

January 25, 2022

Town of Kennebunkport  
Planning Board Members  
6 Elm Street  
Kennebunkport, Maine 04046

**RE: Trudo Subdivision, Goose Rocks Road**

Dear Board Members,

Thank you for attending the on-site inspection held on December 3, 2021. On behalf of our client, Jonathan Trudo dba K.J. Trudo Properties, LLC, we are pleased to present a revised subdivision design for the subject project. The revised design incorporates two cul-de-sacs which dramatically reduces the number of crossings of protected natural resources. We have enclosed a site plan showing the nature and extents of the proposed work.

Pursuant to Kennebunkport Subdivision Regulations, design guidelines state that cul-de-sacs are limited to 1,000 feet in length. Our revised design includes one cul-de-sac approximately 1,160 feet in length and another measuring 590 feet in length. We are seeking a waiver to allow a cul-de-sac that is slightly less than 1.2 times the design standard.

Before submitting for Preliminary Plan for Subdivision, we would like an opportunity to present the revised design to the board for review. We look forward to discussing this project and the requested waiver.

Respectfully,



Lucien Langlois  
Atlantic Resource Consultants

Cc: File 21-059/Permitting

**ATTACHMENTS:**

Revised Subdivision Plan  
Revised Sketch Plan Application

**SKETCH PLAN  
APPLICATION FOR SUBDIVISION  
KENNEBUNKPORT PLANNING BOARD**

**APPLICANT INFORMATION:**

Property Owner: **K.J. TRUDO PROPERTIES, LLC**  
Address: **20 APPLE BLOSSOM LANE**  
**KENNEBUNKPORT, ME 04046**  
Phone: **207-205-4422**

Name of Applicant: **K.J. TRUDO PROPERTIES, LLC**  
Address: **20 APPLE BLOSSOM LANE**  
**KENNEBUNKPORT, ME 04046**  
Office Phone: **207-205-4422** Cell Phone: \_\_\_\_\_

If applicant is a corporation, check if licensed in Maine: Yes ☒ No ☐ and attach a copy of State's Registration.

Applicant's Authorized Agent: **ATLANTIC RESOURCE CONSULTANTS, LLC**  
Address: **541 US ROUTE ONE, SUITE 21**  
**FREEPORT, ME 04032**  
Phone: **207-869-9050**

Land surveyor, engineer, architect or others preparing plan: **ATLANTIC RESOURCE CONSULTANTS, LLC**  
Address: **541 US ROUTE ONE, SUITE 21**  
**FREEPORT, ME 04032**  
Phone: **207-869-9050**

What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)? **OWNERSHIP**

What interest does the applicant have in any abutting property? **NONE**

**LAND INFORMATION**

Location of Property (Street Location): **GOOSE ROCKS ROAD**  
(Assessor's Tax Maps): Map **15**, Block **1**, Lot(s) **1**  
(County Registry of Deeds): Book **18632**, Page **0387**

Current zoning of property? **FARM & FOREST**  
Resource Protection ☐ Shoreland Zone ☒

Is any portion of the property within two hundred fifty (250) feet of the high water mark of a pond, river or saltwater body?  
Yes ☒ No ☐

Total acreage of parcel: **43.54 ACRES**  
Acreage to be developed: **5+/- ACRE (Lots + Infrastructure)**

Has this land been part of a prior approved subdivision? Yes ☐ No ☒  
Or part of other divisions within the past 5 years? Yes ☐ No ☒

Identify existing use(s) of land (farmland, woodlot, etc.) UNDEVELOPED/FORESTRY

Does the parcel include any water bodies? Yes ☒ No ☐ **WETLANDS/STREAMS**

Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency (FEMA)? Yes ☒ No ☐

### GENERAL INFORMATION

Proposed number of lots or units: 9 Anticipated date for construction: SPRING 2022

Will this development require extension of public infrastructure: Yes ☐ No ☒ If yes, what?

<input type="checkbox"/> Roads	<input type="checkbox"/> Fire Protect	<input type="checkbox"/> Sewer Lines
<input type="checkbox"/> Water Lines	<input type="checkbox"/> Storm Drainage	<input type="checkbox"/> Sidewalks
<input type="checkbox"/> Other		

Identify method for water supply to the proposed development:

<input checked="" type="checkbox"/> Individual Wells	<input type="checkbox"/> Central Well w/ Distribution Lines
<input type="checkbox"/> Public Water Supply	<input type="checkbox"/> Other (please state alternative)

Identify method of sewage disposal to the proposed development:

<input checked="" type="checkbox"/> Individual Septic Tanks	<input type="checkbox"/> Central On-site Disposal w/ Distribution Lines
<input type="checkbox"/> Connection to Public Sewer System	<input type="checkbox"/> Other (please state alternative)

Identify method of fire protection for the proposed development:

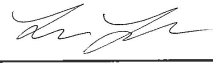
<input type="checkbox"/> Hydrants connected to the public water system
<input type="checkbox"/> Dry hydrants located on existing pond or water body
<input type="checkbox"/> Existing fire pond
<input checked="" type="checkbox"/> Other (please state alternative) <b>CISTERN OR RESIDENTIAL SPRINKLERS</b>

Does the applicant propose to dedicate to the public any streets, recreation or common lands?

If any:

Streets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Estimated Length <input type="text"/>
Recreation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Estimated Acreage <input type="text"/>
Common Land(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Estimated Acreage <input type="text"/>

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

Signature  Lucien Langlois  
Atlantic Resource Consultants, LLC Date SEPTEMBER 29, 2021

**Revised: JANUARY 25, 2022**

(For Office Use Only)

Date Received  Application Fee Paid   
Postage Fee Paid



**Atlantic Resource Consultants**  
Engineering Strategies and Solutions

541 US Route One, Suite 21  
Freeport, Maine 04032  
Tel: 207.869.9050

September 30, 2021

Jonathan Trudo  
K.J. Trudo Properties, LLC  
20 Apple Blossom Lane  
Kennebunkport, Maine 04046

**RE: Sketch Plan Application for Subdivision  
Goose Rocks Road, Kennebunkport, ME  
Agent Authorization Letter**

To Whom It May Concern,

K.J. Trudo Properties, LLC has retained Atlantic Resource Consultants, LLC to undertake regulatory permitting for the referenced project. Atlantic Resource Consultants, LLC is hereby authorized to act as agent on our behalf for matters related to these permits.

Sincerely

Jonathan Trudo, dba  
K.J. Trudo Properties, LLC

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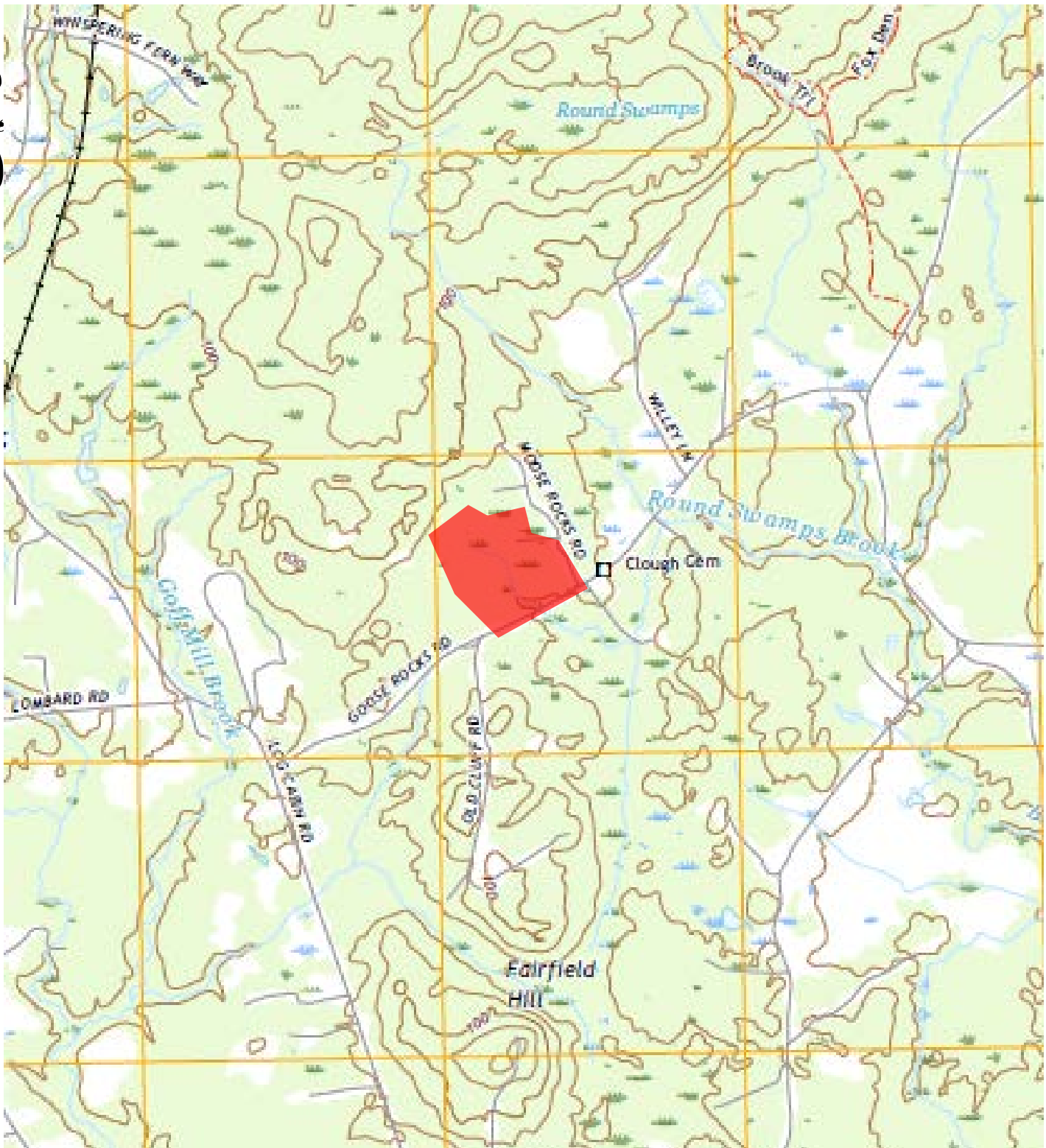
**ATTACHMENT 8 – EVALUATION OF CLUSTER DEVELOPMENT &  
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**ATTACHMENT 9 – CONCEPT PLAN OF PROPOSED SUBDIVISION**

## **ATTACHMENT I**

### **USGS LOCATION MAP**

An excerpt of the USGS Topographic Map with the project site delineated is attached following this page.



## **USGS SITE LOCATION PLAN**

**PREPARED FOR  
K.J. TRUDO PROPERTIES, LLC  
(MAP 15-1, LOT 1)  
KENNEBUNKPORT, MAINE**



**Atlantic Resource Consultants**  
ENGINEERING STRATEGIES AND SOLUTIONS

SCALE:  
NTS

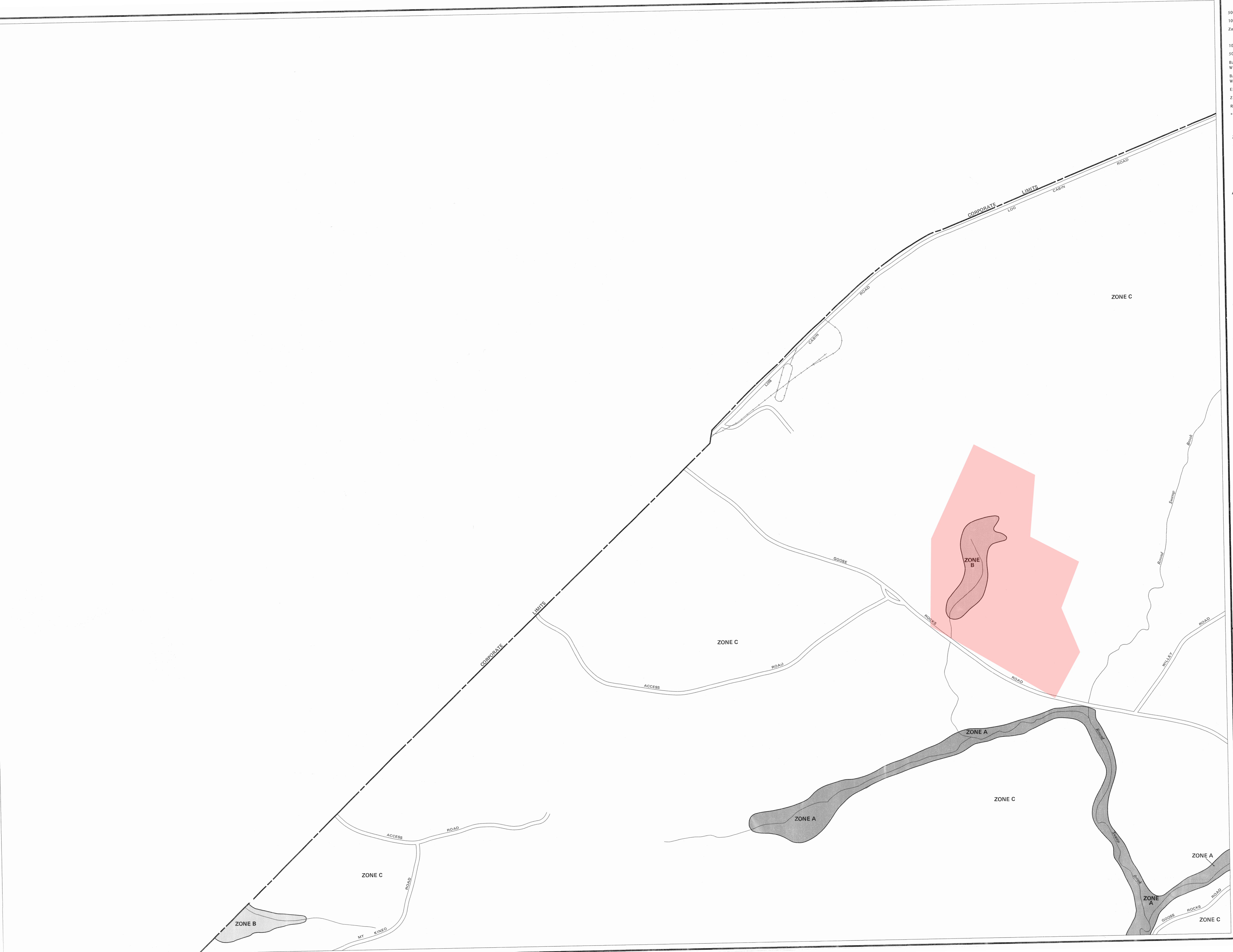
DRAWN BY:  
LL

PLAN DATE:  
9/29/21

## **ATTACHMENT 2**

### **FEMA MAP**

An excerpt of the FEMA Flood Insurance Rate Map with the project site delineated is attached following this page.



500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations\*

100-Year Flood Boundary

500-Year Flood Boundary

Base Flood Elevation Line With Elevation In Feet\*\*

Base Flood Elevation In Feet Where Uniform Within Zone\*

Elevation Reference Mark

Zone D Boundary

River Mile

513

(EL 987)

RM7x

•M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

KEY TO MAP

ZONE B

ZONE A1

ZONE A5

ZONE B

\*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year, shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year, shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or area protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

Coastal base flood elevations shown on this map include the effects of wave action.

Coastal base flood elevations apply only landward of the shoreline shown on this map.

INITIAL IDENTIFICATION:  
DECEMBER 6, 1974  
FLOOD HAZARD BOUNDARY MAP REVISIONS:  
DECEMBER 3, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:  
APRIL 18, 1983  
FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actual rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.

APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF

KENNEBUNKPORT,

MAINE

YORK COUNTY

PANEL 1 OF 8

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

230170 0001 B

EFFECTIVE DATE:

APRIL 18, 1983

Federal Emergency Management Agency

## **ATTACHMENT 3**

### **TAX ASSESORS MAP**

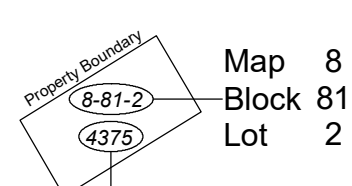
Tax Map 15-1 depicting Lot 1 with the delineated project site is attached following this page.

 Property Boundary

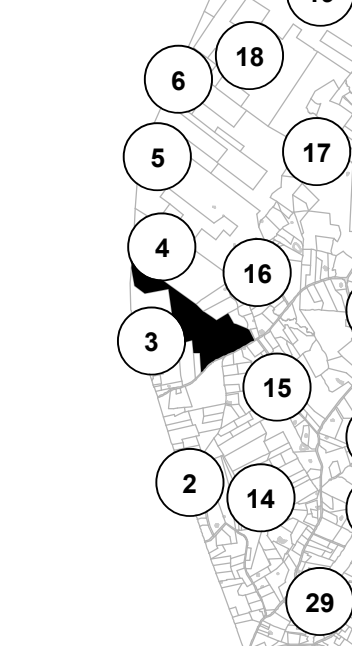
Off ROW Road



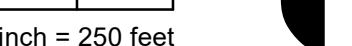
\_\_\_\_\_

Property Area  
in Square Feet

## 12



125 250



Disclaimer:  
The Town of Kennebunkport shall not be liable for discrepancies in land conveyances based on the content of these maps. The maps are for assessing purposes only. Copyright Town of Kennebunkport. Maps revised to April 1, 2020.

MAP 15(E)

## **ATTACHMENT 4**

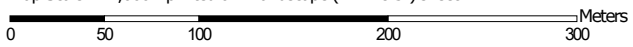
### **NRCS SOILS MAP**

A soils map from the Natural Resources Conservation Service (NRCS) is included in this section.

# Soil Map—York County, Maine (Trudo Parcel)



Map Scale: 1:4,000 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84




**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

1/21/2022  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine

Survey Area Data: Version 20, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bm	Biddeford mucky peat, 0 to 3 percent slopes	3.8	8.9%
LyB	Lyman-Rock outcrop complex, 3 to 8 percent slopes	27.3	63.7%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	0.1	0.1%
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	11.3	26.4%
Sc	Scantic silt loam, 0 to 3 percent slopes	0.3	0.8%
<b>Totals for Area of Interest</b>		<b>42.9</b>	<b>100.0%</b>

## **ATTACHMENT 5**

### **PROOF OF LEGAL NAME**

Attached to this section is proof that the legal name of K.J. TRUDO PROPERTIES, LLC is in good standing as a registered corporation in Maine. As included in this section is a copy of the deed showing ownership of the property.



# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

**Corporate Name Search**

## Information Summary

[Subscriber activity report](#)

**This record contains information from the CEC database and is accurate as of: Wed Sep 29 2021 10:29:24. Please print or save for your records.**

Legal Name	Charter Number	Filing Type	Status
K.J. TRUDO PROPERTIES, LLC	20072050DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
01/16/2007	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

### Clerk/Registered Agent

SCOTT M. EDMUNDS  
BERGEN & PARKINSON, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

[Back to previous screen](#)

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**Click on a link to obtain additional information.**

List of Filings

[View list of filings](#)

**Obtain additional information:**

Certificate of Existence ([more info](#))

<a href="#">Short Form without amendments (\$30.00)</a>	<a href="#">Long Form with amendments (\$30.00)</a>
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If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or [e-mail](#) or visit

## **ATTACHMENT 6**

### **WAIVER REQUESTS**

The Applicant requests a waiver of Street Design Guidelines listed in the Town of Kennebunkport Subdivision Regulations. Dead end streets and cul-de-sacs are limited to 1,000 feet in length. The proposed project includes a cul-de-sac measuring approximately 1,160 feet in length. The waiver request to allow a cul-de-sac less than 1.2 times the street design standard will reduce crossings of protected natural resources by the internal network of roads and driveways which overall avoids and minimizes cumulative impacts from the proposed subdivision.

## **ATTACHMENT 7 DEED RESTRICTIONS**

At this time, there are no deed restrictions or easements planned for this project.

## **ATTACHMENT 8**

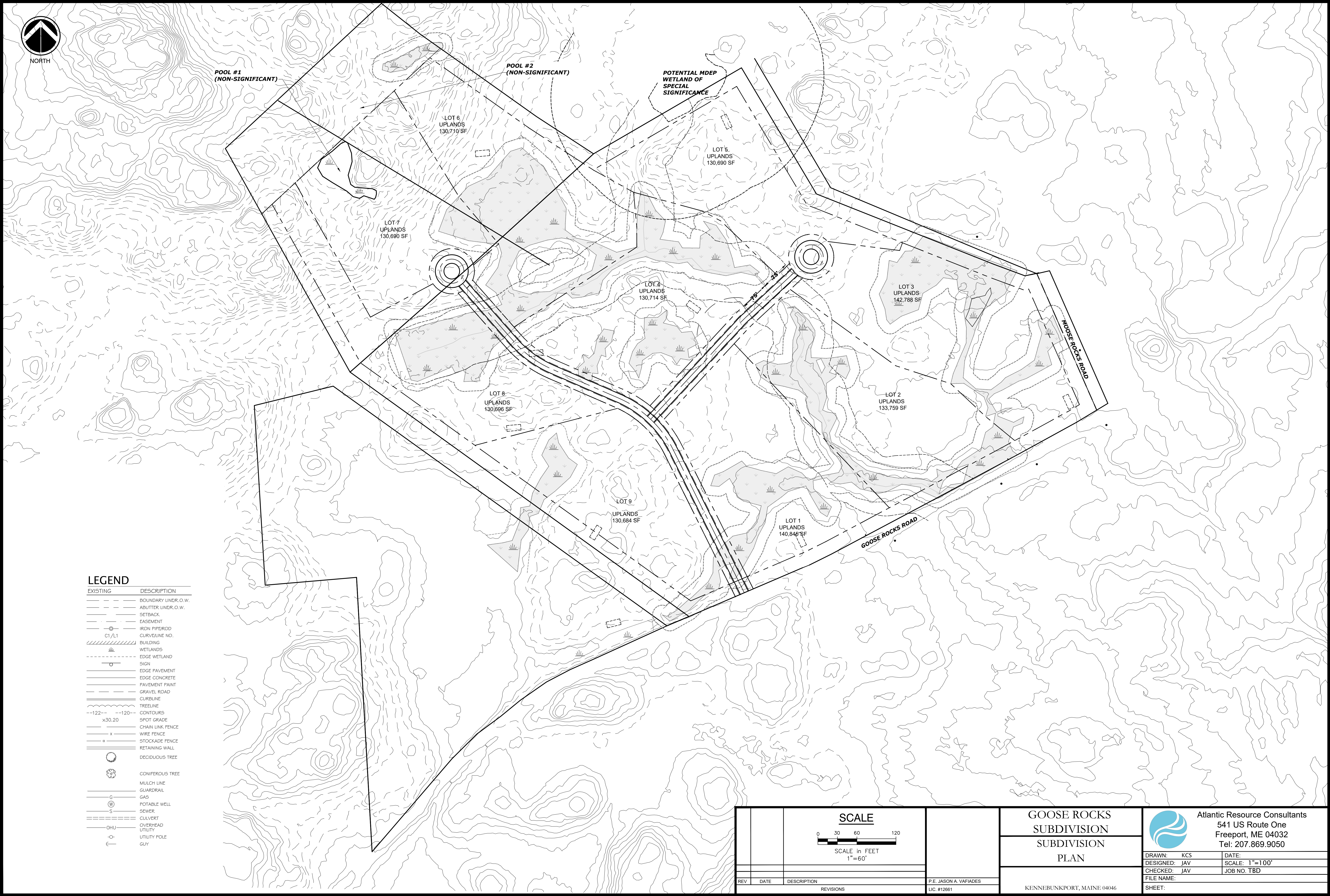
### **EVALAUTION OF CLUSTER DEVELOPMENT & AFFORDABLE HOUSING**

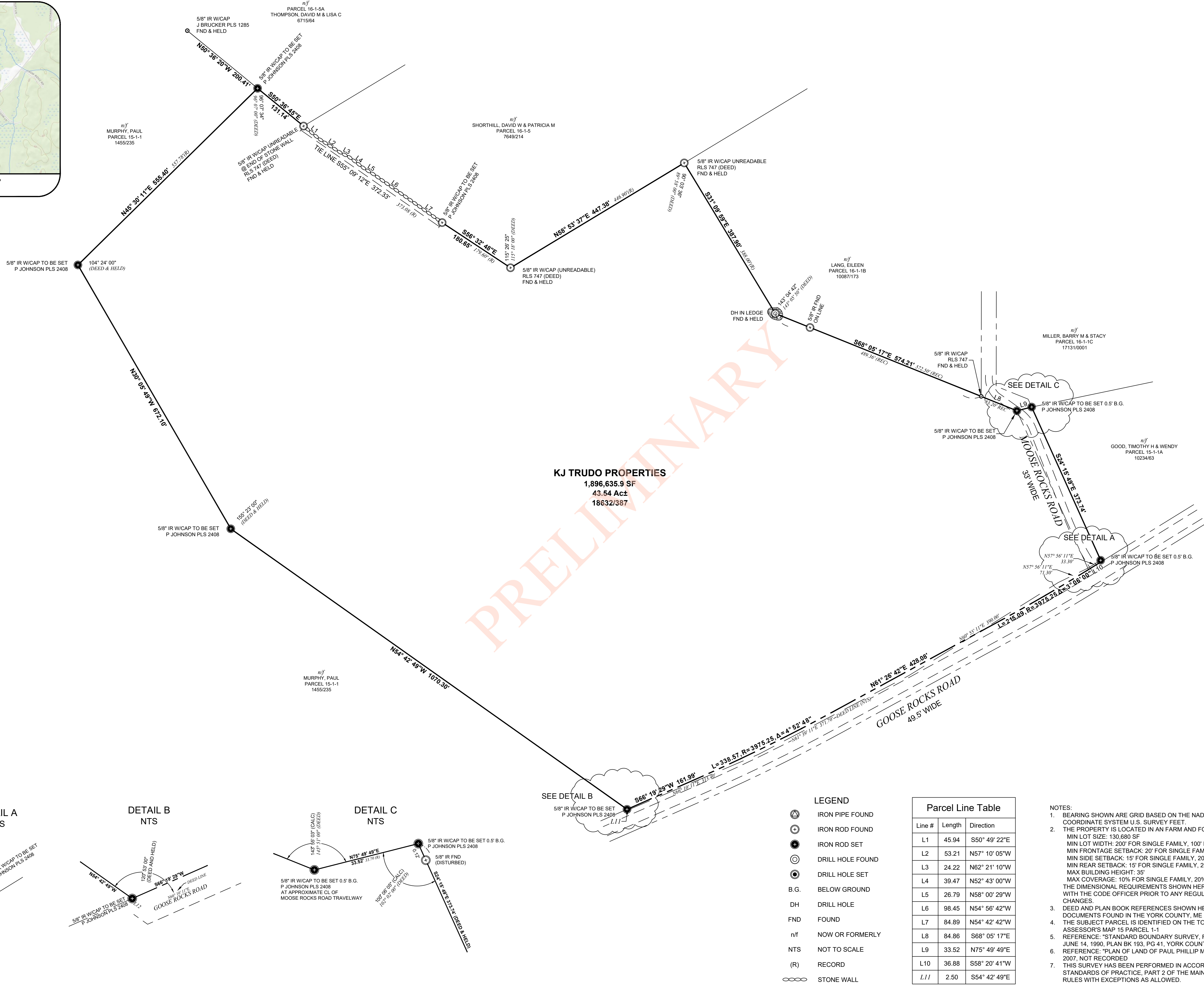
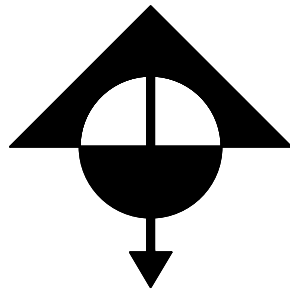
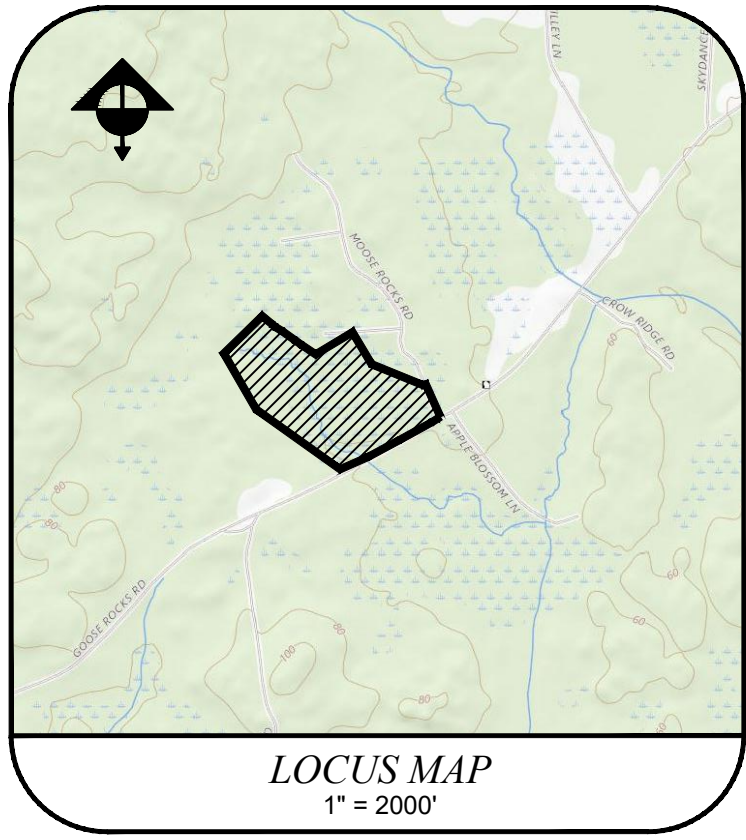
The property is not applicable to cluster development given the constraints of natural resources.

## **ATTACHMENT 9**

### **CONCEPT PLAN OF PROPOSED SUBDIVISION**

A concept plan of the proposed 9-lot subdivision is included in this section. Calculations for each proposed lot is depicted on the attached plan.





KJ TRUDO PROPERTIES  
1,896,635.9 SF  
43.54 Ac±  
18632/387

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- B.G. BELOW GROUND
- DH DRILL HOLE
- FND FOUND
- n/f NOW OR FORMERLY
- NTS NOT TO SCALE
- (R) RECORD
- STONE WALL

Parcel Line Table		
Line #	Length	Direction
L1	45.94	S50° 49' 22"E
L2	53.21	N57° 10' 05"W
L3	24.22	N62° 21' 10"W
L4	39.47	N52° 43' 00"W
L5	26.79	N58° 00' 29"W
L6	98.45	N54° 56' 42"W
L7	84.89	N54° 42' 42"W
L8	84.86	S68° 05' 17"E
L9	33.52	N75° 49' 49"E
L10	36.88	S58° 20' 41"W
L11	2.50	S54° 42' 49"E

- NOTES:
- BEARING SHOWN ARE GRID BASED ON THE NAD83 MAINE STATE PLANE COORDINATE SYSTEM U.S. SURVEY FEET.
  - THE PROPERTY IS LOCATED IN AN FARM AND FOREST ZONE  
MIN LOT SIZE: 130,680 SF  
MIN LOT WIDTH: 200' FOR SINGLE FAMILY, 100' FOR TWO FAMILY  
MIN FRONTAGE SETBACK: 20' FOR SINGLE FAMILY, 40' FOR TWO FAMILY  
MIN SIDE SETBACK: 15' FOR SINGLE FAMILY, 20' FOR TWO FAMILY  
MIN REAR SETBACK: 15' FOR SINGLE FAMILY, 20' FOR TWO FAMILY  
MAX BUILDING HEIGHT: 35'  
MAX COVERAGE: 10% FOR SINGLE FAMILY, 20% FOR TWO FAMILY  
THE DIMENSIONAL REQUIREMENTS SHOWN HEREON SHALL BE VERIFIED WITH THE CODE OFFICER PRIOR TO ANY REGULATED ADDITIONS OR CHANGES.
  - DEED AND PLAN BOOK REFERENCES SHOWN HEREON REFER TO DOCUMENTS FOUND IN THE YORK COUNTY, ME REGISTRY OF DEEDS (YCRD).
  - THE SUBJECT PARCEL IS IDENTIFIED ON THE TOWN OF KENNEBUNKPORT, ME ASSESSOR'S MAP 15 PARCEL 1-1
  - REFERENCE: "STANDARD BOUNDARY SURVEY, FOR DANIEL HIGGINS" DATED JUNE 14, 1990, PLAN BK 193, PG 41, YORK COUNTY REGISTRY OF DEEDS
  - REFERENCE: "PLAN OF LAND OF PAUL PHILLIP MURPHY" DATED DECEMBER 2007, NOT RECORDED
  - THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CHAPTER 90 STANDARDS OF PRACTICE, PART 2 OF THE MAINE BOARD OF LICENSURE RULES WITH EXCEPTIONS AS ALLOWED.

REVISION

DESCRIPTION

BY

DATE

NO.

**JPS**  
PROFESSIONAL SERVICES, INC.  
KENNEBUNK, ME

Owner Of Record:

KJ TRUDO PROPERTIES, LLC  
20 Apple Blossom Lane  
Kennebunkport, ME 04046

PLAN OF LAND

KJ TRUDO PROPERTIES, LLC  
GOOSE ROCKS ROAD  
KENNEBUNKPORT, YORK COUNTY, MAINE

DATE:  
JULY 12, 2021

PROJECT NO:  
2021-113

SCALE:  
1" = 100'

CAD FILE:  
2021-113 SURVEYED  
BOUNDARY.dwg

**SHEET**  
1