

October 7, 2022

Town of Kennebunkport
Planning Board
PO Box, 6 Elm Street
Kennebunkport, Maine 04046

**RE: The Glen at Goose Rocks – Residential Subdivision
Exception Request for Preliminary Subdivision Submittal**

Dear Werner and Planning Board Members,

On behalf of K.J. Trudo Properties, LLC, we are requesting an exception be granted to allow us to submit the proposed project for Preliminary Plan for Subdivision. Town of Kennebunkport filing procedures for Preliminary Plan for Subdivision requires an application to be submitted within six months of the Board's on-site inspection following the sketch plan meeting. In this case, it has been over nine months since the on-site inspection with the Board. Efforts were made to submit the Preliminary Plan for Subdivision to the Board within the required time. However, the impact from covid, coordination with State natural resource agencies, and overall busyness prohibited us from meeting the six-month requirement.

Two sketch plan meetings with the Board have taken place thus far including an on-site inspection. The first sketch plan meeting was held on the November 17, 2021, and the second on February 16, 2022. The on-site inspection occurred on December 3, 2021, after the initial sketch plan meeting. Since the last sketch plan meeting, there have not been any substantial changes the design layout. After our discussions and site walk with your board, we have incorporated the following:

- Two easements so all residents can access the open space lot – one from each cul-da-sac
- FEMA flood zone added the plan set
- Proper deductions in net residential calculations including proposed easements
- Two test pits per lot showing suitable septic disposal
- High Intensity Soil Survey conducted
- Building footprints, clearing limits and driveways noted on plan set

Shared driveways did not prove to be feasible given requirements of net residential calculations. However, the proposed driveways will only result in approximately 881 square feet of wetland impact. In total, the project proposes two stream crossings, and four wetland crossings (one of which is associated with a stream crossing). Applicable applications have been submitted to Maine Department of Environmental Protection and the U.S. Army Corps of Engineers.

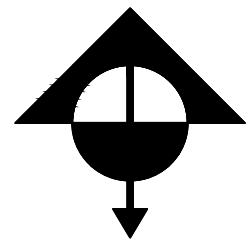
We thank you for your time and attention to this application and we look forward to discussing these updated materials with you at the next meeting.

Regards,



Lucien Langlois
Environmental Project Manager
Atlantic Resource Consultants

CONCEPT PLAN I
FROM NOV. 17, 2021 SKETCH PLAN MEETING



n/f
PARCEL 16-1-5A
THOMPSON, DAVID M & LISA C
6715/64

n/f
MURPHY, PAUL
PARCEL 15-1-1
1455/235

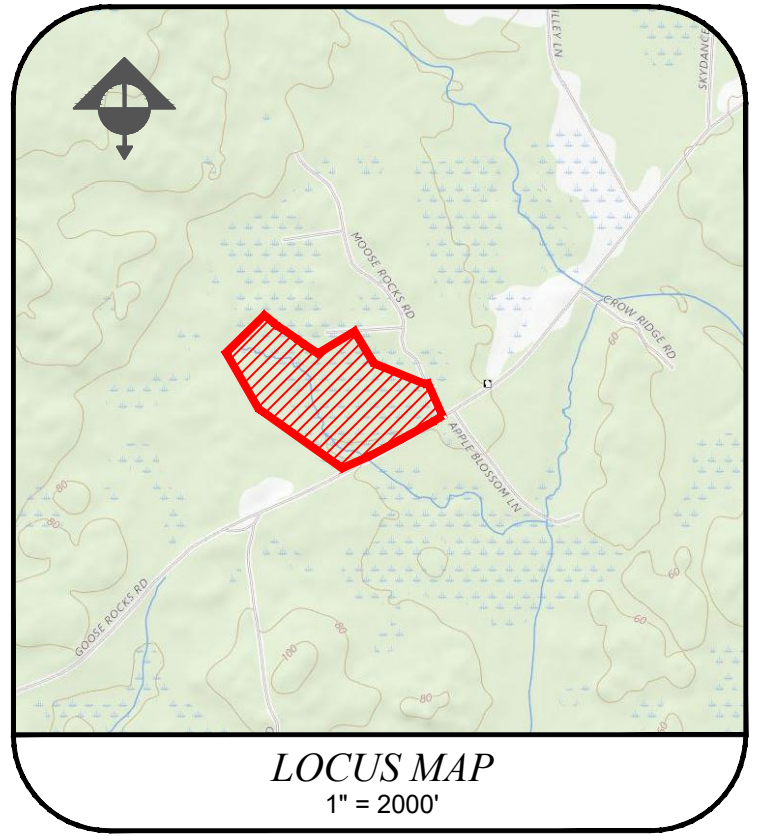
n/f
SHORTHILL, DAVID W & PATRICIA M
PARCEL 16-1-5
7649/214

n/f
LANG, EILEEN
PARCEL 16-1-1B
10067/173

n/f
MILLER, BARRY M & STACY
PARCEL 16-1-1C
17131/0001

n/f
GOOD, TIMOTHY H & WENDY
PARCEL 15-1-1A
10234/63

n/f
MURPHY, PAUL
PARCEL 15-1-1
1455/235



OPEN SPACE
285768 SF (15.1%)
88% UPLAND

LOT 4

LOT 5

LOT 3

LOT 6

LOT 2

LOT 9

LOT 7

LOT 8

LOT 1

POTENTIAL MDEP
WETLAND OF SPECIAL
SIGNIFICANCE

33' WIDE
EASEMENT

GOOSE ROCKS ROAD

MOOSE ROCKS ROAD

0 100 200 400
SCALE: 1"=100' US SURVEY FOOT

LOT	GSF		NET SF (UPLAND)			WETLANDS		EASEMENTS	
	SF	AC	SF	AC	%	SF	AC	SF	AC
1	143,530	3.29	131,975	3.03	91.95%	11,555	0.27	6,669	0.15
2	228,174	5.24	164,150	3.77	71.94%	64,024	1.47		
3	161,805	3.71	132,298	3.04	81.76%	29,507	0.68		
4	174,021	3.99	134,076	3.08	77.05%	39,945	0.92	6,516	0.15
5	166,580	3.82	145,154	3.33	87.14%	21,426	0.49		
6	155,492	3.57	131,907	3.03	84.83%	23,585	0.54		
7	167,740	3.85	131,255	3.01	78.25%	36,485	0.84		
8	165,774	3.81	131,706	3.02	79.45%	34,068	0.78		
9	159,937	3.67	133,370	3.06	83.39%	26,567	0.61		



LEGEND

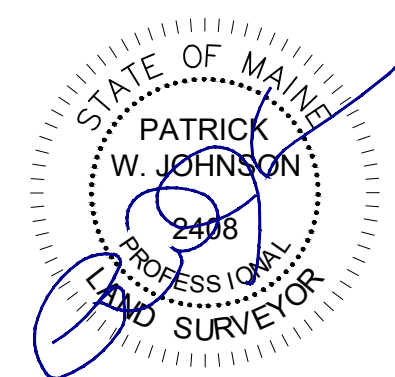
NOTES:

- CIRCULAR DRIVEWAYS ARE INTENDED TO SHOW REQUIREMENT FOR FIRETRUCK TURN-AROUNDS AND DO NOT DEPICT ACTUAL DRIVEWAY CONFIGURATIONS.
- BOUNDARY LINES SHOWN ARE APPROXIMATE AND INTENDED FOR DISCUSSION PURPOSES ONLY.
- ROADWAY ALIGNMENT IS MARKED IN THE FIELD.

REVISIONS

REV1	09/22/21	DATE	05/26/21
REV2	00/00/00	SCALE	1"=100'
REV3	00/00/00	BY	PWJ
REV4	00/00/00	SHEET	1 OF 1
REV6	00/00/00	FILE	2021-113-CONCEPT2

DRAWING



CONCEPT
GOOSE ROCKS SUBDIVISION
9 LOT-LOOP ROAD CONCEPT
KENNEBUNKPORT, YORK COUNTY, ME

CONCEPT PLAN 2
FROM FEB. 16, 2022 SKETCH PLAN MEETING



ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND
PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)
ZONE - FARM AND FOREST

APPLICABLE SPACE AND BULK REGULATIONS

LOT SIZE	MINIMUM 130,680 S.F.	PROVIDED > 40,000 S.F.
STREET FRONTAGE	N/A	> 200'
FRONTAGE (CUL-DE-SAC)	N/A	> 125'
LOT WIDTH	200'	> 200'

PRINCIPAL STRUCTURE:

FRONT SETBACK	20 FT.	50 FT.
SIDE SETBACK	15 FT.	25 FT.
REAR SETBACK	15 FT.	25 FT.

	MAXIMUM 35 F.T.	PROVIDED 35'
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BUILDING HEIGHT

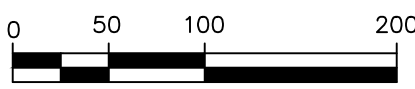
PRELIMINARY LOT TABLE

LOT	TOTAL AREA (SF)	UPLAND AREA (SF)	FRONTAGE (LF)
1	167,818	140845	457
2	171,958	133759	200
3	187,512	142788	200
4	177,006	130714	467
5	130,812	130690	200
6	195,390	130710	200
7	147,991	130690	200
8	162,445	130696	588
9	139,156	130684	543

LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
---	EASEMENT
⊙	IRON PIPE/ROD
C1/L1	CURVE/LINE NO.
	BUILDING
	WETLANDS
---	EDGE WETLAND
⊙	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	CURBLINE
---	TREELINE
---122---120---	CONTOURS
x30.20	SPOT GRADE
---	CHAIN LINK FENCE
x	WIRE FENCE
o	STOCKADE FENCE
---	RETAINING WALL
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
---	MULCH LINE
---	GUARDRAIL
G	GAS
W	POTABLE WELL
S	SEWER
---	CULVERT
OHU	OVERHEAD UTILITY
⊙	UTILITY POLE
---	GUY

SCALE



SCALE in FEET
1"=100'

GOOSE ROCKS
SUBDIVISION
SUBDIVISION
PLAN



Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: ZWG	DATE:
DESIGNED: JAV	SCALE: 1"=100'
CHECKED: JAV	JOB NO. 21-059
FILE NAME:	
SHEET:	

KENNEBUNKPORT, MAINE 04046

P.E. JASON A. VAFIADES
LIC. #12661

REV	DATE	DESCRIPTION

OVERALL PLAN SHEET
SUBMITTED TO MDEP ON SEPT. 26, 2022

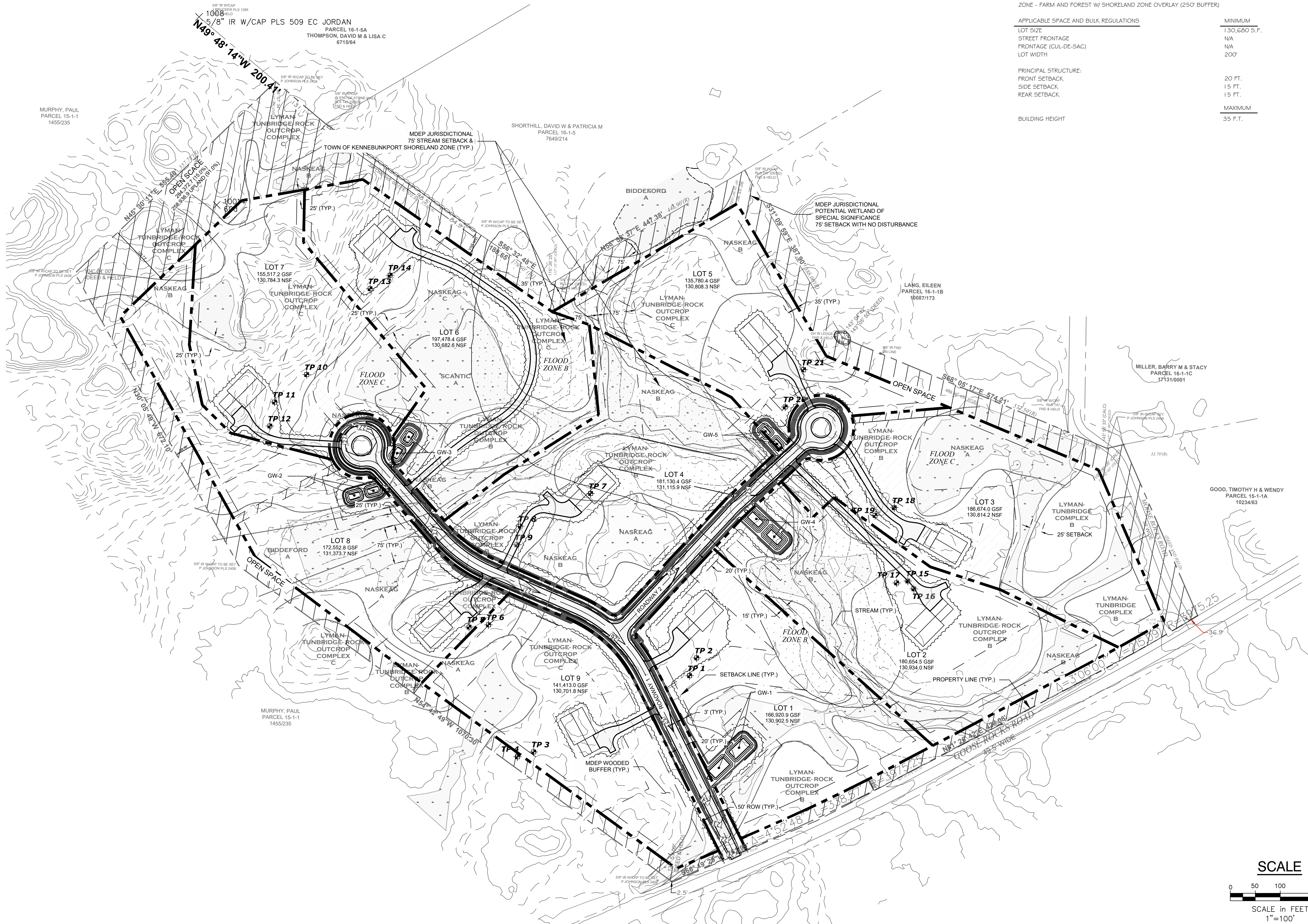


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	DEED LINE/ROW	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
---	FLOODPLAIN	---
---	FLOODWAY	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUFFER PIN	---
---	DEED CALL	---
---	CURVE/LINE NO.	---
---	SOILS BOUNDARY	---
---	ZONE LINE	---
---	ZONE LINE ON PL.	---
---	BENCHMARK	---
---	SURVEY CONTROL	---
---	TEST PIT	---
---	MONITORING WELL	---
---	BORING	---
---	REACH	---
---	TC/PATH	---
---	WATERSHED	---
---	SOIL BOUNDARY	---
---	BUILDING	---
---	WETLANDS	---
---	UPLAND	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	ROCK OUTCROP	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	EDGE WATER	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	RETAINING WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	MULCH LINE	---
---	GUARDRAIL	---
---	BOLLARD	---
---	RAILROAD	---
---	GAS	---
---	GAS GATE VALVE	---
---	GAS METER	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	POTABLE WELL	---
---	SEWER	---
---	FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	ELECTRICAL MANHOLE	---
---	TELEPHONE MANHOLE	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---
---	EC, BLANKET	---
---	FILTER BARRIER	---
---	RIPRAP	---
---	CHECK DAM	---
---	INLET PROTECTION	---

ZONING SUMMARY

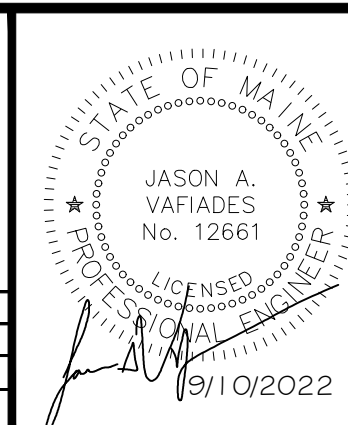
CURRENT USE: UNDEVELOPED LAND		
PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)		
ZONE - FARM AND FOREST W/ SHORELAND ZONE OVERLAY (250' BUFFER)		
APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT SIZE	130,680 S.F.	> 130,680 S.F.
STREET FRONTAGE	N/A	N/A
FRONTAGE (CUL-DE-SAC)	N/A	N/A
LOT WIDTH	200'	> 200'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	20 FT.	20 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
	MAXIMUM	PROVIDED
BUILDING HEIGHT	35 F.T.	35'



PLAN NOTES:

- THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
- CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD88 DATUM.
- THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS WELL AS ZONE "B", AREA BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD, AS SHOWN ON FEMA FIRM 230 170 0001 B, EFFECTIVE DATE: APRIL 18, 1983.
- THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY WORKSHEET PREPARED BY ANDREW BRADFORD, PLS, MAINE OFFICE OF GIS AERIAL PHOTOGRAPH & 2 TOPOGRAPHIC CONTOURS AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

REV	DATE	DESCRIPTION
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION
REVISIONS		



THE GLEN AT
GOOSE ROCKS
CONCEPTUAL
DEVELOPMENT PLAN

KJ TRUDO PROPERTIES, LLC
20 APPLE BLOSSOM LANE
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: ZWG
DESIGNED: JAV
CHECKED: JAV
FILE NAME:
SHEET: C-101

DATE: SEPTEMBER 2022
SCALE: 1"=100'
JOB NO. 21-059