

**Town of Kittery Maine
Planning Board Meeting
December 13, 2018**

ITEM 6 – 28 Mendum Avenue – Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan. Owners/applicants Oliver P. & Claire H. Gaudissart request consideration for rip rap shoreline stabilization along Mendum Creek on a 9,600+- sf parcel located at 28 Mendum Avenue (Tax Map 3 Lot 52) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250’) Zones. Agent Steven Riker, CWS - Ambit Engineering, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	Scheduled for 12/13/18	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 construction is located within the required 250-foot setback in the Shoreland Overlay Zone. The parcel includes a single-family dwelling with a driveway, wood patio, deck and associated landscaping on a non-conforming lot (20,000 sf), 9,600 +- sf in size in the R-U zone.

The project consists of the installation of 513 sf of rip rap shoreline stabilization and 705 sf of temporary impact for construction access along the shoreline of the subject property adjacent to Mendum Creek. A full description of the proposed work is included in the transmittal letter to the Board for the Shoreland Development Plan Application.

Staff Review

1. The plans indicate that all work will be performed landward of the Highest Annual Tide (HAT) at 5.8 feet and will be designed to avoid and minimize potential impacts to existing marine habitat located below the HAT.
2. Per 16.3.2.17.D.(2) (a) [3] *Principal and accessory structures — setbacks and development The water body, tributary stream, or wetland setbacks do not apply to structures that require direct access to the water body or wetland as an operational necessity, such as piers and retaining walls, nor do they apply to other functionally water-dependent uses, as defined in § 16.2* Though the retaining wall is considered The proposed construction of a revetment does not need to meet the 100 foot setback requirement.
3. Per 16.3.2.17.D (1) (d) [3] (Shoreland Overlay Zone, Standards) the total footprint of the devegetated area cannot exceed 20%, 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 devegetated area is fifty (50) percent. The property is currently at 28% devegetated area and after the construction it will become 33.4%.

4. Per 16.9.2.2 cutting of vegetation is prohibited within the strip of land extending 100 feet, horizontal distance, inland from the normal high-water line, except to remove safety hazards. The applicant does not address replanting of the proposed seven (7) trees marked for removal where the proposed retaining wall will be constructed. A replanting plan conforming to 16.9.2.2 will need to be approved by the Code Enforcement Officer prior to any excavation work. A site walk with the Shoreland Resource Officer and/or Code Enforcement Officer will be required prior to approval of the Replanting Plan.
5. The narrative provided by the applicant on the sequencing of the project and the steps to reduce erosion and sedimentation are satisfactory. The proposed approach appears to conform to maine DEP Best Management Practices. An excavation contractor certified in erosion control practices by Maine Department of Environmental Protection will be required by 16.9.1.3.
6. The plans indicate that the parcel is located within special flood hazard zone, Zone A2 (EL9) as shown on FIRM panel 230171 0007 C, effective July 5, 1984. Comply with FEMA permitting requirements which may include a flood hazard development permit being obtained from the Code Enforcement Officer.

Recommendation

While a site walk and public hearing are not required, the Board will need to consider whether or not to hold them. Staff recommends that the Board conduct both.

Action

If the Board concurs with Staff's recommendation, the Board may use one or both of the motions below.

Move to schedule a site visit on {date and time} for the Shoreland Development Plan application dated October 30, 2018 from owners/applicants Oliver P. & Claire H. Gaudissart for rip rap shoreline stabilization along Mendum Creek on a 9,600+- sf parcel located at 28 Mendum Avenue (Tax Map 3 Lot 52) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250') Zones.

And/or

Move to schedule a public hearing on {date} for the Shoreland Development Plan application Oliver P. & Claire H. Gaudissart for rip rap shoreline stabilization along Mendum Creek on a 9,600+- sf parcel located at 28 Mendum Avenue (Tax Map 3 Lot 52) in the Residential – Urban (R-U) and the Shoreland Overlay (OZ-SL-250') Zones.

MEMORANDUM

TO: JAMIE STEFFEN, TOWN PLANNER

FROM: JESSA KELLOGG, SHORELAND RESOURCE OFFICER

SUBJECT: 28 MENDUM AVENUE – MAP 3 LOT 52

DATE: DECEMBER 4, 2018

CC:

I have reviewed the Shoreland Development Plan application dated 10/30/18 and have the following comments.

1. Title 16.3.2.17.D(1)(d)[3] states:

“Residential-Urban (R-U) Zone where the lot is equal to or less than 10,000 square feet, the maximum devegetated area is 50%.”

The existing lot area for this parcel is 9,600+/- SF and is in the R-U zone so this section applies. The applicant is proposing to increase the devegetated area from 2,691 SF or 28% to 3,204 SF or 33.4%, which conforms to this section as it is less than 50%.

2. Title 16.3.2.17.D(2)(a)[3] states:

“The water body, tributary stream, or wetland setbacks do not apply to structures that require direct access to the water body or wetland as an operational necessity, such as piers and retaining walls, nor do they apply to other functionally water-dependent uses, as defined in §16.2.”

Though the retaining wall is considered a new structure in the Shoreland Overlay Zone closer to the water body than the principal structure, the above cited section of the code exempts this structure from setbacks as it is an operational necessity. The applicant has started permitting with Maine DEP.

3. The applicant does not address replanting of the proposed 7 trees marked for removal where the proposed retaining wall will be constructed. A replanting plan conforming to Title 16.9.2.2 will need to be approved by the Code Enforcement office prior to any excavation work. A site walk with the Shoreland Resource Officer and/or Code Enforcement Officer will be required prior to approval of the Replanting Plan.

4. The narrative provided by the applicant on the sequencing of the project and steps to reduce erosion and sedimentation are satisfactory. The proposed approach appears to conform to Maine DEP Best Management Practices.

5. An excavation contractor certified in erosion control practices by the Maine Department of Environmental Protection will be required per Title 16.9.1.3.



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

30 October 2018

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

**Re: Shoreland Development Plan Application
Tax Map 3, Lot 52
28 Mendum Avenue
Kittery, ME**

Dear Ann:

This letter transmits Town of Kittery Shoreland Development Plan Application to permit 513 sq. ft. of rip rap shoreline stabilization, and 705 sq. ft. of temporary impact for construction access along the shoreline of the subject property adjacent to Mendum Creek.

The stabilization will consist of preparing the subgrade, placing a layer of crushed stone (1 ½ inch) below a nonwoven geotextile fabric, and an armor stone consisting of 24" minus erosion stone. All work will be performed landward of the Highest Annual Tide Line (H.A.T., elev. 5.8'). The work will be performed using a combination of crane barge on the water side, and small landscape/construction equipment to deliver materials on the upland side. A temporary construction accessway (as depicted on the attached Shoreland Development Plan-Sheet C1) will be constructed above the proposed work area to mobilize other equipment and materials to the site. Stone will be delivered to the site via truck, a small machine such as a "skid steer" will move material to the top of the bank, and the stone will be moved to the base of the slope utilizing a plywood chute system. The crane barge located in Mendum Creek will then distribute material to construct the proposed revetment. Any stockpiled materials and equipment will be placed within the temporary construction access. The temporary accessway will be removed upon completion of the project to the original grade, and the area will be planted with an appropriate seed mix specified on the attached plan.

The shoreline associated with the site consists of a bluff that peaks at approximate elevation 24', with a steep slope leading to the tidal resource area with an average approximate grade of 65% that extends beyond the H.A.T. located at elevation 5.8'. The substrate below the H.A.T. is characterized as a combination of cobble & gravel / mud flat and is moderately vegetated with rockweed (*Ascophyllum* spp. and *Fucus* spp.). The slope and the top of the bluff is vegetated, including several mature red oak (*Quercus rubra*) trees however, the oak trees located directly adjacent to the H.A.T line have exposed root systems due to erosional forces along the shoreline. This erosion is evident by the presence of large cracks in the ledge, large angular boulders which have broken free from nearby ledge, an undercut bank, exposed soils, and the accumulation of smaller stone matter that has been deposited by wave action along the shoreline (see attached photo log in Maine DEP NRPA Application). It is our opinion that stabilization of this slope is the only practicable alternative to reduce erosion and continual degradation of the shoreline and vegetated slope. The proposed stabilization extends parallel to the shoreline and is located between two areas of

exposed ledge. The stabilization will tie into these ledge exposures creating an armored slope that will provide consistent braking action along the shoreline. Stabilizing the slope using vegetation only would require a significant cut to the slope (minimum 3:1) which would result in the removal of the natural vegetation along the slope, a much larger impact area, which would not be representative of the least impacting alternative.

The stabilization project has been designed above the H.A.T., avoiding and minimizing potential impacts to existing marine habitat present below the H.A.T. The rip rap will be sloped (not to exceed 1:1 slope) to provide consistent brake action along the shoreline. The area of rip rap has been reduced in size to the greatest extent practicable (~6-8 feet in width measured horizontally), and still provide the function of an armored interface with the tidal wetland at high tide. Rip Rap stabilization details are provided in the plan set, located on "Shoreland Development Plan Details-Sheet D1".

Erosion control devices for this project include silt-soxx at the toe of the slope. All work will be performed utilizing a crane barge and a spud barge at low tide eliminating erosion and potential for sedimentation into the resource area.

Lastly, a Maine DEP NRPA Individual Permit Application was submitted to Maine DEP for processing on October 29, 2018 of which a copy is attached for your use.

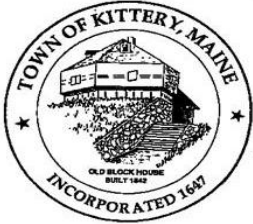
Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Riker', with a stylized flourish at the end.

Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

SHORELAND DEVELOPMENT PLAN APPLICATION

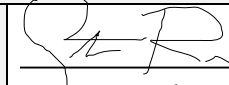


TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

MAP <u>3</u> LOT <u>52</u>
DATE: _____
FEE: \$ <u>200.00</u>
ASA*: \$ <u>100.00</u>

PROPERTY DESCRIPTION	Physical Address	28 Mendum Avenue, Kittery, ME 03904		
	Base Zone	Residential Urban R-U	Overlay Zone (s)	Shoreland/Wetland Protection Area OZ-SL-250'
OWNER INFORMATION	Name	Olivier P. & Claire H. Gaudissart		Mailing Address 28 Mendum Avenue Kittery, ME 03904
	Phone	603-205-0661		
	Email	ogaudissart@gmail.com		
AGENT INFORMATION	Name	Steven D. Riker		Company Ambit Engineering, Inc.
	Phone	603-430-9282		Mailing Address 200 Griffin Road, Unit 3 Portsmouth, NH 03801
	Email	sdr@ambitengineering.com		
	Fax	603-436-2315		
APPLICANT INFORMATION	Name	Olivier P. & Claire H. Gaudissart		Mailing Address 28 Mendum Avenue Kittery, ME 03904
	Phone	603-205-0661		
	Email	ogaudissart@gmail.com		

PROJECT DESCRIPTION	<p><u>Existing Use:</u> Residential-The lot contains a single family residential structure with driveway, wood patio, deck, and associated landscaping. The lot is approximately 9,600 sq. ft. in size and is located adjacent to Mendum Creek.</p>
	<p><u>Proposed Use</u> (describe in detail):</p> <p>The shoreline of the subject property along Mendum Creek is experiencing erosion and the project proposes rip rap shoreline stabilization to provide consistent braking action along the shoreline. The project includes a temporary construction access area for the delivery of materials and equipment to the project site. This area will be restored upon completion of the project.</p> <p>Please also see attached letter for a detailed narrative of proposed project.</p>

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)		
	<p>The entire property is located within the 250' Shoreland Overlay Zone. The project has been designed above the H.A.T. (Highest Annual Tide) Line to eliminate impacts to the adjacent tidal resource. All impacts are to the uplands within the Shoreland Overlay Zone. Portions of work will be performed from a crane barge to reduce impacts to the greatest extent practicable.</p> <p>Please also see attached letter for detailed narrative of the proposed construction sequence.</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:	 Agent-See Authorization	Owner's Signature:	_____
Date:	October 30, 2018	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 type="checkbox"/>	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	
<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

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

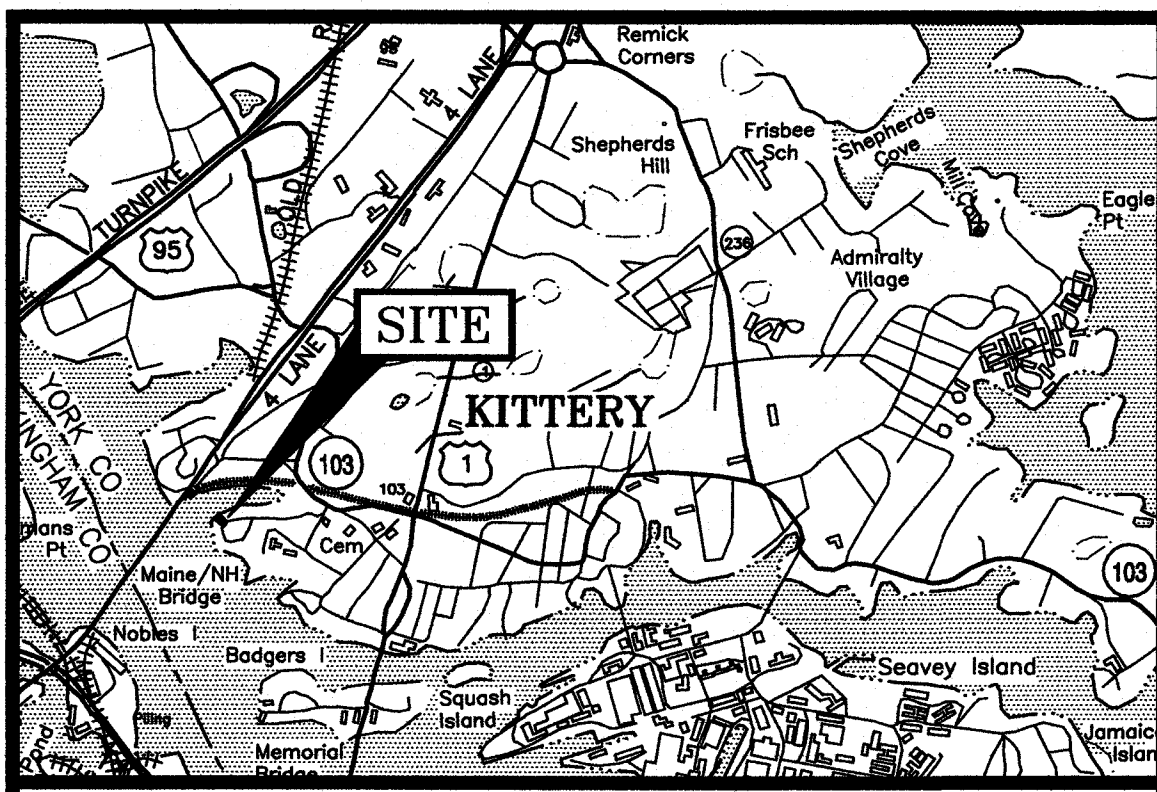
Structure distance from water body: adjacent feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	2,691 sf	3,204 sf	5.4 %	
CF (Volume)	N/A cf	N/A cf	N/A %	
Construction:	New: <input checked="" type="checkbox"/> Demo/Rebuild: <input type="checkbox"/> Maintenance/repair: <input type="checkbox"/>			Value: \$
*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)	50 %	2,691 sf	3,204 sf	33.4 %
*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)	15 %	1,315 sf	1,315 sf	13.7 %
*See underlying zone standards for building coverage percent allowed.				

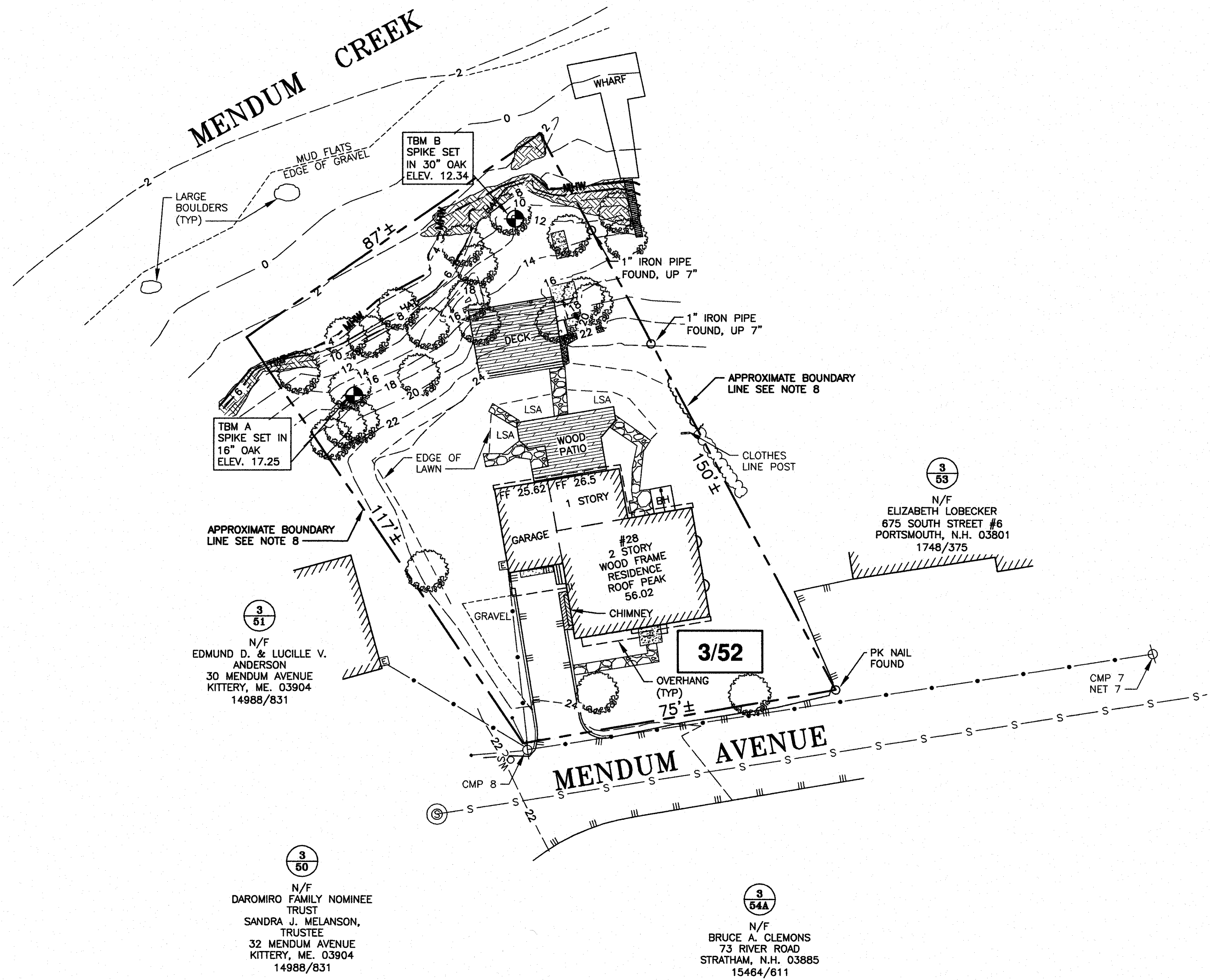
¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.



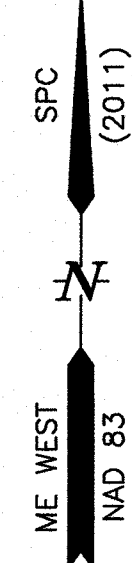
LOCATION MAP SCALE: 1" = 2000'

LEGEND:

EXISTING	
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
YCRD	YORK COUNTY
(11/27)	REGISTRY OF DEEDS
(11/27)	MAP 11 / LOT 21
RR SPK FND	RAILROAD SPIKE FOUND/SET
IR FND	IRON ROD FOUND/SET
IP FND	IRON PIPE FOUND/SET
DH FND	DRILL HOLE FOUND/SET
NHFB FND	NHDOT BOUND FOUND
TB FND	TOWN BOUND FOUND
BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	STONE BOUND w/DRILL HOLE
HAT	HIGHEST ANNUAL TIDE LINE
S	SEWER LINE
D	STORM DRAIN
W	WATER LINE
100	OVERHEAD ELECTRIC/WIRES
97x3	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	GAS SHUT OFF
	WATER SHUT OFF/CURB STOP
	GATE VALVE
	HYDRANT
	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
	SEWER MANHOLE
	DRAIN MANHOLE
EL	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA



PLAN REFERENCE:
 1) PLAN OF LOTS FOR C.A. JACKSON IN KITTERY, YORK CO., MAINE. PREPARED BY C.S. GERRISH, CE. DATED JULY 1940. Y.C.R.D. PLAN BOOK 17 PAGE 3.



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

RIVERSIDE & PICKERING
 MARINE CONTRACTORS

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 3 AS LOT 52.
 - 2) OWNERS OF RECORD:
 OLIVER P. & CLAIR H. GAUDISSERT
 28 MENDUM AVENUE
 KITTERY, ME. 03904
 6161/525
 PLAN BOOK 17 PAGE 3
 - 3) PARCEL IS ADJACENT TO MENDUM CREEK, SPECIAL FLOOD HAZARD AREA ZONE A2 (EL9) AS SHOWN ON FIRM PANEL 230171 0007 C, EFFECTIVE JULY 5, 1984.
 - 4) EXISTING LOT AREA:
 9,600± S.F.
 (TO PLAN LINES AND MEAN HIGH WATER)
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 3 LOT 52 IN THE TOWN OF KITTERY.
 - 6) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
 - 7) HIGHEST ANNUAL TIDE LINE AS SHOWN IS AT ELEVATION 5.8, PER THE VALUE GIVEN FOR THE PORTSMOUTH LOCATION ON THE MAINE DEP HIGHEST ANNUAL TIDES FOR YEAR 2017.
 - 8) BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE. THEY ARE BASED ON THE RECORDED PLAN GEOMETRY. ANALYSIS AND REVIEW OF RECORD PLAN CLOSURE IS NOT A PART OF THIS SURVEY, NOR ARE THE BOUNDARY LINES SHOWN REPRESENTATIVE OF A DEFINITIVE OPINION AS TO THE TRUE LOCATION OF THE LINES. THEY ARE SHOWN HEREON FOR THE PURPOSES OF PLANNING AND PERMITTING.
 - 9) LOT AREA IS GIVEN TO MEAN HIGH WATER PURSUANT TO THE TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE DEFINITION OF LOT AREA. SEE TOWN OF KITTERY CODE 16.2.2.

GAUDISSERT RESIDENCE
28 MENDUM AVENUE
KITTERY, MAINE

NO.	DESCRIPTION	DATE
1	REVISE LOT AREA, ADD NOTE 9	1/26/18
0	ISSUED FOR COMMENT	11/16/17

REVISIONS

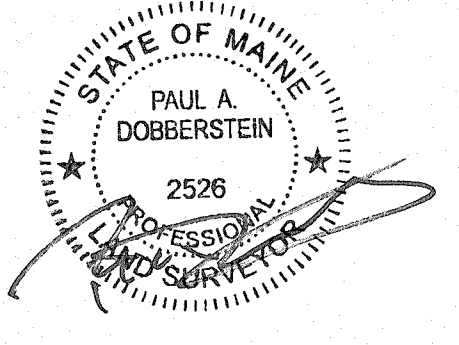
OWNER & APPLICANT:
 OLIVER P. & CLAIRE H.
 GAUDISSERT
 28 MENDUM AVENUE
 KITTERY, ME. 03904

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

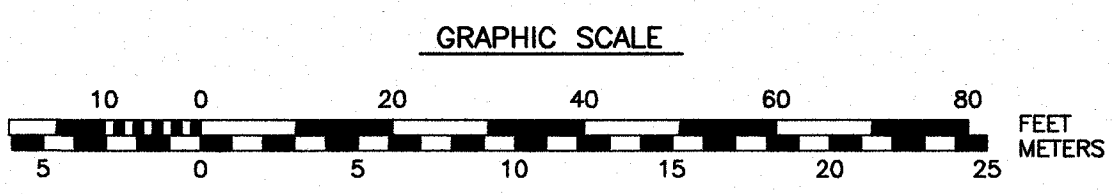
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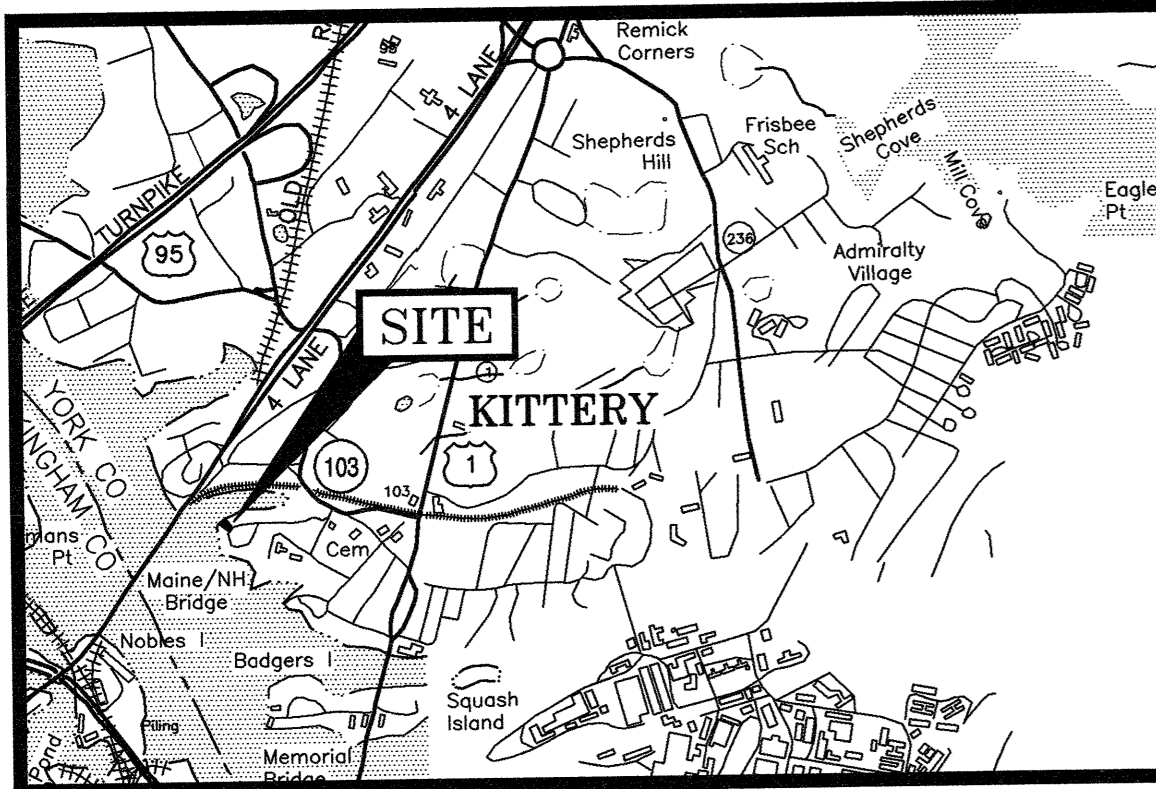
EXISTING CONDITIONS PLAN **C1**

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.



PAUL A. DOBBERSTEIN, PLS #2526
 DATE 1/26/2018





LOCATION MAP

SCALE: 1" = 2000'

LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- YCRD YORK COUNTY REGISTRY OF DEEDS
- 11/21 MAP 11/LOT 21
- IP FND IRON PIPE FOUND
- IR FND IRON ROD FOUND
- IR SET IRON ROD SET
- DH SET DRILL HOLE SET
- RR SPK SET RAILROAD SPIKE SET
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND w/ DRILL HOLE
- EP EDGE OF PAVEMENT (EP)
- MHW MEAN HIGH WATER LINE
- EW EDGE OF WETLAND
- 100 CONTOUR
- 97x3 SPOT ELEVATION
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- ELECTRIC METER
- GV EDGE OF WETLAND FLAGGING
- A-I SITE PHOTO LOCATION/DIRECTION
- SIGN
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- FF FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- CCP CORRUGATED PLASTIC PIPE
- SGC SLOPED GRANITE CURB
- PSZ PROTECTED SHORELAND ZONE
- EXPOSED LEDGE

PREVIOUS MAINE DEP APPROVALS

- #L-24213-4P-A-N (2008)
- #L-24213-TW-B-N (2008)

DE-VEGETATED AREAS

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,315	1,315
DECKS/PORCH	313	313
STAIRS	24	24
DRIVEWAY	418	418
WALKWAY	235	235
WOOD PATIO	263	263
CONCRETE	71	71
RETAINING WALL	22	22
BULKHEAD	30	30
RIPRAP	0	513
GRAVEL PARKING AREA	202	202
TOTAL	2,691	3,204
AREA OF LOT	9,600	9,600
% LOT COVERAGE	28.0%	33.4%

* PURSUANT TO THE TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE (RE-CODIFIED JULY 26, 2010) CHAPTER 16.3.2.17.D.1.d.iii, THE TOTAL FOOTPRINT OF DE-VEGETATED 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 TEN THOUSAND (10,000) SQUARE FEET, THE MAXIMUM DE-VEGETATED AREA IS FIFTY (50) PERCENT.

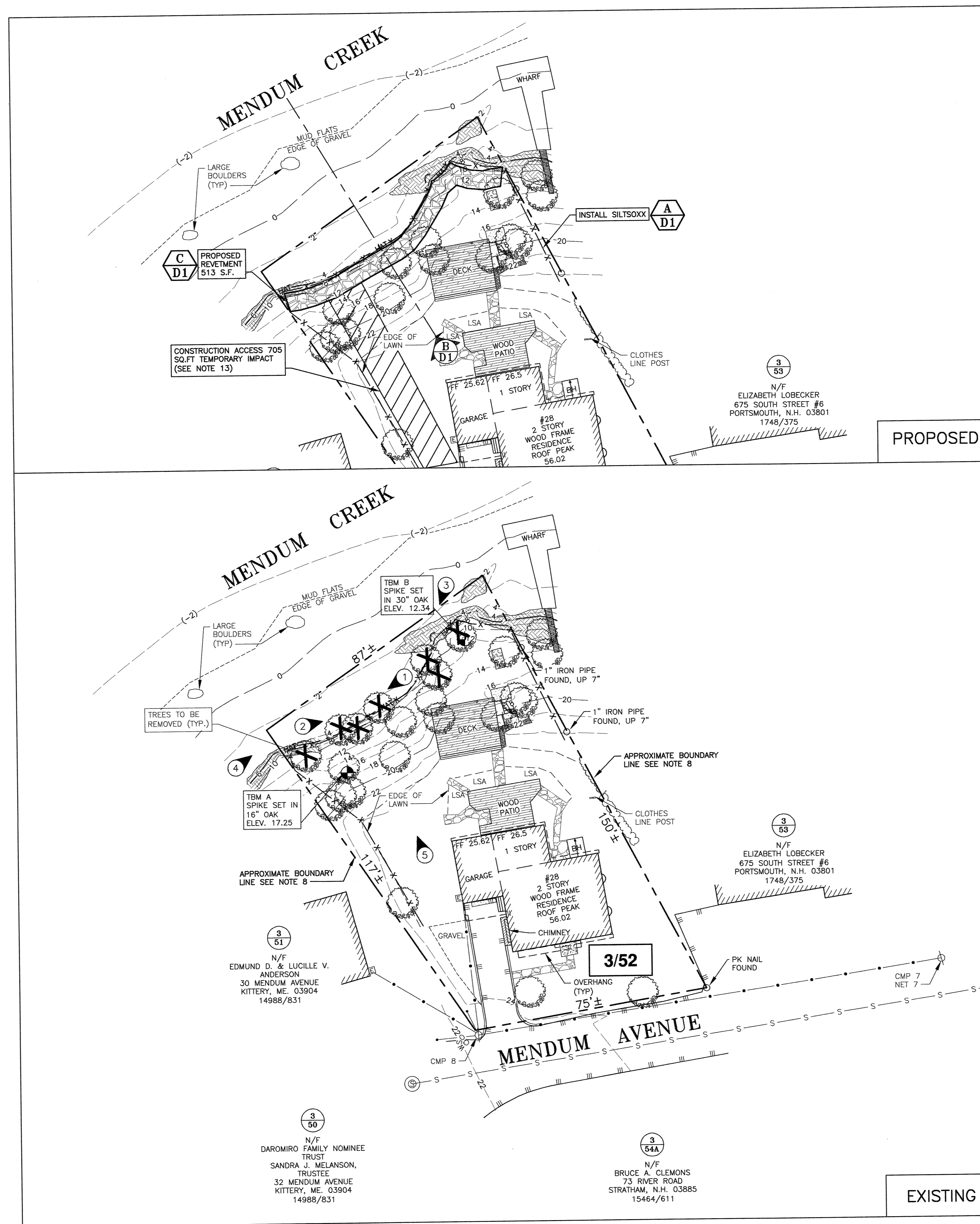
** SEE NOTES 4 & 9 FOR INFORMATION REGARDING LOT SIZE CALCULATIONS.

APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

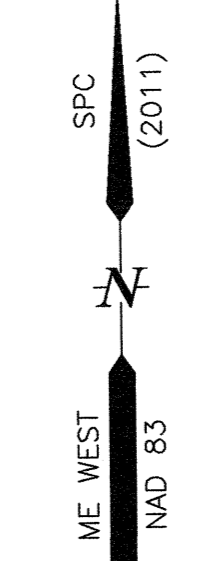
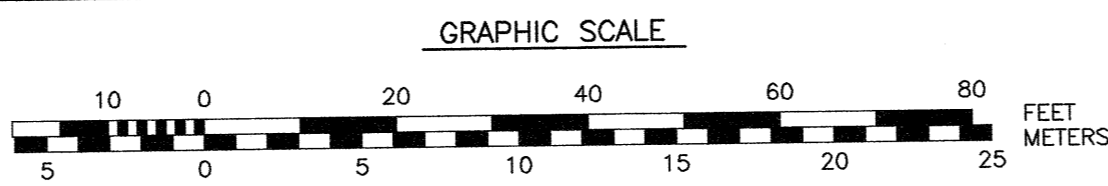
PLAN REFERENCE:

- 1) PLAN OF LOTS FOR C.A. JACKSON IN KITTERY, YORK CO., MAINE. PREPARED BY C.S. GERRISH, CE. DATED JULY 1940. Y.C.R.D. PLAN BOOK 17 PAGE 3.



PROPOSED

EXISTING



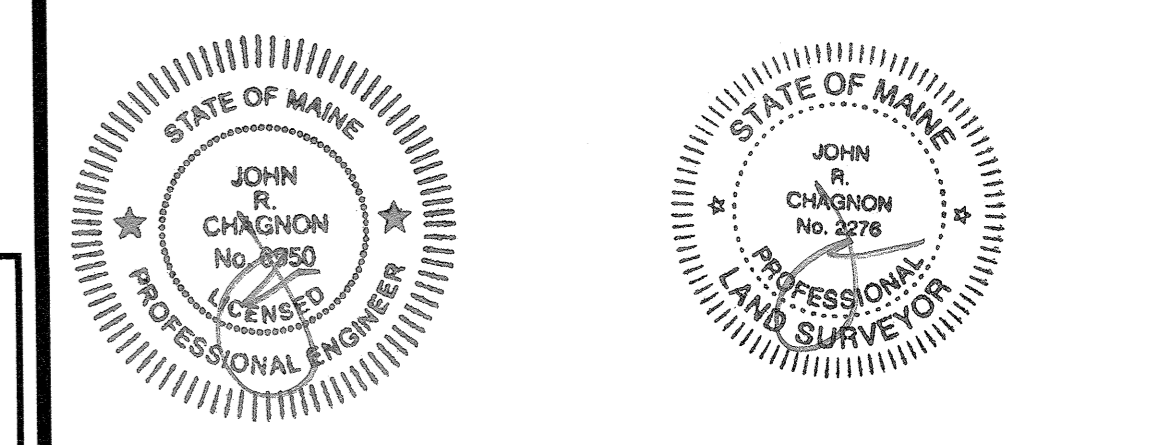
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road, Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315



- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 3 AS LOT 52.
 - 2) OWNERS OF RECORD:
OLIVER P. & CLAIRE H. GAUDISSERT
28 MENDUM AVENUE
KITTERY, ME. 03904
6161/525
PLAN BOOK 17 PAGE 3
 - 3) PARCEL IS ADJACENT TO MENDUM CREEK, SPECIAL FLOOD HAZARD AREA ZONE A2 (EL9) AS SHOWN ON FIRM PANEL 230171 0007 C, EFFECTIVE JULY 5, 1984.
 - 4) EXISTING LOT AREA:
9,600± S.F.
(TO PLAN LINES AND MEAN HIGH WATER)
 - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND A PROPOSED REVETMENT ON TAX MAP 3 LOT 52 IN THE TOWN OF KITTERY.
 - 6) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
 - 7) HIGHEST ANNUAL TIDE LINE AS SHOWN IS AT ELEVATION 5.8, PER THE VALUE GIVEN FOR THE PORTSMOUTH LOCATION ON THE MAINE DEP HIGHEST ANNUAL TIDES FOR YEAR 2017.
 - 8) BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE. THEY ARE BASED ON THE RECORDED PLAN GEOMETRY, ANALYSIS AND REVIEW OF RECORD PLAN CLOSURE IS NOT A PART OF THIS SURVEY, NOR ARE THE BOUNDARY LINES SHOWN REPRESENTATIVE OF A DEFINITIVE OPINION AS TO THE TRUE LOCATION OF THE LINES. THEY ARE SHOWN HEREON FOR THE PURPOSES OF PLANNING AND PERMITTING.
 - 9) LOT AREA IS GIVEN TO MEAN HIGH WATER PURSUANT TO THE TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE DEFINITION OF LOT AREA. SEE TOWN OF KITTERY CODE 16.2.2.
 - 10) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 11) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 12) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.
 - 13) CONSTRUCTION ACCESS AREA TO BE REMOVED FOLLOWING RIP RAP STABILIZATION. AREA TO BE RETURNED TO ORIGINAL GRADE AND RESEEDED USING NEW ENGLAND COASTAL SALT TOLERANT GRASS OR EQUIVALENT. SEED MIX CAN BE OBTAINED FROM NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, 413-848-8000. WWW.NEWP.COM.

**GAUDISSERT RESIDENCE
28 MENDUM AVENUE
KITTERY, MAINE**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/30/18
REVISIONS		



OWNER & APPLICANT:
OLIVER P. & CLAIRE H. GAUDISSERT
28 MENDUM AVENUE
KITTERY, ME. 03904

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

SCALE: 1" = 20' OCTOBER 2018

SHORELAND DEVELOPMENT PLAN

C1

SEQUENCE OF CONSTRUCTION

- 1) MOBILIZATION OF A PUSH BOAT, WORK SKIFF AND MATERIALS TO THE SITE VIA THE PISCATAQUA RIVER.
- 2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
- 3) THE BARGE WILL BE POSITIONED ALONGSIDE THE PROPOSED LOCATION OF THE RIPRAP AND WATERWARD OF ANY EMERGENT VEGETATION TO MINIMIZE IMPACTS.
- 4) INSTALLATION OF THE RIPRAP WILL BE PERFORMED FROM A CRANE BARGE OR SKIFF TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.
- 5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.

HEAVY EQUIPMENT IN WETLANDS OR MUDFLATS

OPERATING HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WITHIN WETLANDS SHALL BE MINIMIZED, AND SUCH EQUIPMENT SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, TO THE MAXIMUM EXTENT PRACTICABLE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (TYPICALLY <3 PSI), OR IT SHALL BE PLACED ON SWAMP/CONSTRUCTION/TIMBER MATS (HEREIN REFERRED TO AS "CONSTRUCTION MATS" AND DEFINED AT APPENDIX A, ENDDOTE 4) THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. CONSTRUCTION MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. DRAGGING CONSTRUCTION MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AUTHORIZATION (CATEGORY 2 AUTHORIZATION OR INDIVIDUAL PERMIT). SIMILARLY, THE PERMITTEE MAY REQUEST WRITTEN AUTHORIZATION FROM THE CORPS TO WAIVE USE OF MATS DURING FROZEN, DRY OR OTHER CONDITIONS. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CONSTRUCTION MATS SHOULD BE MANAGED IN ACCORDANCE WITH THE CONSTRUCTION MAT BMPs AT WWW.NAF.USACE.ARMY.MIL/MISSIONS/REGULATORY

SOIL EROSION, SEDIMENT AND TURBIDITY CONTROLS

- ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, INSTALLATION OF SEDIMENT CONTROL BARRIERS (I.E. SILT FENCE, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, EROSION CONTROL MIXES, HAY BALES OR OTHER DEVICES) DOWNHILL OF ALL EXPOSED AREAS, RETENTION OF EXISTING VEGETATED BUFFERS, APPLICATION OF TEMPORARY MULCHING DURING CONSTRUCTION, AND PERMANENT SEEDING AND STABILIZATION SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION; OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS; AND OF FILTERING FINE SEDIMENT.
- TEMPORARY SEDIMENT CONTROL BARRIERS SHALL BE REMOVED UPON COMPLETION OF WORK, BUT NOT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE SEDIMENT COLLECTED BY THESE SEDIMENT BARRIERS SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION AND STABILIZED TO PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND.
- ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

TIME OF YEAR WORK WINDOWS/RESTRICTIONS

FOR ACTIVITIES WHERE WORK IS AUTHORIZED IN STREAMS AND TIDAL WATERS THAT CAUSES TURBIDITY OR SEDIMENT RE-SUSPENSION OR OTHER CONSTRUCTION RELATED DISTURBANCES, WORK MUST BE CONDUCTED DURING THE FOLLOWING T.O.Y. WORK WINDOWS (NOT DURING THE T.O.Y. RESTRICTIONS) UNLESS OTHERWISE AUTHORIZED BY THE CORPS UNDER CATEGORY 2 REVIEW:

T.O.Y. RESTRICTION (NO WORK)	T.O.Y. WORK WINDOW (WORK ALLOWED)
NON-TIDAL WATERS OCT. 01 THROUGH JUL. 14 SEP. 30	JUL. 15 THROUGH NOV. 07
TIDAL WATERS APR. 10 THROUGH NOV. 07 APR. 03	NOV. 08 THROUGH APR. 09

ALTERNATE WINDOWS AUTHORIZED UNDER CATEGORY 2 MAY INCLUDE SPECIES SPECIFIC WINDOWS RECOMMENDED BY THE MAINE DEPT. OF MARINE RESOURCES AND/OR MAINE DEPT. OF INLAND FISHERIES & WILDLIFE.

FLOODPLAINS AND FLOODWAYS

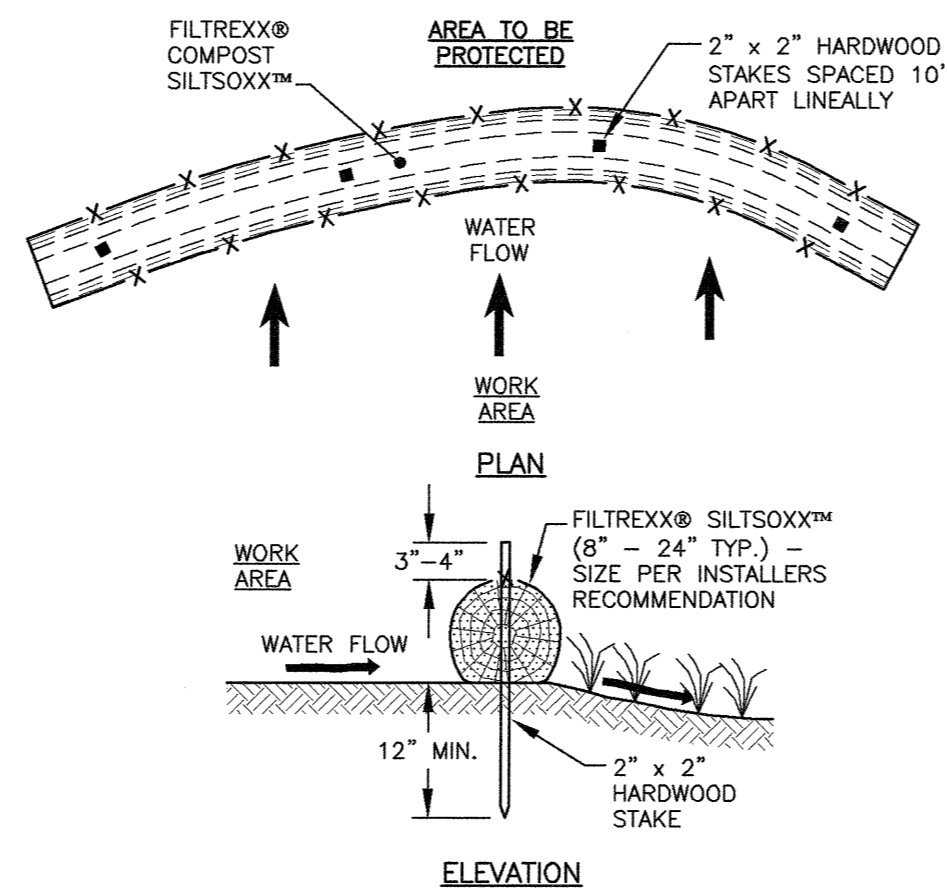
- APPROPRIATE MEASURES MUST BE TAKEN TO MINIMIZE FLOODING TO THE MAXIMUM EXTENT PRACTICABLE.
- ACTIVITIES WITHIN 100-YEAR FLOODPLAINS MUST COMPLY WITH APPLICABLE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)-APPROVED STATE AND/OR LOCAL FLOODPLAIN MANAGEMENT PERMITTING REQUIREMENTS. PROPONENTS MAY NEED TO COORDINATE WITH FEMA AND APPLY FOR A FORMAL CHANGE TO THE FLOOD INSURANCE STUDY PRODUCTS OR FORWARD A SET OF PROJECT PLANS AND RELEVANT TECHNICAL DOCUMENTATION IN A DIGITAL FORMAT TO THE RISK ANALYSIS BRANCH CHIEF, MITIGATION DIVISION, FEMA, REGION 1, 99 HIGH STREET, BOSTON, MASSACHUSETTS 02110. APPLICANTS SHOULD PROVIDE A COPY OF ANY DOCUMENTATION TO THE CORPS ALONG WITH THE PCN.
- PROPONENTS MAY HAVE TO OBTAIN A FLOOD HAZARD DEVELOPMENT PERMIT ISSUED BY THE TOWN. INQUIRIES MAY BE DIRECTED TO THE MUNICIPALITY OR TO THE MAINE FLOODPLAIN MANAGEMENT COORDINATOR AT (207) 287-8063. SEE [HTTP://WWW.MAINE.GOV/DACF/FLOOD/](http://WWW.MAINE.GOV/DACF/FLOOD/)

SPAWNING, BREEDING, AND MIGRATORY AREAS.

- JURISDICTIONAL ACTIVITIES AND IMPACTS SUCH AS EXCAVATIONS, DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN JURISDICTIONAL WATERS THAT PROVIDE VALUE AS FISH MIGRATORY AREAS, FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- JURISDICTIONAL ACTIVITIES IN WATERS OF THE UNITED STATES THAT PROVIDE VALUE AS BREEDING AREAS FOR MIGRATORY BIRDS MUST BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY "TAKE" PERMITS REQUIRED UNDER THE USFWS'S REGULATIONS GOVERNING COMPLIANCE WITH THE MIGRATORY BIRD TREATY ACT OR THE BALD AND GOLDEN EAGLE PROTECTION ACT. THE PERMITTEE SHOULD CONTACT THE APPROPRIATE LOCAL OFFICE OF THE USFWS TO DETERMINE IF SUCH "TAKE" PERMITS ARE REQUIRED FOR A PARTICULAR ACTIVITY.

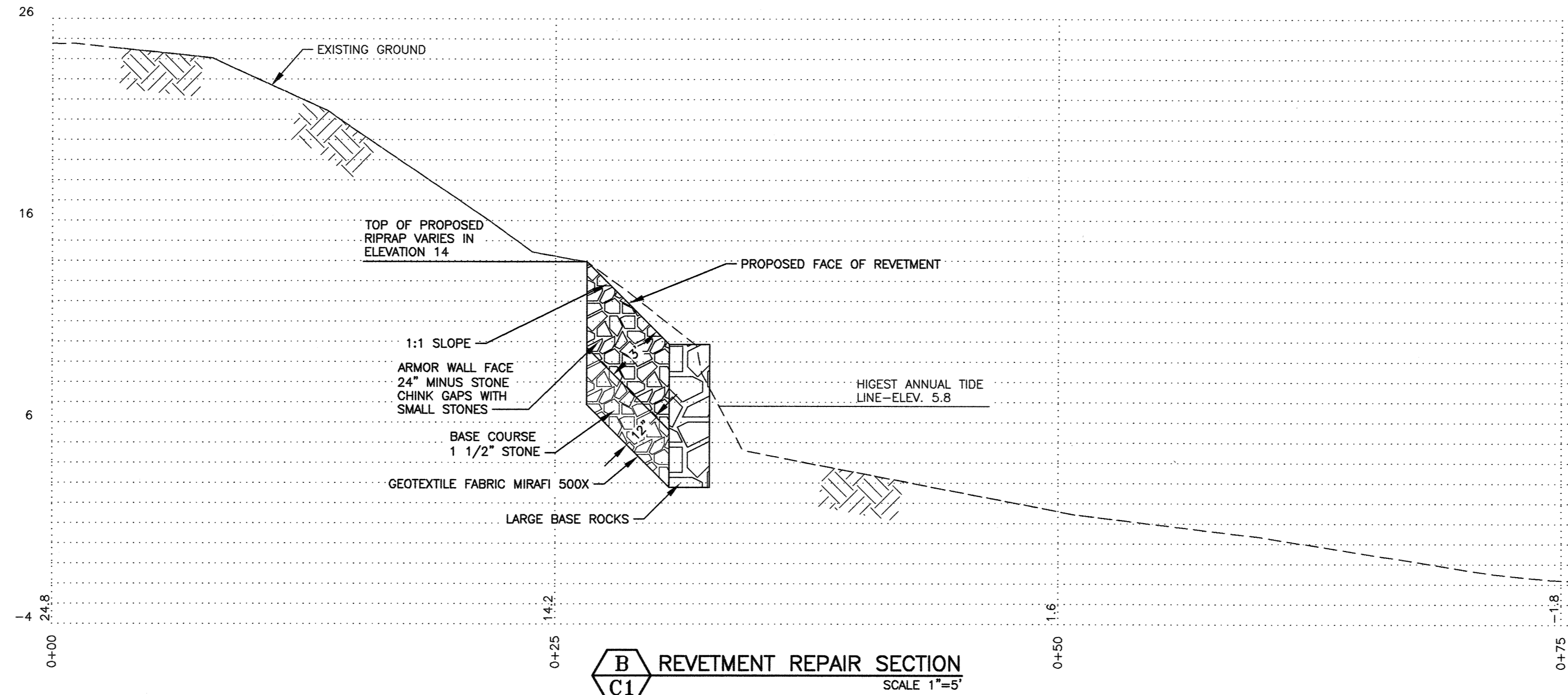
APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

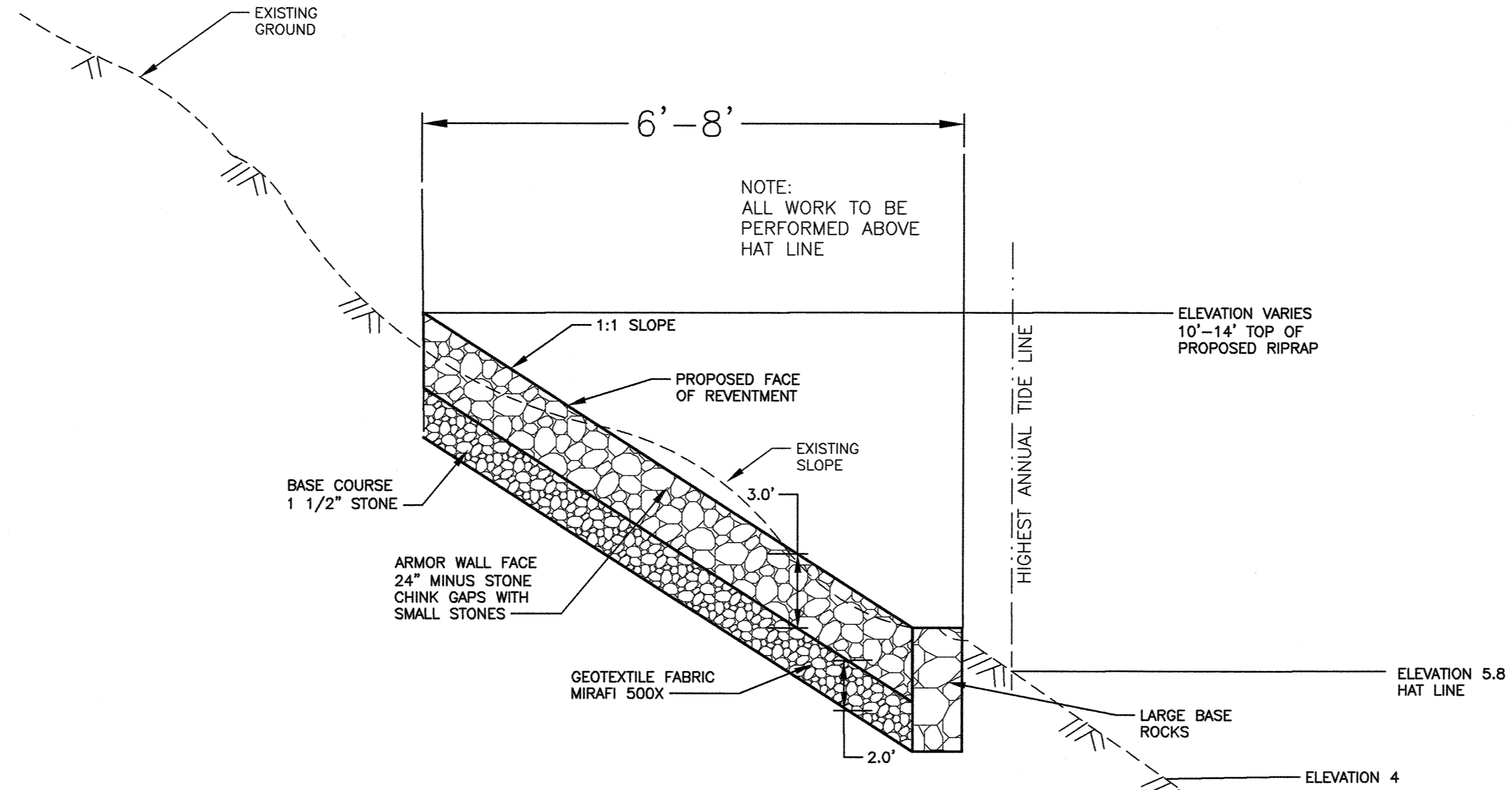


- NOTES:**
1. ALL MATERIAL TO MEET FILTEREXX SPECIFICATIONS.
 2. FILTEREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTEREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILTISOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

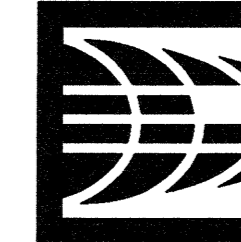
A FILTEREXX® SILTISOXX™ FILTRATION SYSTEM
(AS NEEDED) NTS



B REVETMENT REPAIR SECTION
SCALE 1"=5'



C REVETMENT REPAIR TYPICAL SECTION
NTS



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

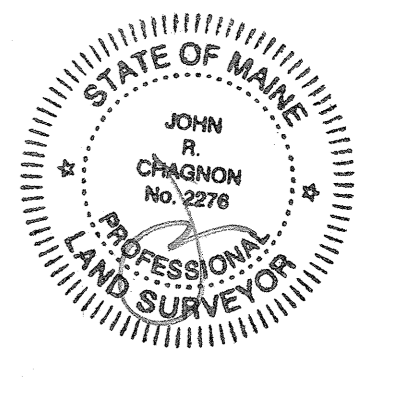
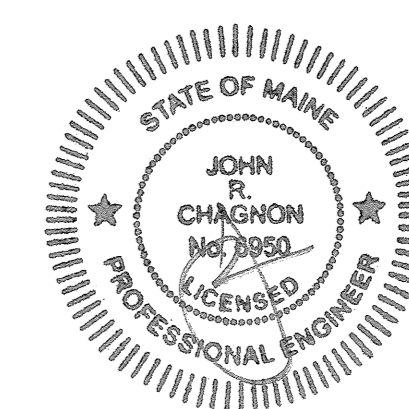
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SHORELAND DEVELOPMENT
PLAN DETAILS

D1