

Town of Kennebunkport Site Plan Application

For

Reconstruction and Expansion of Existing Single-Family Dwelling
670 Kings Highway
Kennebunkport, ME 04046

March 18, 2024

Applicant

670 GRB Realty Trust
14 Spruce Lane
Dracut, MA 01826

Prepared By:

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Drive, Suite 2A
Westbrook, Maine
207.553.9898

Table of Contents
Town of Kennebunkport – Site Plan Application
670 Kings Highway, Kennebunkport, ME 04046

Cover Letter
Application Form
Agent Authorization

Attachments:

Right, Title, and Interest	Attachment 1
Location Plan.....	Attachment 2
Tax Map	Attachment 3
Abutters List	Attachment 4
Assessment of Compliance with Site Plan Standards.....	Attachment 5
Assessment of Compliance with Shoreland Zone Standards	Attachment 6
DEP Permit by Rule Application& Approval.....	Attachment 7

Site Plans:

Existing Conditions Plan	C1.1
Site Plan.....	C2.1
Cross Sections	C2.2
Building Area and Site Impervious	C2.3
Details.....	C3.1
Architectural Existing Non-Conforming Volume	Sheet 1
Architectural Existing Area.....	Sheet 2
Architectural Proposed Volume.....	Sheet 3
Architectural Proposed Area	Sheet 4
Architectural Proposed Building Elevations.....	Sheet 5
Architectural Proposed Floor Plan.....	Sheet 6



March 20, 2024

Town of Kennebunkport Planning Board
c/o Mr. Galen Weibley, Director of Planning & Development
6 Elm Street
Kennebunkport, ME 04046

RE: 670 Kings Highway

Dear Planning Board Members,

On behalf of Brian and Lynne Lussier/ 670 GRB Realty Trust (Applicant), Walsh Engineering Associates, Inc. (WEA), is pleased to submit the enclosed Site Plan Application for the proposed development located at 670 Kings Highway, identified on Kennebunkport Tax Map 34, Block 2, Lot 13. Property is located within the Goose Rocks Zone and the Shoreland Zone overlay.

Existing Conditions

The property is currently improved with an existing non-conforming single-family home, driveway, walkways, and other hardscape. The home and combined hardscapes are nonconforming both to setbacks and lot coverage. Property is also identified as being within a back dune (D2) and erosion hazard area. The average existing site elevation within 20' of the home is 11.51 (NAVD 88)

Proposed Development

A new single-family dwelling will replace the existing residential building. The footprint of the proposed house will be within the existing building footprint and no more non-conforming than the existing footprint. Volume and area expansions within the setbacks are less than the allowable 30% expansion as detailed within the included Architectural plans. The portion of the foundation within the erosion hazard area has been designed to allow for the movement of sand and water. The portion of the foundation outside of the erosion hazard area has been designed to meet all preliminary flood zone construction requirements.

The site will remain fully developed with lawn, gardens and driveway. The proposed finished first floor elevation will be El. 16.00 (NAVD 88).

The proposed building height is based on the average existing site elevation of 11.51 (NAVD 88) as noted on Sheet C1.1 This allows for a maximum building elevation of 41.51 (NAVD 88) as shown on Sheet C2.2. The proposed building height will be at or below the maximum allowable elevation.

Respectfully,

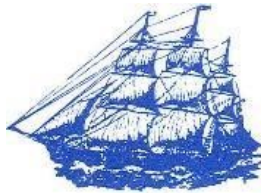
Werner Gilliam

Werner Gilliam, CFM
Walsh Engineering Associates, Inc.

cc. Brian and Lynne Lussier

Enc. Site Plan Application & Supporting Documents
Plan Set:

- C1.1 Existing Conditions
- C2.1 Site Plan
- C2.2 Cross Sections
- C2.3 Building Area and Site Impervious
- C3.1 Details
- Architectural Existing Non-Conforming Volume
- Architectural Existing Area
- Architectural Proposed Volume
- Architectural Proposed Area
- Architectural Proposed Building Elevations
- Architectural Proposed Floor Plan



MEMORANDUM

TO: Applicants for Site Plan Review

FROM: Kennebunkport Planning Board

RE: Site Plan Review Application

To assist you in completing your Site Plan Review application, please refer to “Chapter 240-10 Planning Board Site Plan Review” of the Town of Kennebunkport Code (see attached). Please use the attached “checklist” and filing requirements to ensure that you have submitted all of the required information with your application. **Please note that your application package, and any and all additional submissions, must be filed in completion at least 14 business days before the next regularly scheduled meeting in order to make that agenda (see attached Submittal Schedule).**

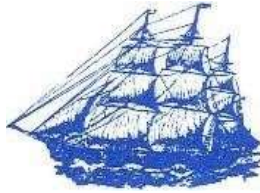
You must submit all required information. If you believe that some of the required information is not necessary for or appropriate to your application, please state in writing as to why.

No Public Hearing will be scheduled until the application is deemed complete by the Planning Board. Under no circumstances shall an applicant or an applicant’s representative contact any member of the Planning Board regarding Planning Board personnel or pending or active applications. All correspondence concerning Planning Board issues must be directed to the Code Enforcement Office via email to April Fortier (afortier@kennebunkportme.gov).

Please note: The Planning Board Administrative Assistant will handle any and all mailings to abutters, and the newspaper posting of Legal Notices of Public Hearings. **Checks must be made out to the Town of Kennebunkport.**

Attachments:

- Filing Requirements and Checklist
- Application Form
- Planning Board Contact List
- Submittal Schedule
- Fee Schedule
- Article 10 – PB Site Plan Review



FILING REQUIREMENTS AND CHECKLIST

Please initial or mark N/A to indicate you have completed the following requirements.

Application Package Checklist:

- ☐ Cover letter describing proposed project.
- ☐ One copy of full sized (to scale) and one copy of reduced site plans.
 - ☐ Site plans contain all the data required under Chapter 240.10.6 of the Code of the Town of Kennebunkport. If portions of 10.6 are not applicable, please submit in writing as to why. See Article 10.6 attached.
- ☐ Copy of the deed(s)/agreement(s).
- ☐ Certificate of Good Standings, if corporation.
- ☐ Letter of authority, if using agent.
- ☐ List full names and current mailing addresses of owners of properties within 200' of the subject property. See FAQ for step by step. FAQ is available on the Town website or printed at the Codes and Planning Office.
- ☐ Copy of the tax map, highlighting your property. See FAQ for step-by-step.
- ☐ Copy of official decisions (or note pending applications) of other Federal, State, or local agencies regarding the use of this property (Army Corps., D.E.P., etc.) - **To be provided when received**

Filing Requirements:

- ☐ Two paper copies of the application package to the Administrative Assistant.
- ☐ Email electronic version of application package to: afortier@kennebunkportme.gov.
- ☐ Mail one paper copy of the application package to each Planning Board Member (address as provided in application materials).
- ☐ Pay all fees associated.

Please see attached Town of Kennebunkport's Land Use Ordinance § 240-10.6 "Submissions and requirements" for an exhaustive list and description of application requirements.

APPLICATION FOR SITE PLAN REVIEW

KENNEBUNKPORT PLANNING BOARD

Subject Property Location: _____

Zone: GR Tax Assessor's Map: _____ Block: _____ Lot: _____

Shoreland: ☐ Resource Protection: ☐

Lot Size: _____

Existing Use of Property: _____

Proposed Use of Property: _____

Type of Sewage Disposal:

None: ☐ Private Septic: ☐ Public Sewer: ☐

Water Supplied by: _____

None: ☐ Private Well: ☐ Public KKWD: ☐

Describe new structures, additions to existing structures and alterations proposed:

Percentage of lot occupied by buildings:

Existing: 35.99% ± Proposed: 33.5% ±

Percentage of lot occupied by other impervious (parking, walkways, etc):

Existing: 13.6% Proposed: 27.8%

Exterior footprint of existing or proposed structure:

Existing: 1128± sf Proposed: 1050± sf

Interior Square Footage:

Existing: N/A Proposed: N/A

If volume expansion, interior volume:

Existing: N/A Proposed: N/A

Details on easements or other restrictions on the property. *Attach deeds and/ or agreements.*

Owner of Record:

Name: _____

Address: _____
(street)

(city)
(state)
(Zip)

Phone: _____ Email: _____

Applicant/Authorized Agent:

Name: _____

Address: _____
(street)

(city) (state) (Zip)

Phone: _____ Email: _____

If applicant is a corporation, check if licensed in Maine: Yes ☐ No ☐ and attach a copy of State's "Certificate of Good Standing".

Note: All applications must conform to the Code of the Town of Kennebunkport and all applicable local, State and Federal ordinances. Planning Board approval is required before any building permit can be issued by the Code Enforcement Officer.

All fees must accompany this application

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Code of the Town of Kennebunkport.

I understand that if my application is approved by the Planning Board, I MUST take out a permit within 180 days of the date of Planning Board Approval, per Chapter 240.11.7.B of the Code of the Town of Kennebunkport.

Signature _____ Date: _____

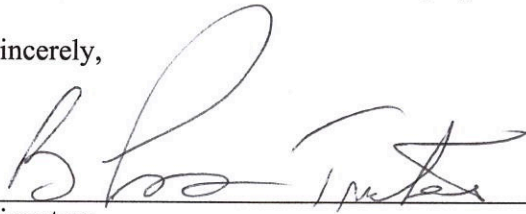
For Office Use Only

Date Received: _____	Application Fee Paid: _____
	Paid by (payment type/name): _____
	Postage Fee Paid: _____
	Legal Notice Posting Fee Paid: _____
	Total Fee: _____

To Whom It May Concern,

By this letter, the undersigned, a representative of **670 GRB Realty Trust** authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local City permit applications and relevant documents and correspondence for all necessary permits for the construction/reconstruction of the property at 670 Kings Highway, Kennebunkport; to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,


Signature

BRIAN LUSSIER Trustee

Printed Name and Title

1/28/24

Date

Attachment 1:

Right, Title, and Interest

- Deed Bk 19222 Pg 925

DLN: 1002340231727

WARRANTY DEED

Know all by these presents that I, **PETER K. MCLUSKEY**, of Kennebunkport, Maine for consideration paid, grant to **BRIAN L. LUSSIER AND LYNNE E. LUSSIER, TRUSTEES OF THE 670 GRB REALTY TRUST**, whose mailing address is 14 Spruce Lane, Dracut, Massachusetts 01826 with **WARRANTY COVENANTS**, the real property situated in the Town of Kennebunkport, County of York and State of Maine, described as follows:

See Exhibit A Attached Hereto

The current property address is 670 Kings Highway, Kennebunkport Tax Map 34, Lot 2-13

Witness my hand and seal this 14th day of April 2023.

Michelle Haskell
Witness

P. McLuskey
PETER K. MCLUSKEY

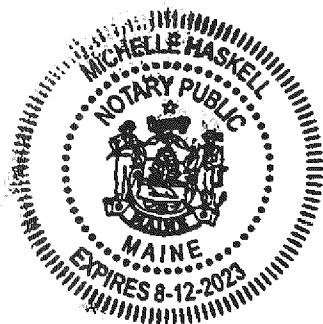
STATE OF MAINE

York, ss.

April 14th, 2023

Then personally appeared the above named Peter K. McLuskey and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Michelle Haskell
Notary Public
Print Name:
Commission Expires:

Maine R.E. Transfer Tax Paid

Exhibit A

Property: 670 Kings Highway, Kennebunkport, Maine

A certain lot or parcel of land, with the buildings and improvements thereon, situated at Goose Rocks Beach, in the town of Kennebunkport, County of York and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe driven into the ground on the northwesterly side of the Town Road leading along Goose Rocks Beach to Batsons River at the easterly corner of that portion of land now or formerly of Dennett and Libby which lies northwesterly of said road, said pipe also being the southwesterly corner of Lot No. 1, as shown on "Plan Showing Land of Frank J. Coppola, Goose Rocks Beach, Kennebunkport, Maine", prepared by Libby & Dow Eng'rs, dated October 11, 1958 and recorded at the York County Registry of Deeds in Plan Book 21, Page 58;

THENCE northeasterly by said road sixty-six (66) feet to an iron pipe driven into the ground;

THENCE northwesterly by remaining land of these Grantors and at right angles with said Road and passing eleven and 71/100 (11.71) feet northeasterly from and parallel with the under-pinning along the northeasterly side of the house standing on the land hereby conveyed fifty and 40/100 (50.40) feet to an iron pipe driven into the ground at land now or formerly of the Piper heirs;

THENCE southwesterly by said Piper heirs land and making an included angle of 86° 37' with the last described line sixty-three and 20/100 (63.20) feet to a stone monument set in the ground at said Dennett and Libby's northerly corner;

THENCE southeasterly by said Dennett and Libby land and making an included angle of 97° with the last described line forty-six and 75/100 (46.75) feet to the POINT OF BEGINNING.

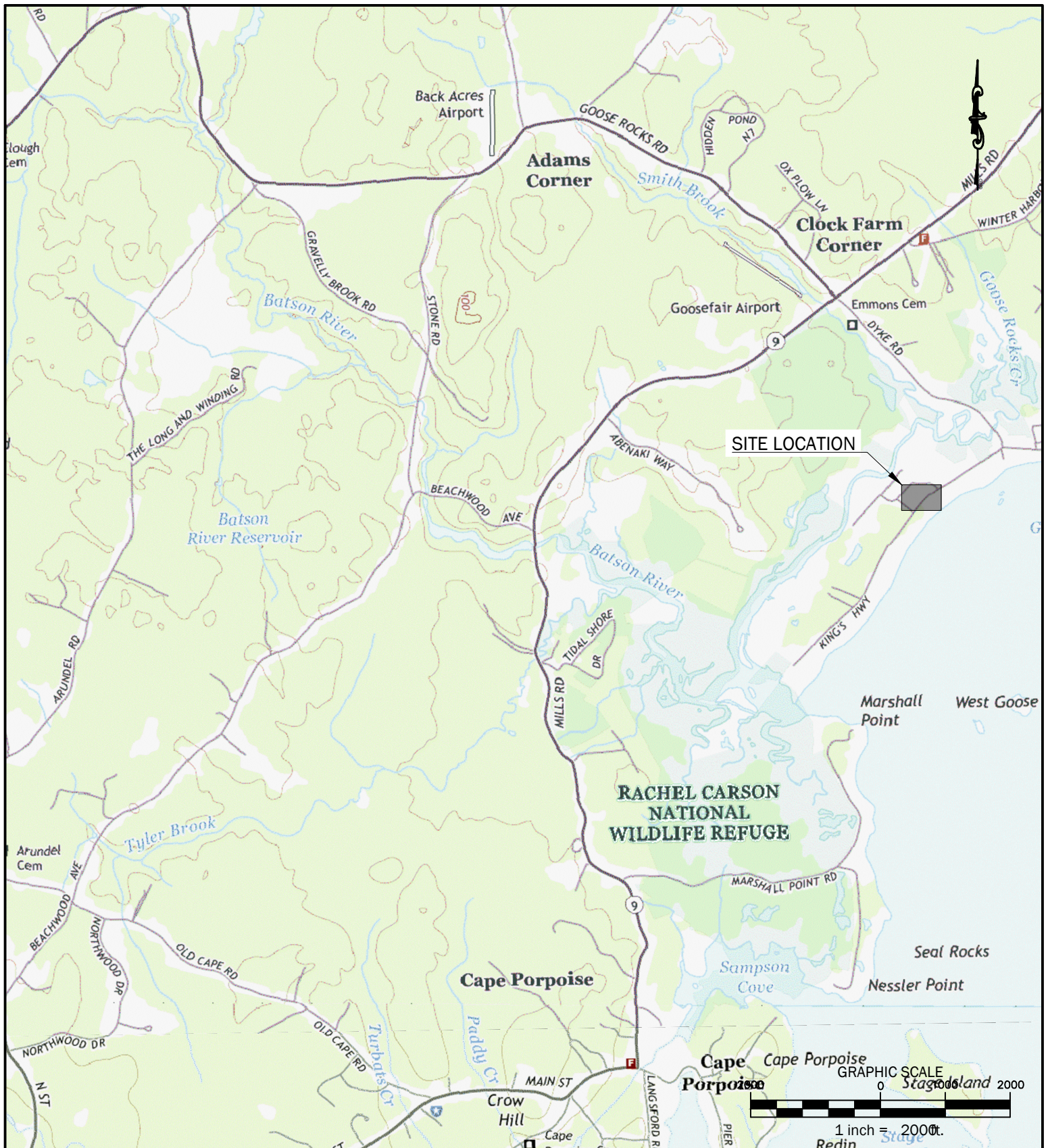
"The Grantor, further grants to the grantee herein, his heirs and assigns, and the heirs and assigns of the survivor of them, the full and free right for them, their tenants, servants, visitors and licensees in common with all others having the like right at all times hereafter for all purposes connected with the use of the grantees' land, to pass and repass on and over the six (6) foot right of way, running from the Town Road to the Atlantic Ocean, as delineated on "Plan Showing Land of Elvin M. Stone & Chester T. Adams, Goose Rocks, Kennebunkport, Maine" drawn by Libby & Dow, Eng'rs, dated August 4, 1949, and recorded at said Registry, Book of Plans 15, Page 30."

The above described premises being a portion of Lot No. 1, as shown on the above mentioned plan of Frank J. Coppola and a portion of the premises conveyed to Randolph W. Gerrish and Barbara H. Gerrish by Frank J. Coppola by deed dated October 15, 1958, recorded in said Registry in Book 1385, Page 473, from which deed the above quotation is taken.

Being the same premises conveyed from Patricia MacDonald, Trustee of the Donald P. McLuskey Living Trust to Peter K. McLuskey by deed dated March 21st, 2013 and recorded at the York County Registry of Deeds in Book 16564, Page 921.

Attachment 2:

Location Plan



WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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LOCATION PLAN

670 KINGS HIGHWAY
KENNEBUNKPORT, ME 04046

Sheet Title:

**LOCATION
PLAN**

Job No.: 860

Date: JAN. 26, 2024

Scale: AS SHOWN

Drawn: KEW

Checked: NGC

Attachment 3:
Tax Map



670 Kings Highway

Kennebunkport, ME

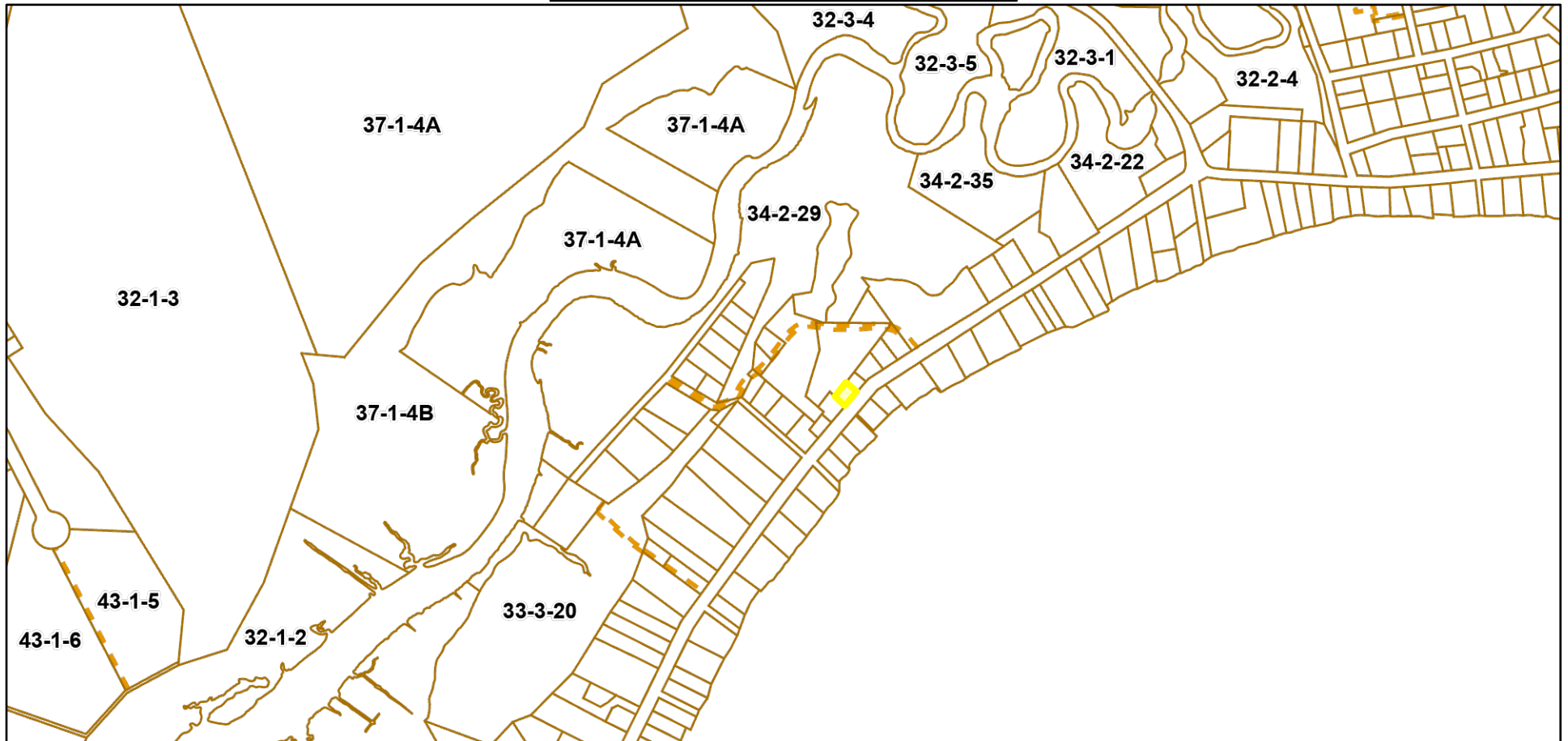
1 inch = 547 Feet



February 26, 2024

www.cai-tech.com

0 547 1095 1642



- Rights of Way
- Parcel Lines - No Ortho

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Attachment 4:
Abutters List



670 Kings Highway

Kennebunkport, ME

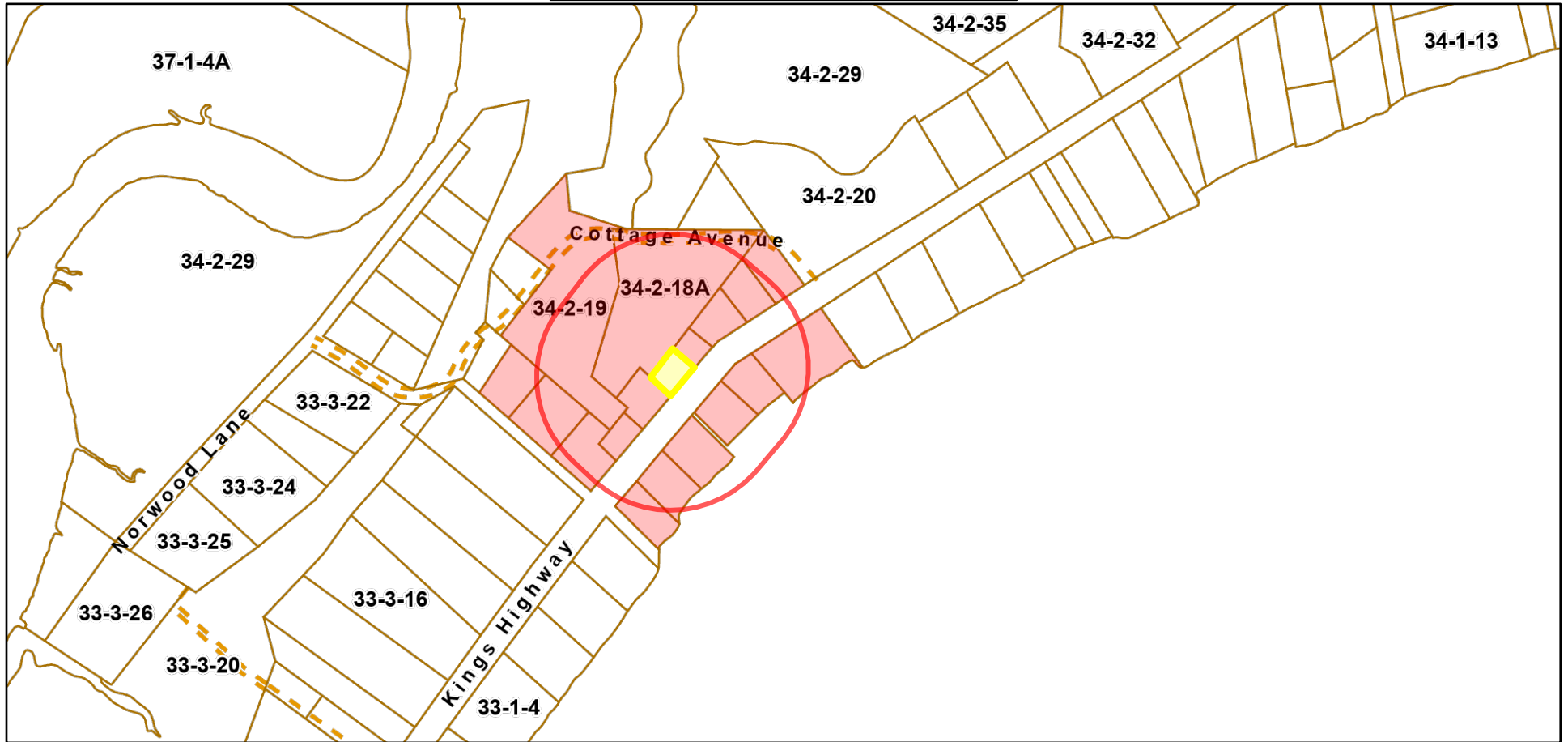
1 inch = 273 Feet



February 26, 2024

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0 273 546 819



- - Rights of Way
- Parcel Lines - No Ortho

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200 foot Abutters List Report

Kennebunkport, ME

February 26, 2024

Subject Property:

Parcel Number: 34-2-13
CAMA Number: 34-2-13
Vision ID: 2522
Property Address: 670 KINGS HIGHWAY

Mailing Address: 670 GRB REALTY TRUST
14 SPRUCE LANE
DRACUT, MA 01826

Abutters:

Parcel Number: 34-1-30
CAMA Number: 34-1-30
Vision ID: 3878
Property Address: 683 KINGS HIGHWAY

Mailing Address: AGOSTINELLI, DONALD C & LILA
PO BOX 7
GILMANTON, NH 03237

Parcel Number: 34-1-31
CAMA Number: 34-1-31
Vision ID: 2503
Property Address: 675 KINGS HIGHWAY

Mailing Address: ALLISON W PHINNEY TRUST
7 SADDLE WAY
KENNEBUNKPORT, ME 04046

Parcel Number: 34-1-32
CAMA Number: 34-1-32
Vision ID: 2504
Property Address: 669 KINGS HIGHWAY

Mailing Address: VANDERVOORN, RICHARD M &
LAURENCE W
72 HUNTER LANE
RIDGEFIELD, CT 06877

Parcel Number: 34-1-33
CAMA Number: 34-1-33
Vision ID: 2505
Property Address: 663 KINGS HIGHWAY

Mailing Address: JO ANNE GARVEY REVOCABLE TRUST
83 BRICK MILL ROAD
BEDFORD, NH 03110

Parcel Number: 34-1-34
CAMA Number: 34-1-34
Vision ID: 2506
Property Address: 657 KINGS HIGHWAY

Mailing Address: GERRISH, JULE
657 KINGS HIGHWAY
KENNEBUNKPORT, ME 04046

Parcel Number: 34-1-35
CAMA Number: 34-1-35
Vision ID: 2507
Property Address: 653 KINGS HIGHWAY

Mailing Address: KELLY, MICHAEL L & DONNA G
9 PHILLIPS POND
SOUTH NATICK, MA 01760

Parcel Number: 34-2-10
CAMA Number: 34-2-10
Vision ID: 2519
Property Address: 1 NORWOOD LANE

Mailing Address: GAIL DANCKERT REVOCABLE TRUST
43 HIGH STREET #1
CHARLESTOWN, PA 02129

Parcel Number: 34-2-11
CAMA Number: 34-2-11
Vision ID: 2520
Property Address: KINGS HIGHWAY

Mailing Address: GERRISH, JULE
657 KINGS HIGHWAY
KENNEBUNKPORT, ME 04046-5610



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2/26/2024

Page 1 of 2



200 foot Abutters List Report

Kennebunkport, ME

February 26, 2024

Parcel Number: 34-2-12
CAMA Number: 34-2-12
Vision ID: 2521
Property Address: 664 KINGS HIGHWAY

Mailing Address: LEMAY, ARTHUR P & MARY ELLEN
50 TURKEY MEADOW ROAD
TRUMBULL, CT 06611-5053

Parcel Number: 34-2-14
CAMA Number: 34-2-14
Vision ID: 2523
Property Address: 674 KINGS HIGHWAY

Mailing Address: O'BRIEN, SUSAN & GUARINO LUCAS
83 SEVERNA AVENUE
SPRINGFIELD, NJ 07081

Parcel Number: 34-2-15
CAMA Number: 34-2-15
Vision ID: 2524
Property Address: 678 KINGS HIGHWAY

Mailing Address: KOFFS, RICHARD L & KATHLEEN ANN
612 NELSON ROAD
JOHNSON CITY, NY 13790-4927

Parcel Number: 34-2-16
CAMA Number: 34-2-16
Vision ID: 2525
Property Address: 684 KINGS HIGHWAY

Mailing Address: COOPER, GREGORY E & CHRISTOPHER
E
2413 EAST LAKE ROAD
SKANEATELES, NY 13152

Parcel Number: 34-2-17
CAMA Number: 34-2-17
Vision ID: 2526
Property Address: 688 KINGS HIGHWAY

Mailing Address: ANUSZEWSKI, THOMAS J
5 LAUREL ROAD
KENNEBUNKPORT, ME 04046

Parcel Number: 34-2-18A
CAMA Number: 34-2-18A
Vision ID: 2527
Property Address: 6 COTTAGE AVENUE

Mailing Address: DIGESER, NANCY J
PO BOX 325
FEURA BUSH, NY 12067

Parcel Number: 34-2-19
CAMA Number: 34-2-19
Vision ID: 2529
Property Address: 8 COTTAGE AVENUE

Mailing Address: GORDON, ROBERT A & CATHY M
PO BOX 992
KENNEBUNKPORT, ME 04046

Parcel Number: 34-2-8A
CAMA Number: 34-2-8A
Vision ID: 2516
Property Address: 5 NORWOOD LANE

Mailing Address: MAGRI, ELIZABETH C
5 NORWOOD LANE
KENNEBUNKPORT, ME 04046

Parcel Number: 34-2-9
CAMA Number: 34-2-9
Vision ID: 2518
Property Address: 3 NORWOOD LANE

Mailing Address: GOOSE ROCKS BEACH HOLDINGS, LLC

C/O MATTHEW SOTIR 28 WINNICUT
ROAD
NO. HAMPTON, NH 03862



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2/26/2024

Page 2 of 2

Attachment 5:
Assessment of Compliance with Site Plan Standards

Assessment of Compliance with Site Plan Performance Standards
For
Town of Kennebunkport Site Plan Application
670 Kings Highway, Kennebunkport, ME 04046
February 26th, 2024

Please refer to the Assessment of Compliance with Site Plan Performance Standards narrative provided below. All standards were derived from the Town of Kennebunkport Land Use Ordinance, Article 10, Section 240-10.7. The pertinent standards have been listed in **bold**, with the appropriate responses provided in regular font.

- A.) **Erosion Control** - Erosion and sedimentation control plans shall be developed to ensure that erosion of soil and sedimentation of watercourses and water bodies will be minimized by employing the following "best management" practices:
Site will be stabilized during construction according to MDEP Best Management Practices. The contractor performing the work will be Maine DEP Shoreland Zone certified in erosion and sedimentation control practices. *This standard is met.*
- B.) **Parking Lot Design Criteria** – The proposed project does not entail any new parking lot construction. *This standard is met.*
- C.) **Stormwater Management** – The proposed project will decrease on-site impervious area. *This standard is met.*
- D.) **Buffers** – The proposed project does not necessitate the need for buffering. *This standard is met.*
- E.) **Emergency Access & Circulation** – Existing curb cut and driveway location will remain in the same location. *This standard is met.*

Attachment 6:
Assessment of Compliance with Shoreland Zone Standards

Assessment of Compliance with Shoreland and Resource Protection Standards

For

Town of Kennebunkport Site Plan Application

670 Kings Highway Kennebunkport, ME 04046

February 26th, 2024

Please refer to the Assessment of Compliance with Shoreland and Resource Protection Performance Standards narrative provided below. All standards were derived from the Town of Kennebunkport Land Use Ordinance, Article 5, Section 240 5.1 – 5.17. The pertinent standards have been listed in **bold**, with the appropriate responses provided in regular font.

- 1.) **Agriculture** – The proposed project does not include any agricultural use. *This standard is met.*
- 2.) **Campgrounds** – The proposed project does not include the construction of a campground. *This standard is met.*
- 3.) **Clearing or removal of vegetation for activities other than timber harvesting** – The proposed project will be completed with minimal removal of vegetation, besides existing lawn which will be replanted. *This standard is met.*
- 4.) **Construction of beaches** – The proposed project does not include the construction of a beach. *This standard is met.*
- 5.) **Erosion & Sedimentation Control** – The contractor performing the work will be Maine DEP Shoreland Zone certified in erosion and sedimentation control practices. *This standard is met.*
- 6.) **Essential services** – The proposed project does not include the installation of any essential services. *This standard is met.*
- 7.) **Historical and archeological sites** – The project will not result in any adverse impacts to historical or archaeological resources. *This standard is met.*
- 8.) **Mineral exploration and extraction** – The proposed project does not include any mineral exploration or extraction activities. *This standard is met.*
- 9.) **Parking areas** – The proposed project does not include any new parking areas. *This standard is met.*
- 10.) **Structures and uses extending over or below normal high-water line or within wetland** – The proposed replacement home does not extend over or below the normal high-water mark of a waterbody or wetland. *This standard is met.*

- 11) **Roads and Driveways** – The proposed project includes the reconstruction and minor expansion of the existing driveway within existing impervious coverage. *This standard is met.*
- 12) **Septic Waste Disposal** – The proposed project does not include any new subsurface wastewater disposal systems. *This standard is met.*
- 13) **Soils** – The proposed project does not include any development where soil conditions and characteristics are essential. *This standard is met.*
- 14) **Stormwater Runoff** – The proposed project will decrease the overall on-site impervious area. *This standard is met.*
- 15) **Water Quality** – The proposed project will not discharge any harmful pollutant into the abutting resource. Erosion and sedimentation will be managed throughout the duration of the project. *This standard is met.*
- 16) **Timber Harvesting** – The proposed project does not include any timber harvesting. *This standard is met.*

Attachment 7:
DEP Permit by Rule Application & Approval

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:				Name:			
Mailing Address:				Mailing Address:			
Mailing Address:				Mailing Address:			
Town/State/Zip:				Town/State/Zip:			
Daytime Phone #:		Ext:		Daytime Phone #:		Ext:	
Email Address:				Email Address:			
PROJECT INFORMATION							
Part of a larger project? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	After the Fact? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Project involves work below mean low water? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Name of waterbody:	
Project Town:		Town Email Address:				Map and Lot Number:	
Brief Project Description:							
Project Location & Brief Directions to Site:							

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, [Chapter 305](#). I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|---|--|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16-A) Beach Nourishment |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg. | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv. | <input type="checkbox"/> Sec. (19) Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. (8) Shoreline Stabilization | <input type="checkbox"/> Sec. (15) Public Boat Ramps | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |

NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE

- ☐ **Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- ☐ **Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- ☐ **Attach Proof of Legal Name** if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

FEE: Pay by credit card at the [Payment Portal](#). The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$288.

- ☐ **Attach** payment confirmation from the Payment Portal when filing this notification form.

Signature & Certification:

- I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.
- I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant (may be typed):

Date:

Keep a copy as a record of permit. Email this completed form with attachments to DEP at: DEP.PBRNotification@maine.gov.

DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Permit-by-Rule & Notice of Intent Review Form

Natural Resources Protection Act
Stormwater Management Law
Maine Construction General Permit

PBR # 78671
PBR #
NOI #

Applicant: 670 GRB Realty Trust
Project Address: 670 Kings Highway

Town: Kennebunkport
Tax Map/Lot #: 34-2-13

NRPA PBR Sections – Ch. 305

- | | | |
|---|--|---|
| <input type="checkbox"/> Sec. 2 Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. 9 Utility Crossing | <input checked="" type="checkbox"/> Sec. 16 Coastal Sand Dune Project |
| <input type="checkbox"/> Sec. 3 Intake Pipes | <input type="checkbox"/> Sec. 10 Stream Crossing | <input type="checkbox"/> Sec. 17 Transfer/Permit Extension |
| <input type="checkbox"/> Sec. 4 Replacement of Structures | <input type="checkbox"/> Sec. 11 State Transport. Facilities | <input type="checkbox"/> Sec. 18 Maintenance Dredging |
| <input type="checkbox"/> Sec. 6 Movement of Rocks or Veg. | <input type="checkbox"/> Sec. 12 Restoration Natural Areas | <input type="checkbox"/> Sec. 19 Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. 7 Outfall Pipes | <input type="checkbox"/> Sec. 13 F&W Creat./Water Quality | <input type="checkbox"/> Sec. 20 Act. Near Waterfowl/Bird Habitat |
| <input type="checkbox"/> Sec. 8 Shoreline Stabilization | <input type="checkbox"/> Sec. 15 Public Boat Ramps | |

Notes:

Permit has been accepted as presented. Department staff may inspect for compliance upon completion.

Reviewer:

Reviewer: Dawn Hurd

Deficient Date:

Accepted Date: 03/12/2024

☐ NRPA ☐ SW ☐ NOI

☒ NRPA ☐ SW ☐ NOI

Site Plans