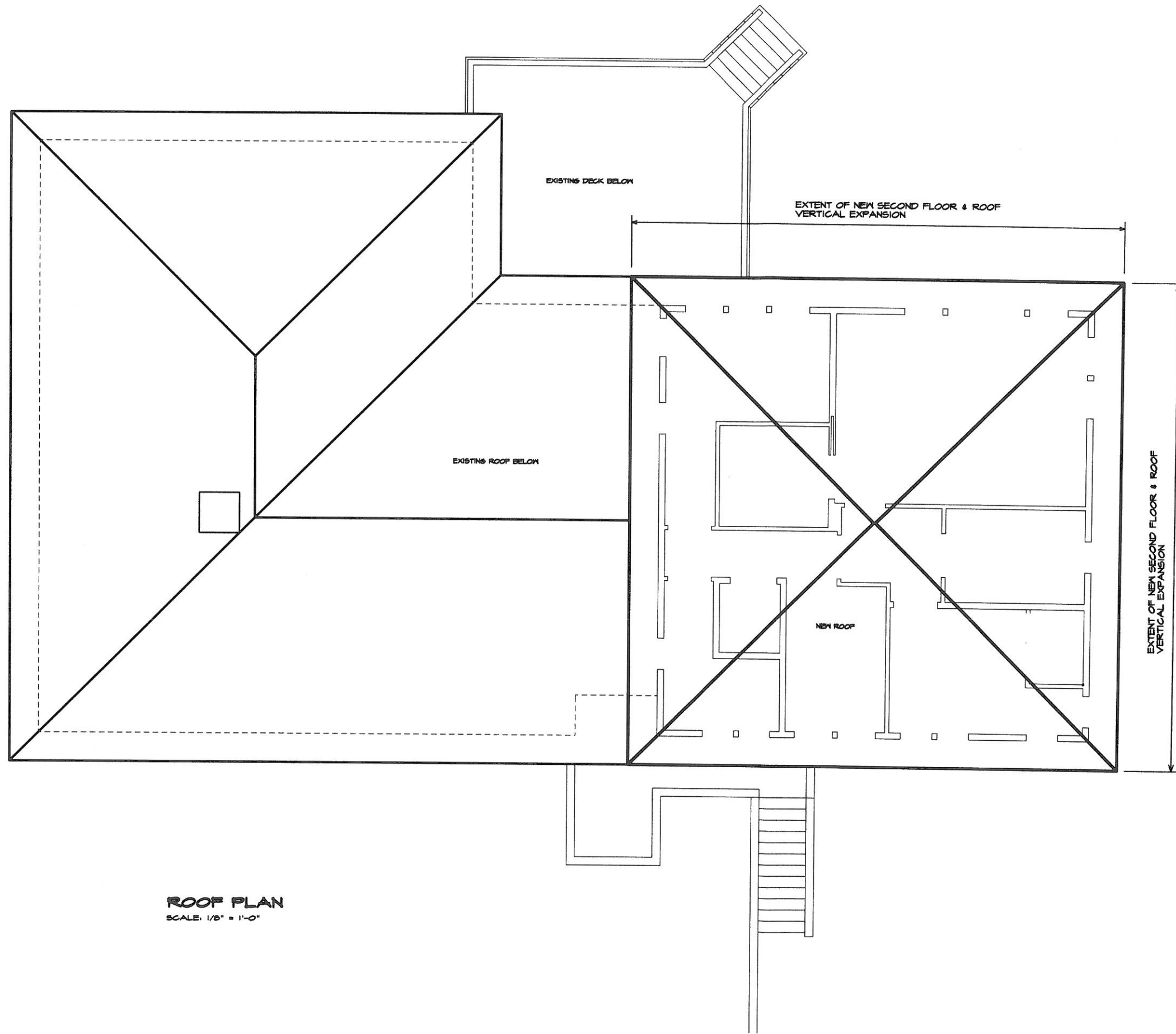
KRA KENNEBUNK RIVER ARCHITECTS
 WWW.KENNEBUNKRIVERARCHITECTS.COM
 1462 Post Road Suite B6
 Wells, Maine 04090
 207-268-4850

DRAWN:
 RNF
 CHECKED:
 DATE:
 8-14-14
 PROJECT NO.

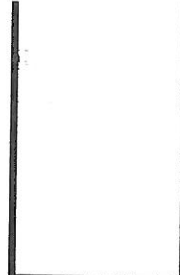
Singras Residence
 74 Tower Road
 Kennebunk, Maine

PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"





ROOF PLAN
SCALE: 1/8" = 1'-0"



KRA KENNEBUNK RIVER ARCHITECTS
WWW.KENNEBUNKRIVERARCHITECTS.COM
1662 Post Road Suite B6
Hills, Maine 04090
207-218-9950



DRAWN:
RFP

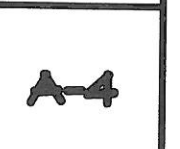
CHECKED:

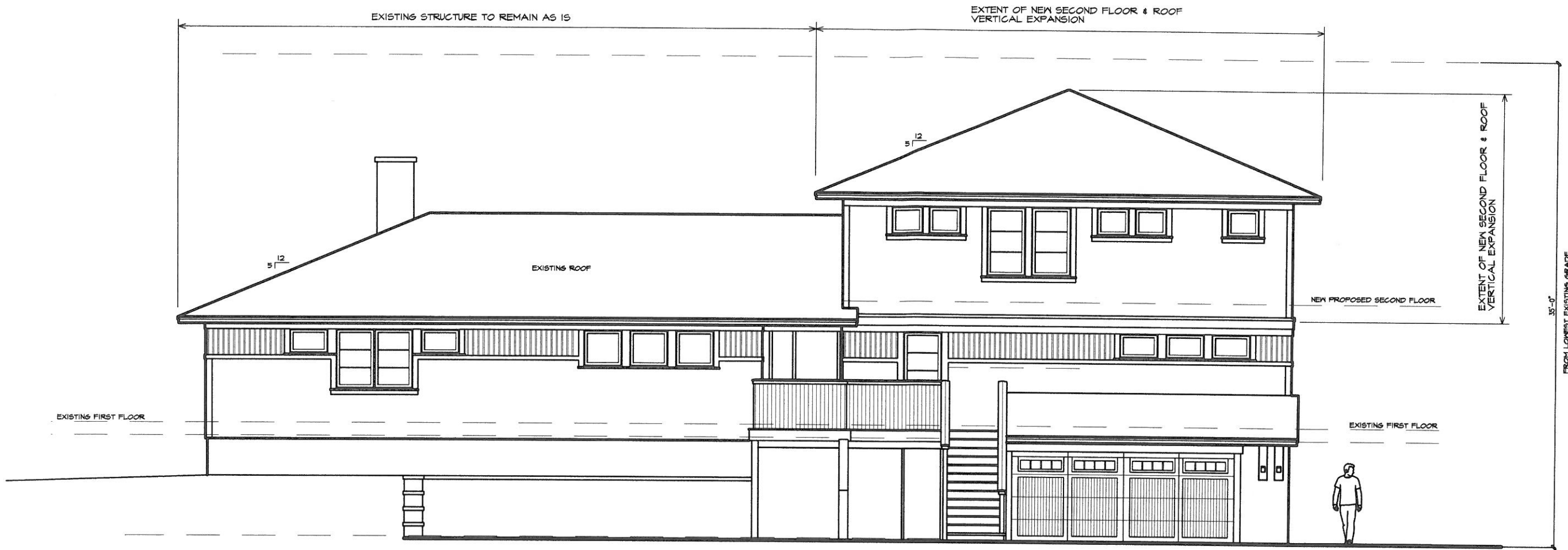
DATE:
8-14-14

PROJECT NO.:

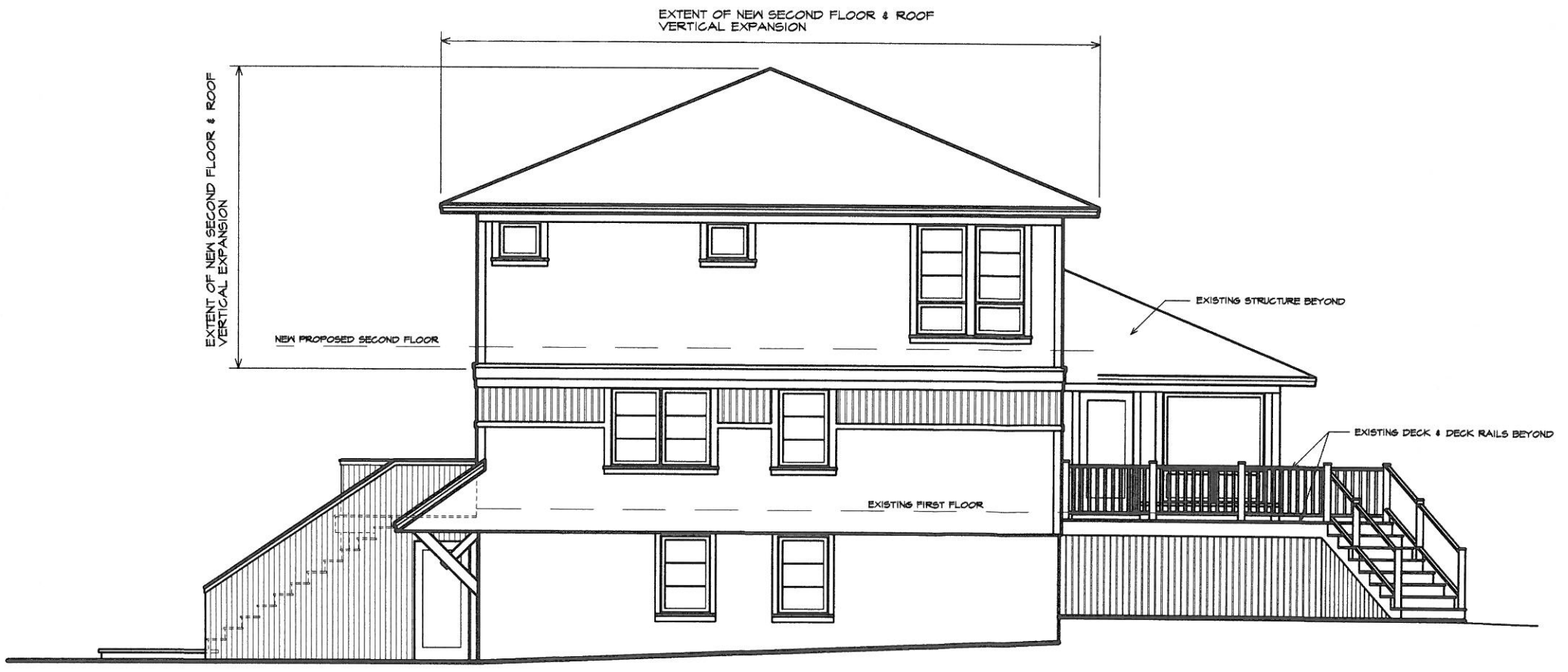
Singras Residence
74 Tower Road
Kennebunk, Maine

ROOF PLAN
SCALE: 1/8" = 1'-0"





FRONT ELEVATION
SCALE: 1/8" = 1'-0"



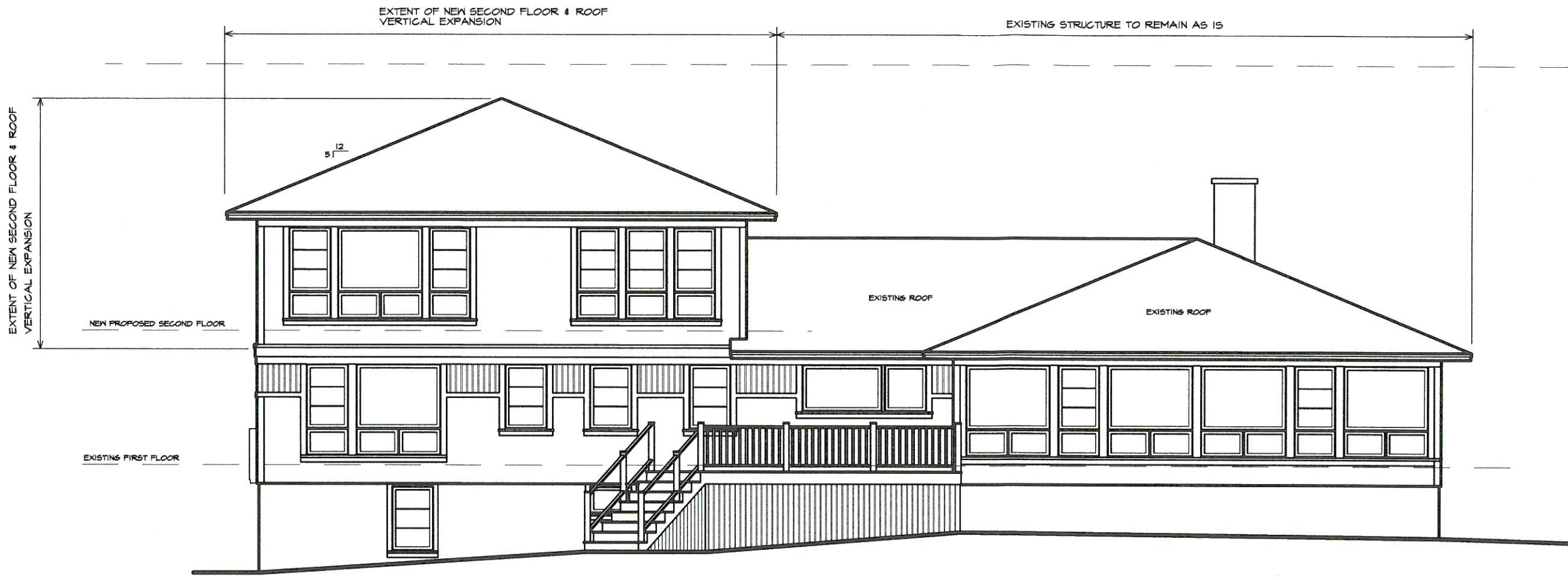
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

KRA KENNEBUNK RIVER ARCHITECTS
WWW.KENNEBUNKRIVERARCHITECTS.COM
1662 Post Road Suite B6
Kittery, Maine 04040
207-216-1850

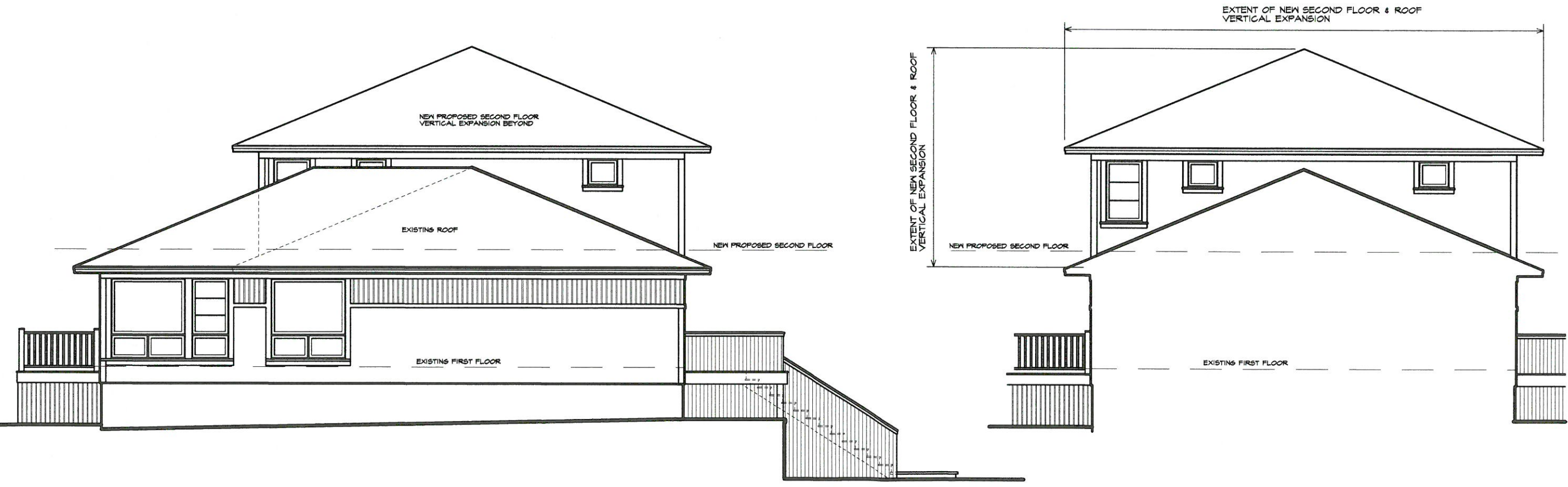
DRAWN:
RNF
CHECKED:
DATE:
8-14-19
PROJECT NO.

Gingras Residence
79 Toner Road
Kittery, Maine

ELEVATIONS
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

KRA KENNEBUNK RIVER ARCHITECTS
WWW.KENNEBUNKRIVERARCHITECTS.COM
1662 Post Road Suite B6
Mills, Maine 04040
207-216-4850

DRAWN:
RNF
CHECKED:
DATE:
8-14-19
PROJECT NO.

Gingras Residence
74 Tower Road
Kittery, Maine

ELEVATIONS
SCALE: 1/8" = 1'-0"