

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).**

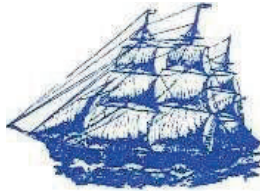
You must submit all required information. If you believe that some of the required information is not necessary for or appropriate to your application, please state in writing as to why.

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:

- | | | |
|----------------------------|-------------------------------------|---|
| | <input checked="" type="checkbox"/> | Cover letter describing proposed project. |
| | <input checked="" type="checkbox"/> | One copy of full sized (to scale) and one copy of reduced site plans. |
| | <input checked="" type="checkbox"/> | Site plans contain <u>all the data required</u> 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. |
| | <input checked="" type="checkbox"/> | Copy of the deed(s)/agreement(s). |
| N/A | <input type="checkbox"/> | Certificate of Good Standings, if corporation. |
| | <input checked="" type="checkbox"/> | Letter of authority, if using agent. |
| | <input checked="" type="checkbox"/> | 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. |
| | <input checked="" type="checkbox"/> | Copy of the tax map, highlighting your property. See FAQ for step-by-step. |
| DEP
decision
pending | <input type="checkbox"/> | 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.) |

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: 773 Kings Highway

Zone: GR Tax Assessor's Map: 34 Block: 1 Lot: 19

Shoreland: ☒ Resource Protection: ☐

Lot Size: 12,867 SF

Existing Use of Property: Residential

Proposed Use of Property: No Change

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:

The proposed project is to remove the existing 579 SF Garage and build a new 575 SF Garage with a flow-through foundation closer to the house, out of the flood zone and out of the 75' setback from Smith Brook. Due to the existing lot's small size, the proposed garage would encroach on the side setback requirement and be located in the Frontal Dune and Erosion Hazard Zone.

Percentage of lot occupied by buildings:

Existing: 1988 SF Proposed: 1984 SF

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

Existing: 3132 SF Proposed: 3131 SF

Exterior footprint of existing or proposed structure:

Existing: 579 SF Proposed: 575 SF

Interior Square Footage:

Existing: _____ N/A _____ Proposed: _____

If volume expansion, interior volume:

Existing: _____ N/A _____ Proposed: _____

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

Applicant; Owner of Record:

Name: Matthew and Jennifer Jones

Address: 773 Kings Highway
(street)

Kennebunkport,	Maine	04046
(city)	(state)	(Zip)

Phone: 917-715-1606 Email: matthew.jones1515@gmail.com

Authorized Agent, If Applicable:

Name: Kristi Kenney, AIA / KW Architects

Address: PO Box 404
(street)

Wells,	Maine	04090
(city)	(state)	(Zip)

Phone: 207-332-9199 Email: kristi@maine-architects.com


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: 3-18-24

For Office Use Only

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



March 14, 2024

Project Narrative: 773 Kings Highway, Kennebunkport, Maine

To the Town of Kennebunkport Planning Board Members:

Please find attached the Site Plan Review Application submitted on behalf of Matthew and Jennifer Jones, the owners of the parcel identified as Tax Map 34, Block 1, Lot 19 in Kennebunkport, Maine. The proposed project is to remove the existing 579 SF garage and build a new 575 SF Garage with a flow-through foundation closer to the house, out of the flood zone and out of the 75' setback from Smith Brook. Due to the small size of the existing lot, the proposed garage would encroach on the side setback requirement and will be in the Frontal Dune and Erosion Hazard Zone.

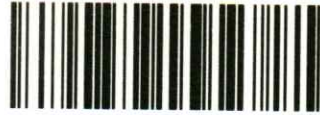
Including the proposed garage, new driveway, existing house and deck to remain, the sum total of all building footprints in the proposed site plan comprises 39.79% of the lot, which is the same lot coverage as existing. The 16'-6 1/2" +/- height of the proposed garage roof peak will be far below the 35' limit. No more water will leave the post-development site than current conditions. And any areas disturbed during construction will be covered in loam and seeded. Additionally, this project is currently in the application process with the DEP.

In summary, the owners of 773 Kings Highway, Maine seek to construct a new garage with a flow-through foundation further from Smith Brook and out of the flood plain. Building footprint, lot development, and all other DEP Coastal Dune Project standards have been met and are further detailed in the enclosed materials.

Kristi Kenney, RA/LEED NC BD+C
KW Architects P.C.
PO Box 404
Wells, Maine 04090
(207) 332-9199
kristi@maine-architects.com
www.maine-architects.com
Maine Registered Architect

DLN: 1001840030568

DEBRA L. ANDERSON, REGISTER OF DEEDS



Bk 17745 PG 361

Instr # 2018024635

07/02/2018 11:34:39 AM

Pages 4 YORK CO

Post Recording Please Return To:
Paul W. Cadigan, Attorney at Law
62 Portland Road, Suite 7
Kennebunk, ME 04043

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **GOOSE ROCKS BEACH HOLDINGS, LLC**, a Delaware limited liability company with a mailing address of 105 Lincoln Woods Road, Waltham, Massachusetts 02451, and **HILLARY HOTCHKISS** of 430 Village Street, Millis, Massachusetts 02054 *for consideration paid*, GRANTS to **MATTHEW WILLIAM JONES and JENNIFER A. JONES**, of 17 Edendale Street, Ladera Ranch, California 92694, as **joint tenants, with Warranty Covenants**, the land with buildings thereon situated at 205 Kings Highway, in the Town of Kennebunkport, County of York and State of Maine, described as follows:

SEE ATTACHED EXHIBIT A

WITNESS our hands and seals this 29 day of June, 2018.

Witness:

Goose Rocks Beach Holdings, LLC

By: Luke T. Sotir

Its: Managing Member, duly authorized

STATE OF MAINE
COUNTY OF YORK

June 29, 2018

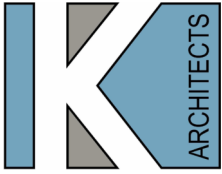
Personally appeared the above-named Luke Sotir and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

Before me,

Paul W. Cadigan, Attorney at Law

MAINE R.E. TRANSFER TAX PAID

4pgs → Paul Cadigan



March 18, 2024

773 Kings Highway, Kennebunkport, Maine
Formally 205 Kings Highway, Kennebunkport

To the Town of Kennebunkport Planning Board Members:

Please note that the address for this property has changed and some documents show 205 Kings Highway which was formally the address number for this property. The current address is 773 Kings Highway. Thank you!

Kristi Kenney, RA/LEED NC BD+C
KW Architects P.C.
PO Box 404
Wells, Maine 04090
(207) 332-9199
kristi@maine-architects.com
www.maine-architects.com
Maine Registered Architect



Anne Pelletier <anne@maine-architects.com>

Letter of Authorization - 773 Kings Highway

2 messages

Matthew Jones <matthew.jones1515@gmail.com>

Thu, Mar 14, 2024 at 2:10 PM

To: Kristi Kenney <kristi@maine-architects.com>

Cc: Anne Pelletier <anne@maine-architects.com>

Kristi,

Please use this email as an official letter of authorization for you, Anne or anyone related to your firm to act and speak on my behalf for planning and design purposes at [773 Kings Highway, Kennebunkport, ME 04046](#).

If anyone related to this project has any questions or comments they should direct all questions and correspondence to you.

Let me know if you need anything further. Thanks!

Matt

--

Matt Jones

(917) 715-1606

Kristi Kenney <kristi@maine-architects.com>

Thu, Mar 14, 2024 at 2:11 PM

To: Matthew Jones <matthew.jones1515@gmail.com>, Anne Pelletier <anne@maine-architects.com>

Thank you!

Kristi Kenney, AIA LEED NC*Maine Registered Architect*

KW Architects PC

(207) 332-9199**Now a Certified Passive House Designer and Consultant****kristi@maine-architects.com****<http://www.maine-architects.com/>**

[Quoted text hidden]



200 foot Abutters List Report

Kennebunkport, ME

March 06, 2024

Subject Property:

Parcel Number: 34-1-19
CAMA Number: 34-1-19
Vision ID: 100011
Property Address: 773 KINGS HIGHWAY

Mailing Address: M&J JONES REVOCABLE TRUST
773 KINGS HIGHWAY
KENNEBUNKPORT, ME 04046

Abutters:

Parcel Number: 34-1-13
CAMA Number: 34-1-13
Vision ID: 2486
Property Address: 797 KINGS HIGHWAY

Mailing Address: MARGARET P MIX RE TRUST
26 HIGH STREET
FARMINGTON, CT 06032

Parcel Number: 34-1-15
CAMA Number: 34-1-15
Vision ID: 100050
Property Address: 791 KINGS HIGHWAY

Mailing Address: 213 KINGS HIGHWAY REALTY TRUST
791 KINGS HIGHWAY
KENNEBUNKPORT, ME 04046

Parcel Number: 34-1-16
CAMA Number: 34-1-16
Vision ID: 2488
Property Address: 781 KINGS HIGHWAY

Mailing Address: GOOSE ROCKS BEACH HOLDINGS, LLC

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

Parcel Number: 34-1-17
CAMA Number: 34-1-17
Vision ID: 2489
Property Address: 785 KINGS HIGHWAY

Mailing Address: ABKME, LLC
114 SPRING HILL ROAD
NORTH ANDOVER, MA 01845

Parcel Number: 34-1-18
CAMA Number: 34-1-18
Vision ID: 3877
Property Address: 767 KINGS HIGHWAY

Mailing Address: DOLBEN, SUMI B
114 SPRING HILL ROAD
NORTH ANDOVER, MA 01845

Parcel Number: 34-1-20
CAMA Number: 34-1-20
Vision ID: 106603
Property Address: 761 KINGS HIGHWAY #MAIN

Mailing Address: 207 KINGS HIGHWAY CONDO-MAIN

KENNEBUNKPORT, ME 04046

Parcel Number: 34-1-20
CAMA Number: 34-1-20A
Vision ID: 106603
Property Address: 763 KINGS HIGHWAY

Mailing Address: GRB TWIN, LLC
53 BEATRICE CIRCLE
BELMONT, MA 02478

Parcel Number: 34-1-20
CAMA Number: 34-1-20B
Vision ID: 106603
Property Address: 761 KINGS HIGHWAY

Mailing Address: KINGS HIGHWAY REALTY, LLC
60 STATE STREET, FLR 9
BOSTON, MA 02109



www.cai-tech.com

Data shown on this report 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 report.



200 foot Abutters List Report

Kennebunkport, ME

March 06, 2024

Parcel Number: 34-1-21
CAMA Number: 34-1-21
Vision ID: 2492
Property Address: 753 KINGS HIGHWAY

Mailing Address: FINNERAL, CHRISTOPHER
64 MAIN AREWWR
WESTFORD, MA 01886

Parcel Number: 34-1-22
CAMA Number: 34-1-22
Vision ID: 2493
Property Address: 747 KINGS HIGHWAY

Mailing Address: PARSONS, LISA SOTIR
26 DORSET ROAD
BELMONT, MA 02478

Parcel Number: 34-2-22
CAMA Number: 34-2-22
Vision ID: 100038
Property Address: KINGS HIGHWAY

Mailing Address: RACHEL CARSON NAT'L WILDLIFE
300 WESTGATE CENTER DRIVE
HADLEY, MA 01035

Parcel Number: 34-2-26
CAMA Number: 34-2-26
Vision ID: 2533
Property Address: DYKE ROAD

Mailing Address: MARGARET P MIX RE TRUST
26 HIGH STREET
FARMINGTON, CT 06032

Parcel Number: 34-2-27
CAMA Number: 34-2-27
Vision ID: 2534
Property Address: 8 DYKE ROAD

Mailing Address: CAHOON, JILL C & ANDREW D
32 TRENT ROAD
HOOKSETT, NH 03106

Parcel Number: 34-2-32
CAMA Number: 34-2-32
Vision ID: 2539
Property Address: 742 KINGS HIGHWAY

Mailing Address: KENNEBUNKPORT, TOWN OF
PO BOX 566
KENNEBUNKPORT, ME 04046

Parcel Number: 34-3-2
CAMA Number: 34-3-2
Vision ID: 2543
Property Address: 792 KINGS HIGHWAY

Mailing Address: MERRILL REALTY TRUST
792 KINGS HIGHWAY
KENNEBUNKPORT, ME 04046



www.cai-tech.com

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205 Kings Highway Tax Map

Kennebunkport, ME

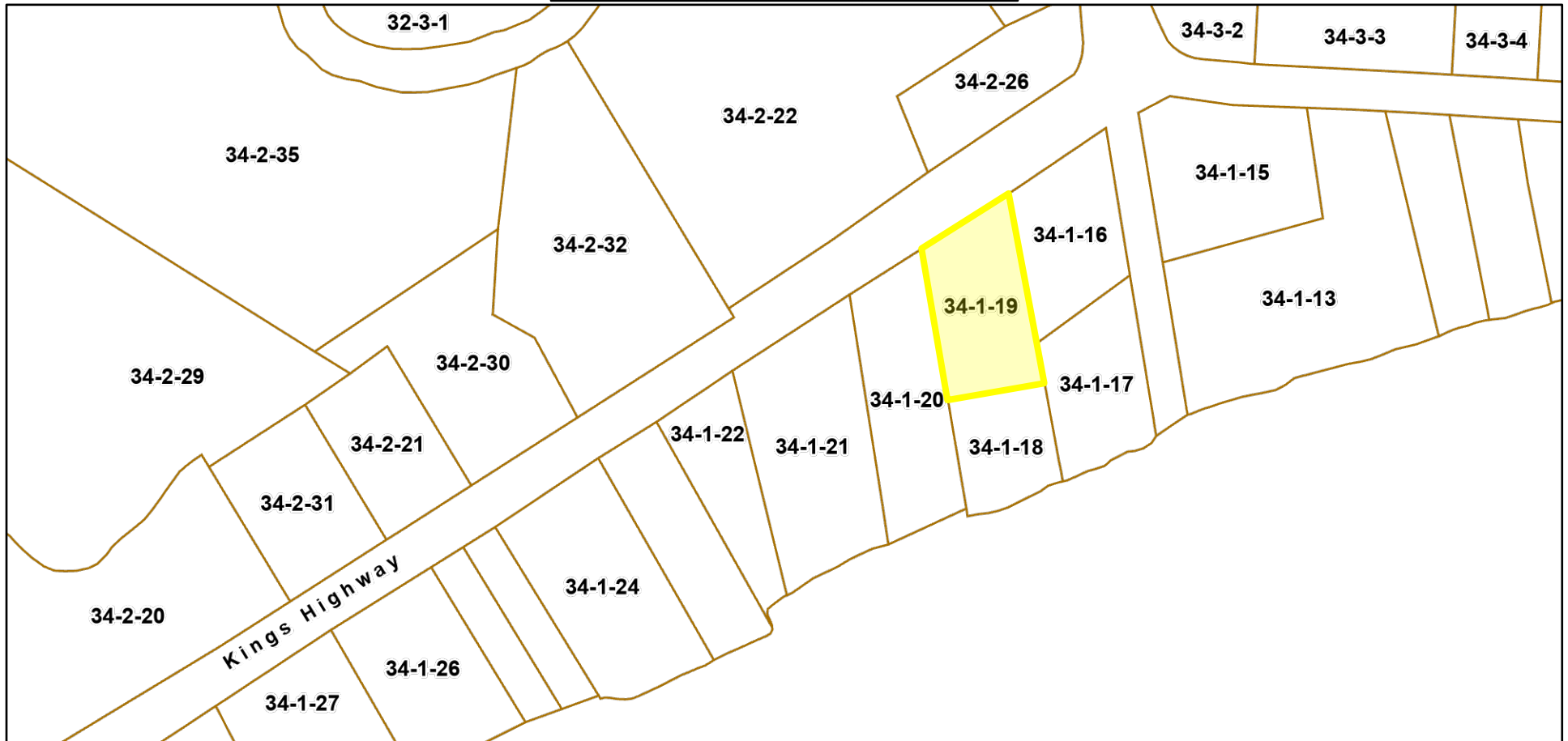
1 inch = 136 Feet



March 6, 2024

www.cai-tech.com

0 136 272 408



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.

Jones Residence - New Garage

205 Kings Highway
Kennebunkport, Maine
Tax Map 34-1, Lot 19

GENERAL NOTES:

SHEET INDEX:



1. DIMENSIONS WHERE PROVIDED SHALL TAKE PRECEDENT OVER SCALE OF DRAWINGS. CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT WORK.
2. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY INCONSISTANCIES OR ERRORS IN THE CONSTRUCTION DOCUMENTS. IF CONTRACTORS KNOWINGLY DO NOT NOTIFY THE ARCHITECT OF SUCH AMBIGUITY, INCONSISTANCY OR ERROR, THEY THEREFORE ACCEPT SUCH CONDITIONS AN WILL MAKE SUCH ADDITIONS OR CORRECTIONS NECESSARY TO PROPERLY COMPLETE THE WORK AT THEIR EXPENSE.
3. ALL WORK SHALL CONFORM TO THE APPLICABLE STATE, LOCAL AND/OR FEDERAL CODES AND/OR ORDINANCES.
4. CONTACT LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING SITE WORK.
5. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED.
6. ALL GRADING SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS OF THE SITE.
7. DESIGN AND INSTALLATION OF THE MECHANICAL SYSTEMS IS THE RESPONSIBILITY OF THE MECHANICAL SUBCONTRACTOR AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
8. DESIGN AND INSTALLATION OF THE ELECTRICAL SYSTEMS IS THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR AND MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
9. PROVIDE ALL NECESSARY BLOCKING TO RECEIVE CABINETS, SHELVING, ACCESSORIES, CURTAIN RODS, AND ANY OTHER BUILT IN EQUIPMENT SHOWN ON THE DRAWINGS.
10. FRAME ALL EXTERIOR DECKS AND STAIRS WITH PRESSURE PRESERVATIVE TREATED LUMBER.
11. PROVIDE 6" MIN. CLEARANCE FROM BOTTOM OF SIDING OR 8" MINIMUM CLEARANCE FROM THE TOP OF THE FOUNDATION TO FINISH GRADE AT PERIMETER OF BUILDING WHICHEVER IS GREATER
12. INSTALL COPPER OR GALVANZIED METAL DRIP EDGE AT ALL RAKES AND EAVES.
13. INSTALL MOISTURE RESISTANT "MR" GYPSUM BOARD AT WALLS AND CEILINGS OF BATHROOMS/SHOWER ROOMS.
14. CONTINUE GYPSUM BOARD BEHIND ALL FIXTURES AND CABINETS AT ALL FIRE RATED AND SOUND RATED WALLS.
15. BATH FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER.
16. CAULK ALL SINKS TO COUNTERTOPS.
17. INSTALL 5 SHELVES IN ALL LINEN CLOSETS.
18. INSTALL SHELF AND POLE IN ALL CLOSETS UNLESS OTHERWISE NOTED OR DETAILED. TOP OF SHELF SHALL BE AT 5'-6" A.F.F. UNLESS OTHERWISE NOTED.
19. UNAUTHORIZED CHANGES: IN THE EVENT THAT THE CLIENT, CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE WHOM THE CLIENT IS LEGALLY LIABLE CONSENTS TO, ALLOWS, AUTHORIZES, OR APPROVES OF CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS, OR OTHER DOCUMENTS, INCLUDING ELECTRONIC FILES, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. THEREFORE, THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE ARCHITECT AND TO RELEASE THE ARCHITECT FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.
21. PROVIDE AND INSTALL ALL ROUGH HARDWARE SUCH AS NAILS, SCREWS, CLIPS AND OTHER FRAMING DEVICES SHOWN OR REQUIRED FOR SECURING ITEMS OF ROUGH CARPENTRY.
22. ANY DOORS NOT LOCATED DIMENSIONALLY ARE TO BE 6" MIN. OFF ADJACENT WALL AT HINGE SIDE OF DOOR.

NOTE: THIS DRAWING IS PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE ARCHITECT / OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS' ERRORS OR OMISSIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

CODE SUMMARY

2015 MUBEC / INTERNATIONAL RESIDENTIAL CODE - 2015 EDITION

R301.2.1.4 EXPOSURE CATEGORY
THE SITE OF THIS BUILDING IS LOCATED IN AN AREA WHICH WOULD BE CATEGORIZED AS EXPOSURE B.

R301.2.2 SEISMIC PROVISIONS
THE SITE OF THIS BUILDING IS LOCATED IN A SEISMIC DESIGN CATEGORY B.

R301.2.4 FLOOD PLAIN CONSTRUCTION
THE SITE OF THIS BUILDING IS LOCATED IN FLOOD PLAIN AE (EL 13), SHORELAND ZONE, PARTIALLY IN THE THE FRONTAL DUNE (D1) AND PARTIALLY IN THE REAR DUNE (D2).

R301.6 ROOF LOAD
THIS BUILDING HAS BEEN DESIGNED TO SUPPORT SNOW LOADS OF 50#/SF.

R302.7 UNDER STAIR PROTECTION
THE ACCESSIBLE SPACE UNDER THE STAIRS WILL BE ENCLOSED WITH A MIN. OF 1/2" GYPSUM BOARD.

R302.11 FIREBLOCKING
FIREBLOCKING SHALL BE PROVIDED AS REQUIRED BY THIS SECTION.

R308 GLAZING
THIS BUILDING HAS BEEN DESIGNED TO PROVIDE SAFETY GLAZING WHERE REQUIRED BY R308.4. "WINDOW SUPPLIER SHALL CONFIRM THAT ALL SAFETY GLAZING IS PROVIDED WHERE REQUIRED.

R311.7.7 HANDRAILS
HANDRAILS ARE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIR RUNS. THEY ARE BETWEEN 34" AND 38" HIGH ABOVE THE NOSING OF THE TREAD.

R312 GUARDS
GUARDS AT PORCHES, OPEN SIDES OF STAIRS AND BALCONIES ARE 36" HIGH. OPENINGS AT GUARDS ARE LESS THAN 4"
ELECTRICAL SUBCONTRACTOR SHALL INSTALL SMOKE AND CARBON MONOXIDE ALARMS PER THE REQUIRED NEC CODE.

CHAPTERS 25 THROUGH 33: GENERAL PLUMBING REQUIREMENTS
THIS WORK IS TO BE DESIGNED AND BUILT BY THE PLUMBING SUBCONTRACTOR.

CHAPTERS 34 THROUGH 41: ELECTRICAL SYSTEMS
IS TO BE DESIGNED AND BUILT BY THE ELECTRICAL SUBCONTRACTOR

- 00 Cover Sheet
- A0 Site Plan
- A1 Floor Plans
- A2 Proposed Elevations
- A3 Building Section
- A4 Door and Window Schedules
- R1 3D Views

CONTACT INFO:

Owner:

Matthew and Jennifer Jones
205 Kings Highway
Kennebunkport, Maine 04046

Architect:

KW Architects
PO Box 404
Wells, Maine 04090
207-332-9199

Contractor:

Creative Coast Construction
83 Goose Rocks Road
Kennebunkport, Maine 04046
207-205-4422

ABBREVIATIONS & SYMBOLS:

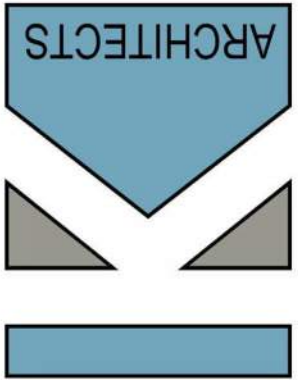
@ C	AT CENTER LINE	N N.I.C. NO.	NORTH NOT IN CONTRACT NUMBER
ACOUS ARCH BD BLDG BOT.	ACOUSTICAL ARCHITECTURAL BOARD BUILDING BOTTOM	O.H.	OVERHEAD
CAB. CLG CL COL CONC CONT	CABINET CEILING CLOSET COLUMN CONCRETE CONTINUOUS	PLYWD. P.T. PVC R RAD. REINF. R.O.	PLYWOOD PRESSURE TREATED POLYVINYL CHLORIDE RISER RADIUS REINFORCED ROUGH OPENING
DBL DIA DET DN DW DWG	DOUBLE DIAMETER DETAIL DOWN DISHWASHER DRAWING	SECT. SHT. SIM. STL. STOR. STRUCT. SUSP.	SECTION SHEET SIMILAR STEEL STORAGE STRUCTURAL SUSPENDED
EL EXIST EQ	ELEVATION EXISTING EQUAL	T&G TYP T.W. T.O.W. T.O.S. U.N.O.	TONGUE AND GROOVE TYPICAL TO THE WEATHER TOP OF WALL TOP OF SLAB UNLESS NOTED OTHERWISE
HORIZ HGT	HORIZONTAL HEIGHT	V.I.F W/ WD WH W/O W.W.F.	VERIFY IN FIELD WITH WASHER/DRYER WATER HEATER WITH OUT WELDED WIRE FABRIC
INSUL	INSULATION		
LAV	LAVATORY		
MAX. MECH MFR MIN M.O.	MAXIMUM MECHICAL MANUFACTURER MINIMUM MASONRY OPENING		

Room name [101 SF]	ROOM LABEL
(101)	DOOR TAG
(1)	WINDOW TYPE
[EW6]	WALL TYPE
[ACT GWB]	CEILING LABEL
[1]	DEMO LABEL
(1)	INTERIOR LABEL
(0)	COLUMN LINE HEAD LABEL
Name Elevation	VERTICAL ELEVATION

1 A101	SIM	BUILDING ELEVATION
1 A101	SIM	BUILDING SECTION
1 A101	SIM	WALL SECTION
1 A101	SIM	DETAIL SECTION
Ref A101 Ref		INTERIOR ELEVATION

	CONCRETE		PLYWOOD
	CONCRETE MASONRY UNIT		GYPSUM BOARD
	BRICK		BATT INSULATION
	GRAVEL		RIGID INSULATION
	SOIL		CLOSED CELL SPRAYFOAM INSULATION
	STEEL		EXPANSION MATERIAL
	WOOD FRAMING		FINISH WOOD
	WOOD BLOCKING		CROWN MOLDING
			CHAIR RAIL

KW Architects
Kristi Kenney, RA
PO Box 404
Wells, Maine 04090
(207) 332-9199



Jones - New Garage
205 Kings Highway
Kennebunkport, Maine

REVISIONS

#	Date	Description

Date:	03/14/24
Project #	240202
Drawn By:	AEP
Checked By:	KK
Drawing Scale	As indicated

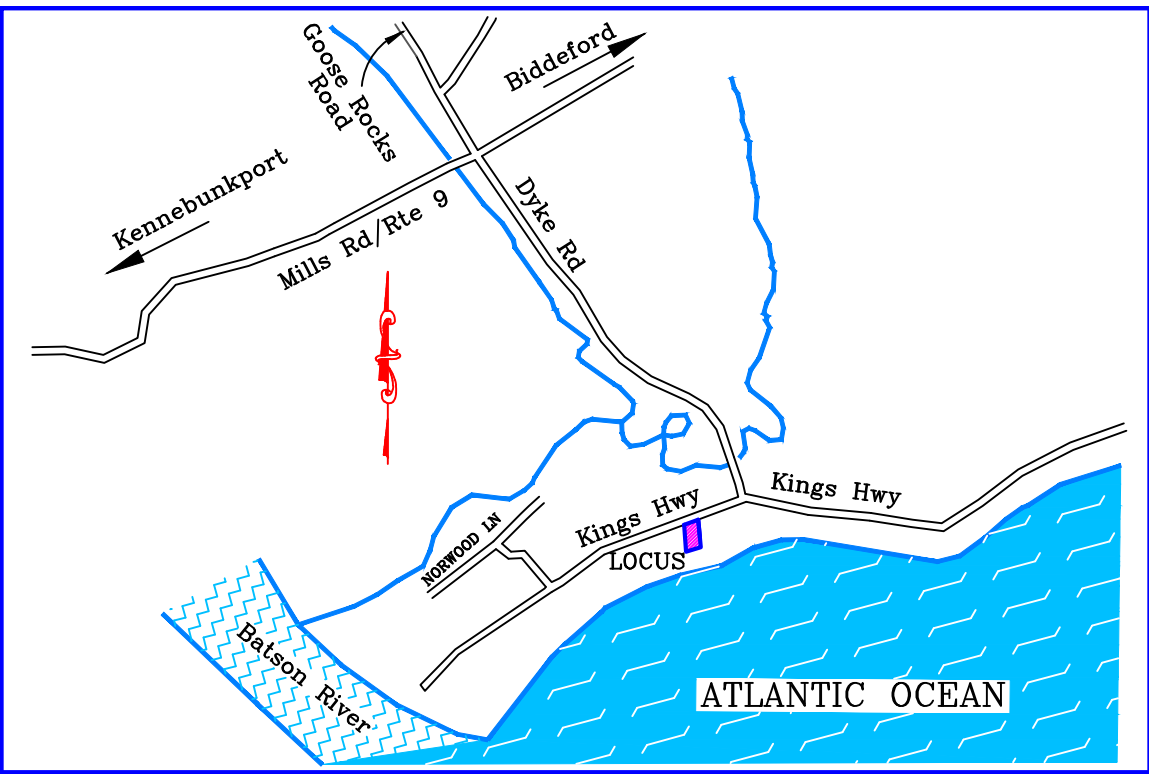
SHEET TITLE

Cover Sheet

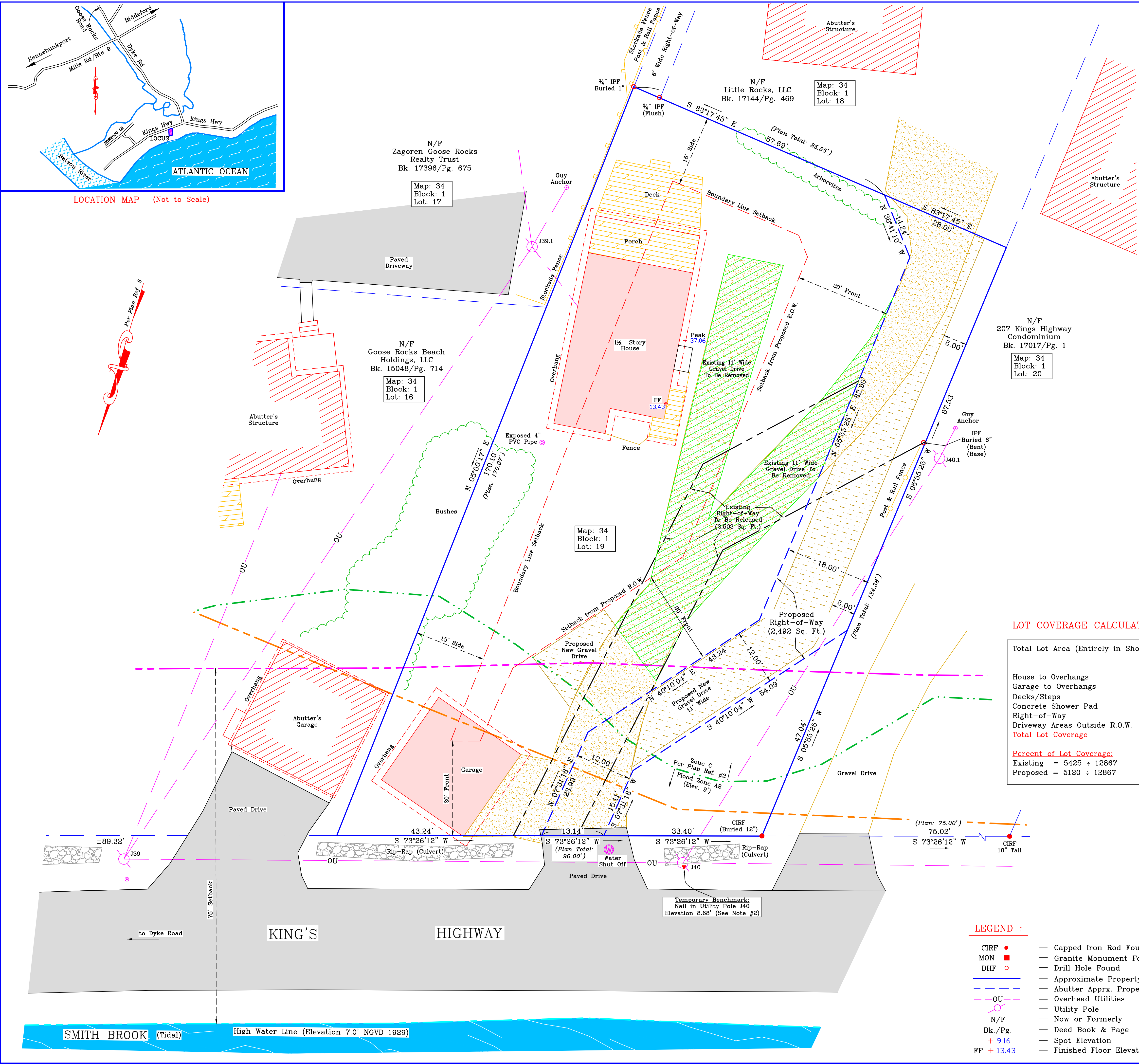
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Planning Board Submittal



LOCATION MAP (Not to Scale)



LOCUS DEED REFERENCE:

Owner of Record: Tracy A. Ramsey, Mark R. Sotir, Matthew J. Sotir, and Luke T. Sotir, Trustees of The Thomas & Beverly L. Sotir Irrevocable Trust Deed Recorded in Book 7336, Page 189

PLAN REFERENCES:

- 1 - "Beach and Dune Geology, Goose Rocks Beach, Kennebunkport, Maine" by Stephen M. Dickson, Open-File #01-420, 2001, recorded with Maine Geological Survey, Department of Conservation, 22 State House Station, Augusta, Maine 04333.
- 2 - "Flood Insurance Rate Map - Town of Kennebunkport, Maine, York County - Community Panel #230170-007B".
- 3 - "Standard Boundary Survey, Lots on Kings Highway, Goose Rocks Beach, Kennebunkport, Maine for Thomas & Beverly L. Sotir Irrevocable Trust" dated October 1994 by Ross Boundary Surveys.

NOTES:

- 1 - The locus parcel is identified on the Town of Kennebunkport Tax Assessors Map 34, Block 1, as Lot 19, and is located in the Goose Rocks Zone and entirely in the Shoreland Zone. The locus parcel is also located partially in the Frontal Dune (D1) & partially in the Rear Dune (D2) per Plan Ref. #1. Space and bulk standards in the Goose Rocks Zone and Shoreland Zone are as follows:

Minimum Buildings Setbacks	
Front Yard	= 20 feet
Side & Rear Yard	= 15 feet
Maximum Lot Coverage	= 20%
Maximum Height	= 30 feet
Minimum Lot Area	= 40,000 Sq. Ft.
- 2 - Elevations shown are based on RM-15 (Elev. 9.74' NGVD 1929) per Plan Ref. #2. Flood information is also based on Plan Ref. #2.
- 3 - Boundary lines and distances shown are based on Plan Ref. #3. No deed research of the locus parcel or abutting parcels was performed by Lower Village Survey Co. in preparing this plan.
- 4 - Coastal sand dune environment lines shown are based on scaled distances from Plan Ref. #1. D1 denotes Frontal Dune, D2 denotes Back Dune, B1 denotes Sand Beach, and M1 denotes Marsh. Building restrictions may apply and all new, reconstructed, and replaced structures may require approval of Maine Department of Environmental Protection.
- 5 - The boundary of the locus parcel along King's Highway is the apparent right-of-way line based on monumentation found and Plan Ref. #3.
- 6 - The location of nearby property lines are shown as dashed lines. These lines are intended to show the approximate relationship to the locus parcel only.
- 7 - Prior to any construction activities the location of setback lines shown should be verified by the local code enforcement officer to determine compliance with all applicable building requirements.
- 8 - This plan has been prepared according to the Standards of Practice adopted by the State of Maine Board of Licensure for Professional Land Surveyors with the following exceptions:
 - No written report prepared
 - No new deed description prepared
 - No deed research
 - No monuments set

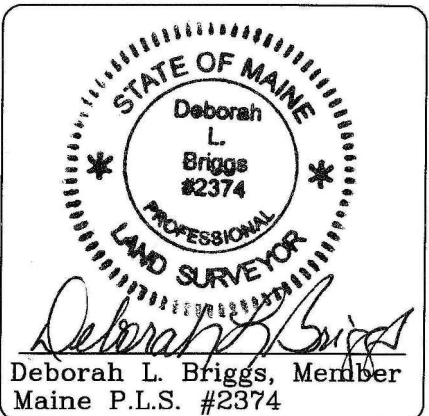
LOT COVERAGE CALCULATIONS:

Total Lot Area (Entirely in Shoreland Zone) = 12867 s.f.		
	EXISTING	PROPOSED
House to Overhangs	= 1173 s.f.	1173 s.f.
Garage to Overhangs	= 579 s.f.	579 s.f.
Decks/Steps	= 236 s.f.	236 s.f.
Concrete Shower Pad	= 9 s.f.	9 s.f.
Right-of-Way	= 2503 s.f.	2492 s.f.
Driveway Areas Outside R.O.W.	= 925 s.f.	631 s.f.
Total Lot Coverage	= 5425 s.f.	5120 s.f.
Percent of Lot Coverage:		
Existing	= 5425 ÷ 12867	= 42.16%
Proposed	= 5120 ÷ 12867	= 39.79%



LEGEND :

- CIRF ● — Capped Iron Rod Found
- MON ● — Granite Monument Found
- DHF ○ — Drill Hole Found
- — Approximate Property Line
- — Abutter Apprx. Property Line
- — Overhead Utilities
- — Utility Pole
- — Now or Formerly
- Bk./Pg. — Deed Book & Page
- + 9.16 — Spot Elevation
- FF + 13.43 — Finished Floor Elevation



LOWER VILLAGE SURVEY CO.
13 Western Avenue Kennebunk Maine
Mailing Address: P.O. Box 2625, Kennebunkport, ME 04046
Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com

SITE PLAN WITH PROPOSED RELOCATION OF RIGHT-OF-WAY
205 KING'S HIGHWAY
KENNEBUNKPORT, MAINE
OWNED BY
THE THOMAS & BEVERLY L. SOTIR
IRREVOCABLE TRUST

Mailing Address: 192 Woburn Street, Lexington, MA 02420

DATE: MAY 16, 2018 205 KING'S HIGHWAY FILE #112-35 ROTATION 163°22' LEFT FB. BK. 454-65

LAND SURVEYORS ** FORESTERS ** WETLAND DELINEATORS

Lot Coverage Calculations:

House to Overhangs

Garage to Overhangs

Decks/Steps

Concrete Shower Pad

Right of Way

Driveway Areas outside of ROW

Total Lot Coverage:

Total Lot Area

Percentage of Lot Coverage

* Calculations per Site Plan for
Proposed Relocation of Right-of-
way dated May 16, 2018

Approved in 2018*

1173 SF

579 SF

236 SF

9 SF

2492 SF

631 SF

5120 SF

12,867 SF

39.79%

Proposed

1173 SF

575 SF

236 SF

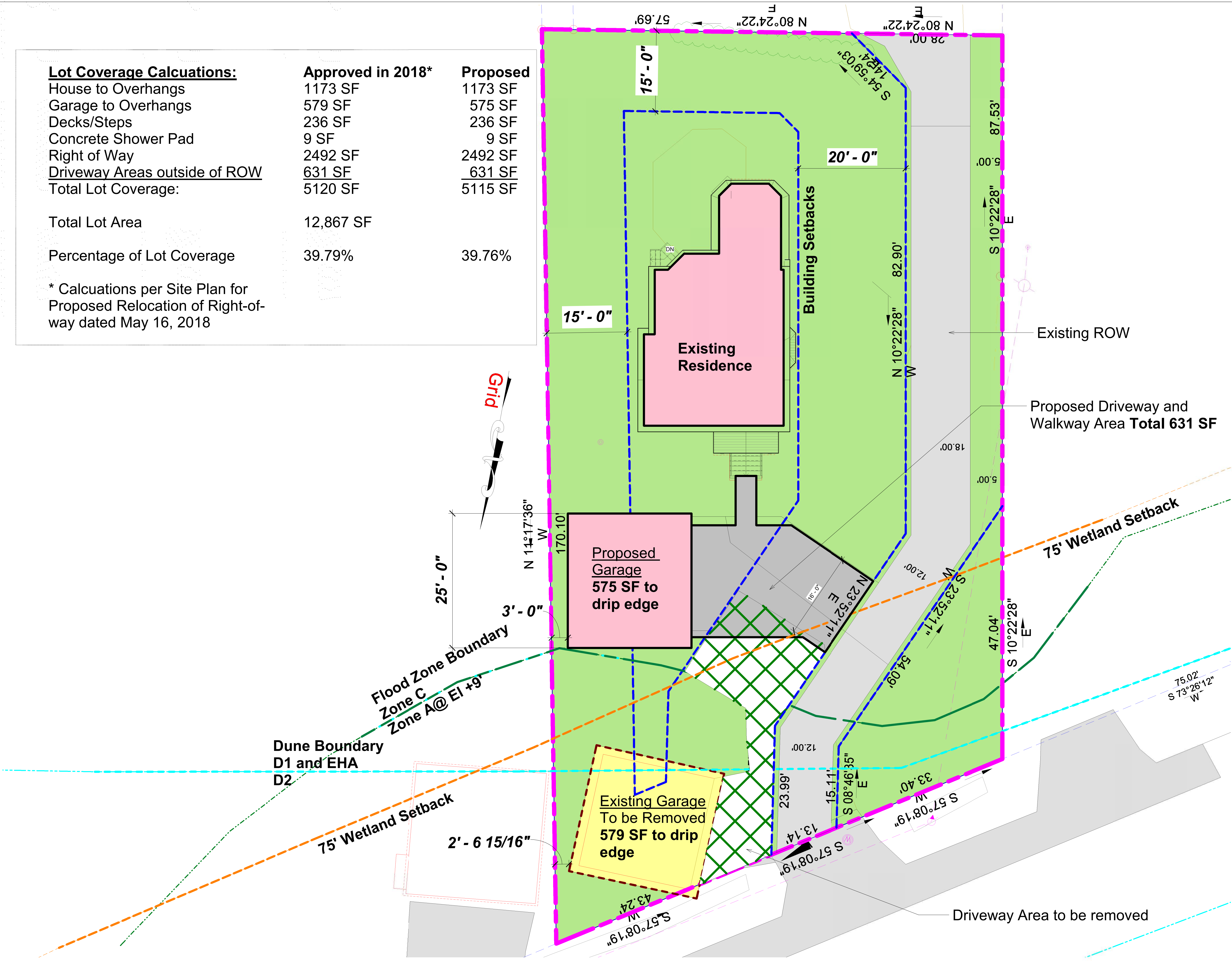
9 SF

2492 SF

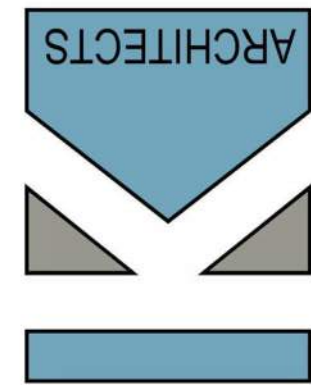
631 SF

5115 SF

39.76%



KW Architects
Kristi Kenney, RA
PO Box 404
Wells, Maine 04090
(207) 332-9199



Jones - New Garage
205 Kings Highway
Kennebunkport, Maine

REVISIONS

#	Date	Description

Date:	03/14/24
Project #	240202
Drawn By:	KK
Checked By:	KK
Drawing Scale	1/8" = 1'-0"

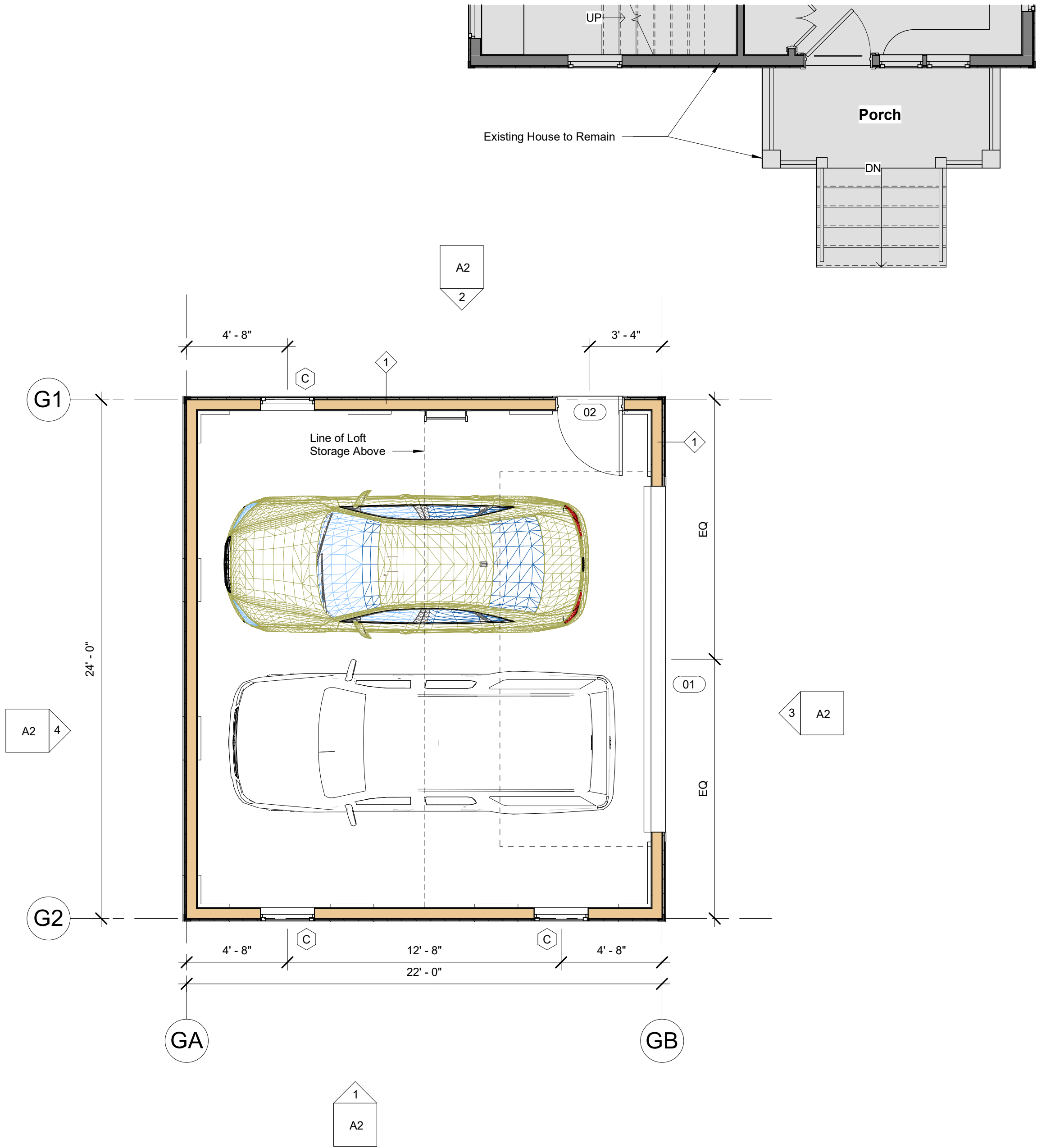
SHEET TITLE

Site Plan

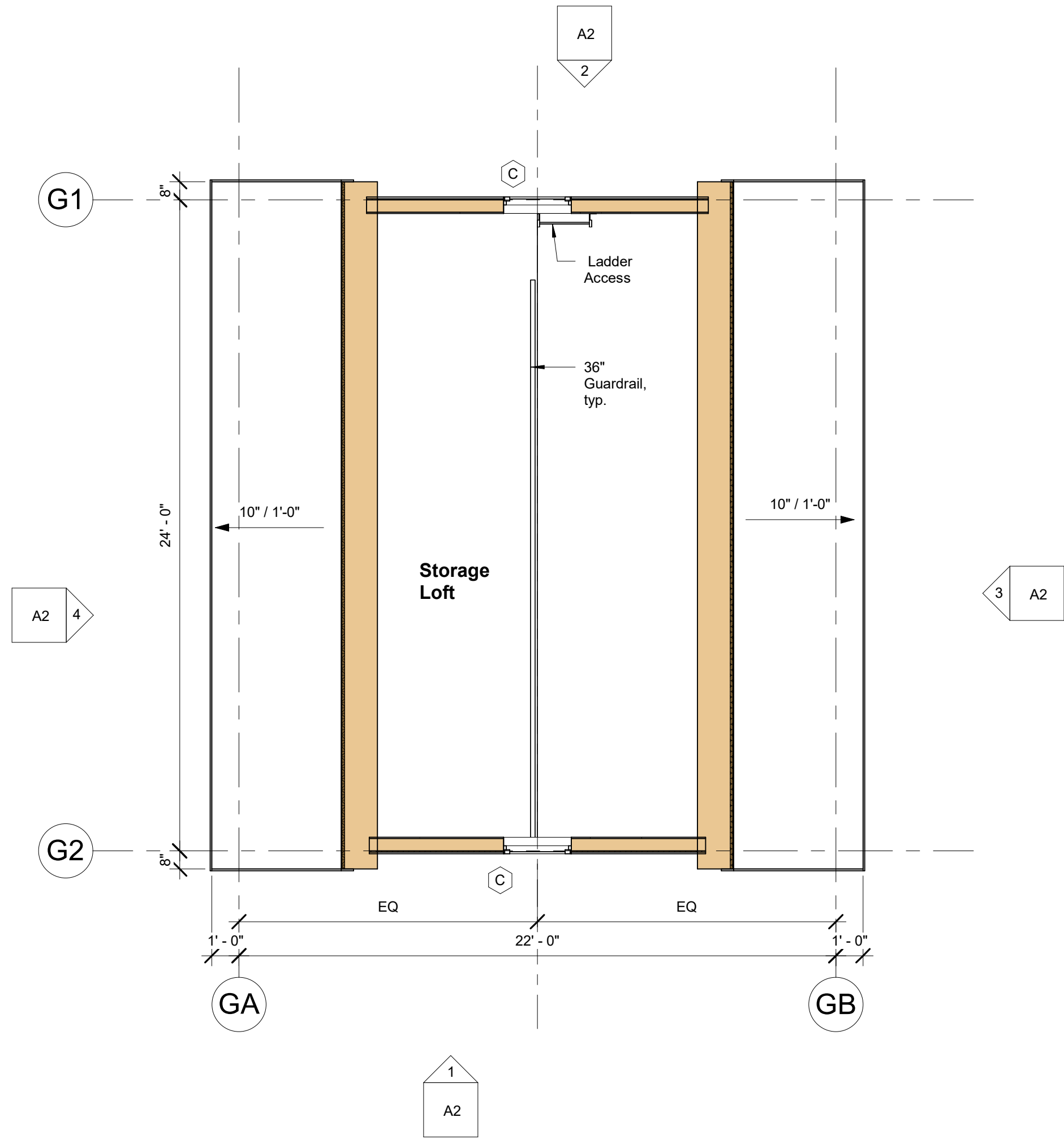
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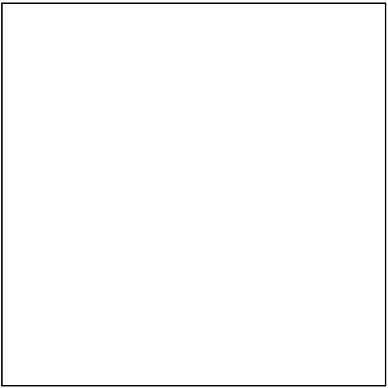


1 Garage 1st Floor Plan
1/4" = 1'-0"

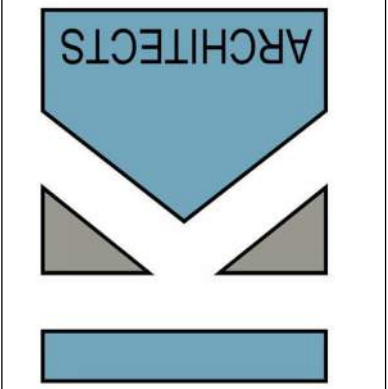


2 Garage Loft Plan
1/4" = 1'-0"

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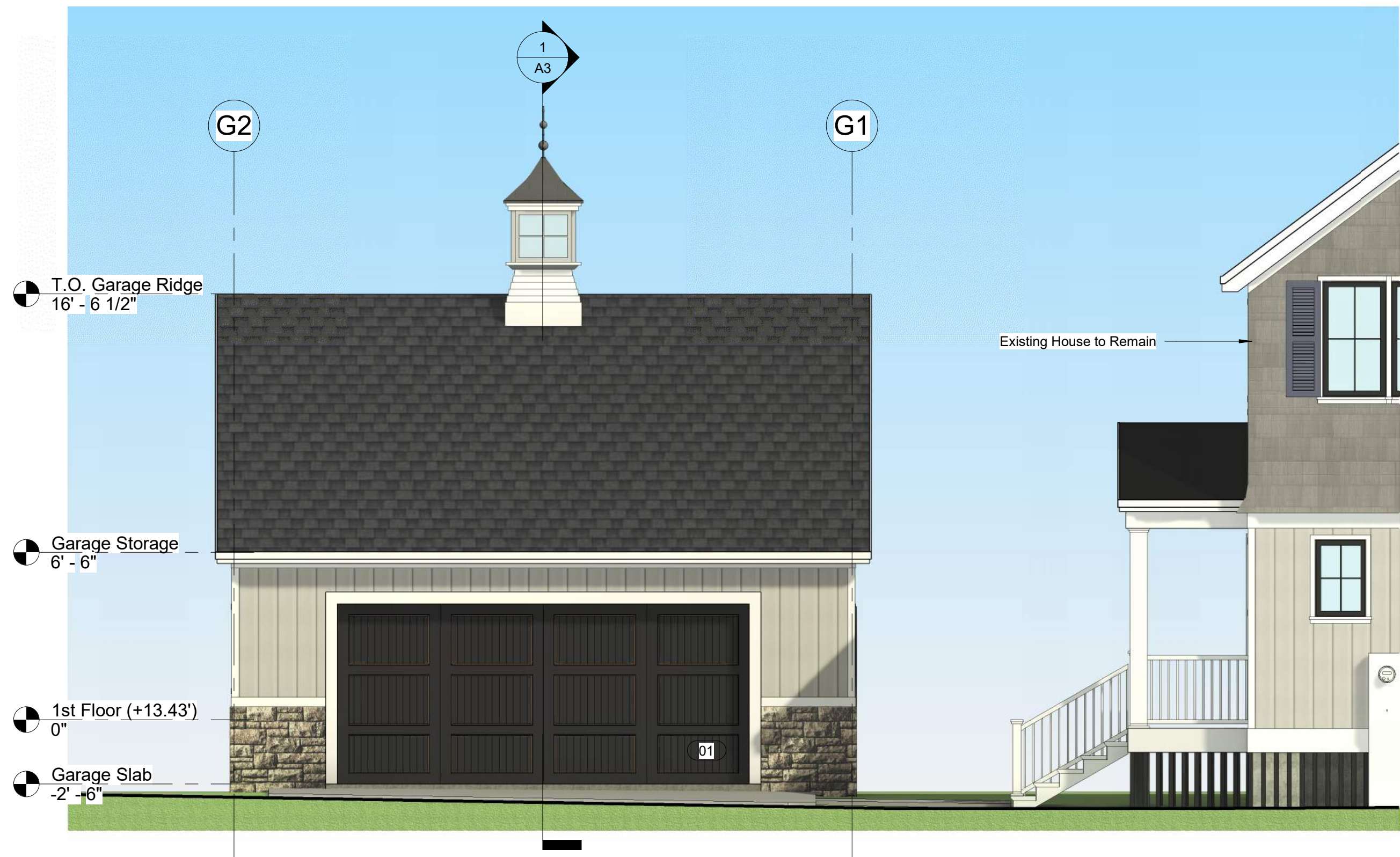
REVISIONS		
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Project #	240202
Drawn By:	AEP
Checked By:	KK
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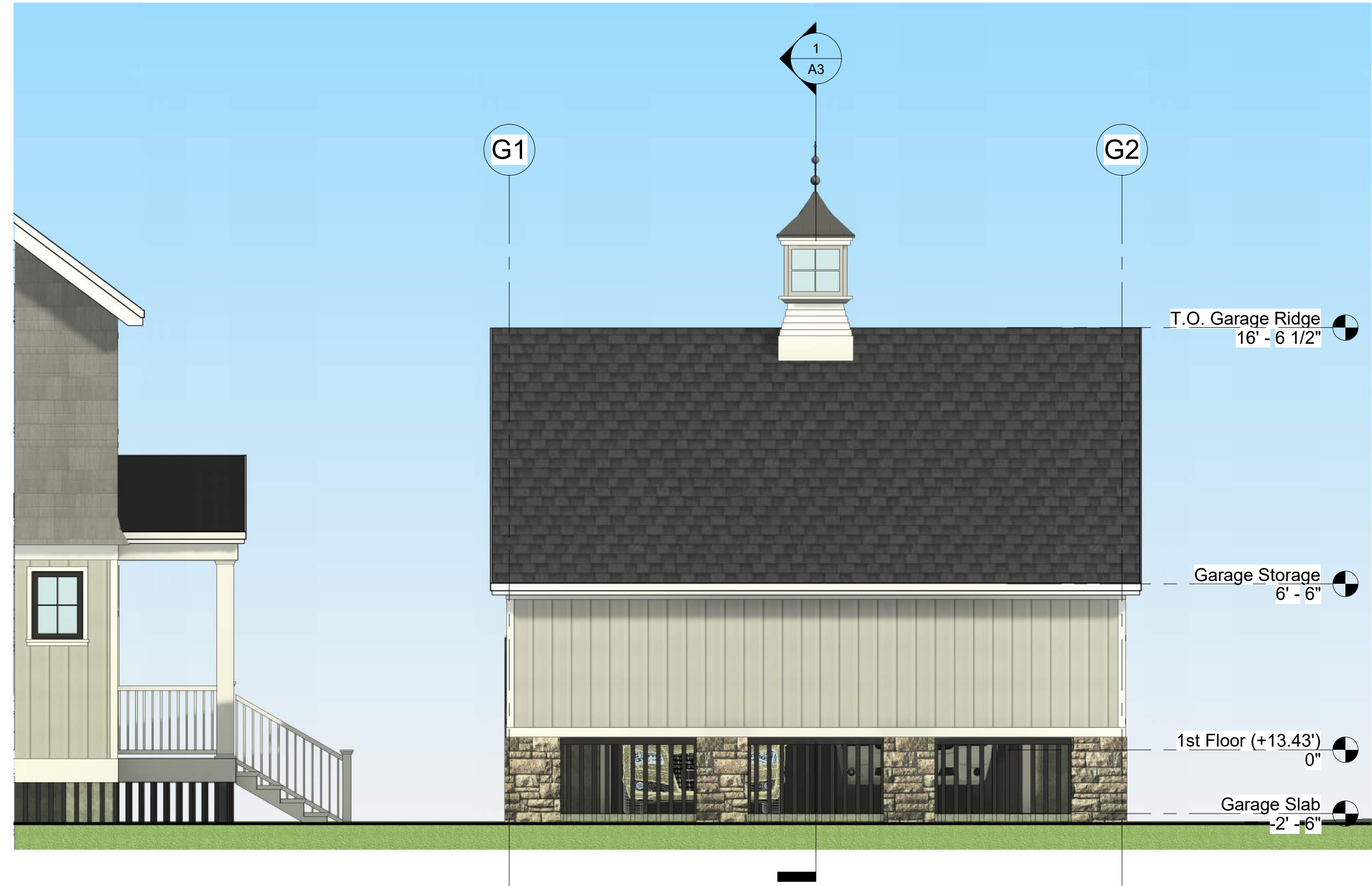
SHEET TITLE
Floor Plans

AI

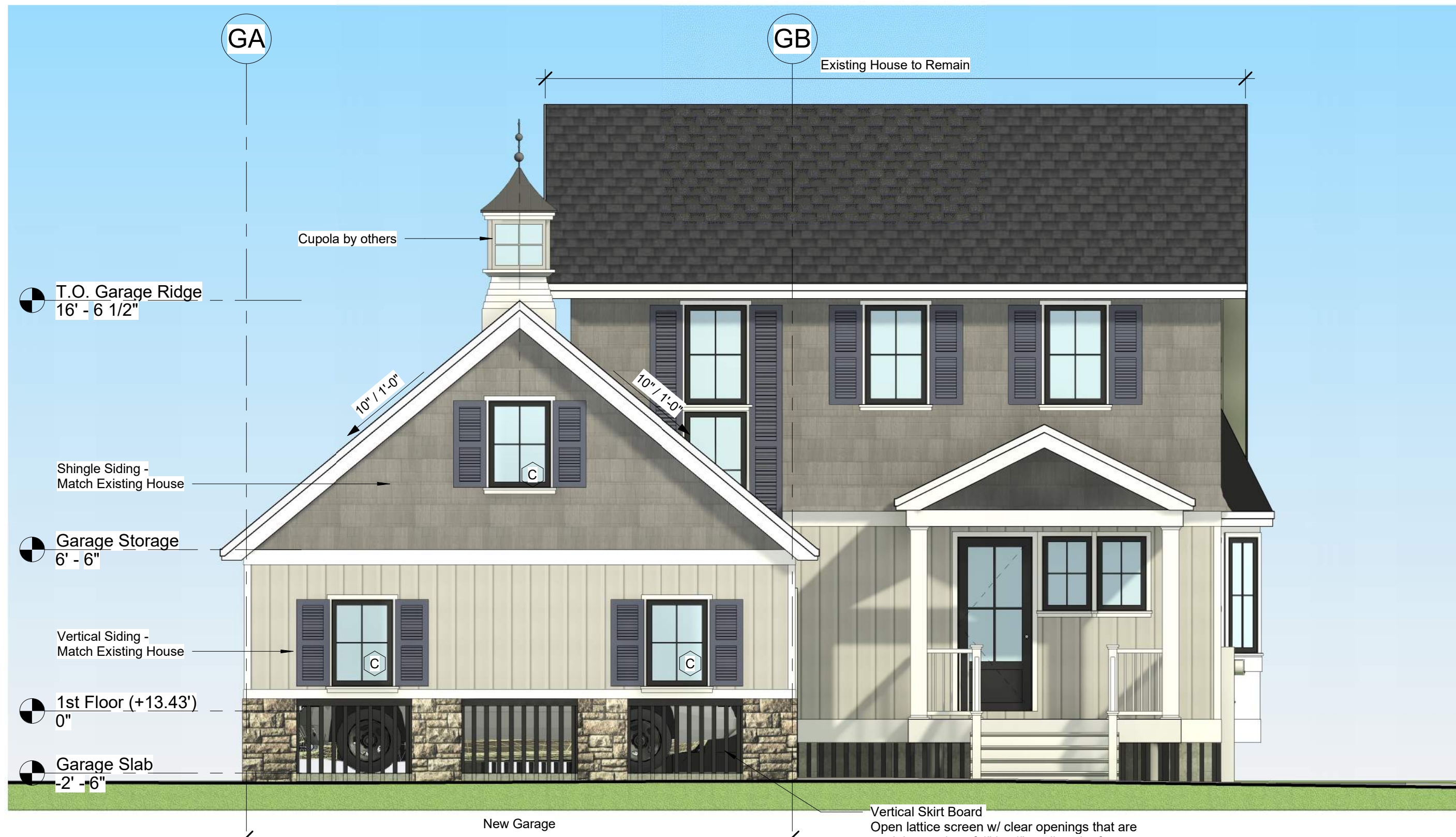
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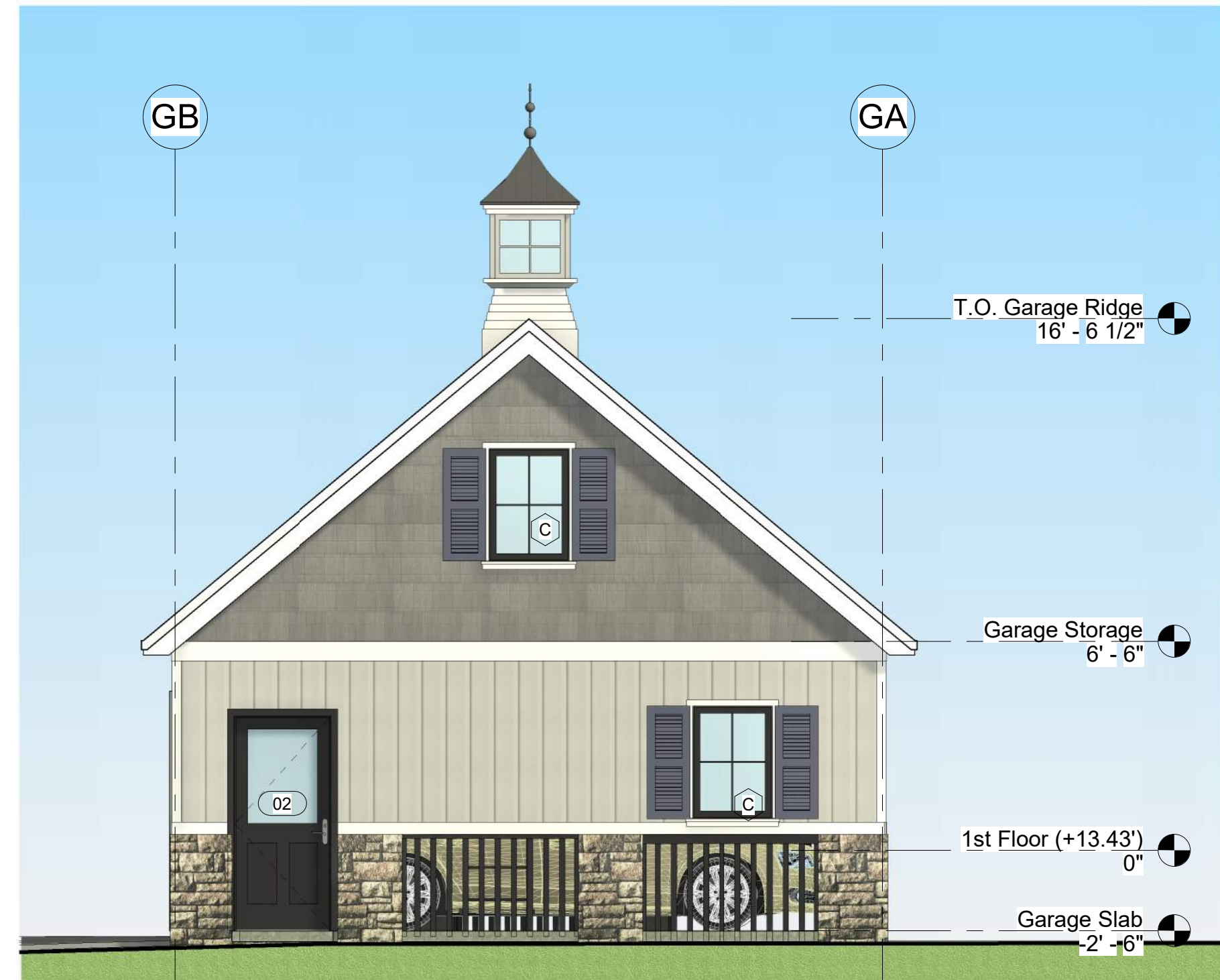
③ Right Elevation - proposed
1/4" = 1'-0"



④ Left Elevation - proposed
1/4" = 1'-0"

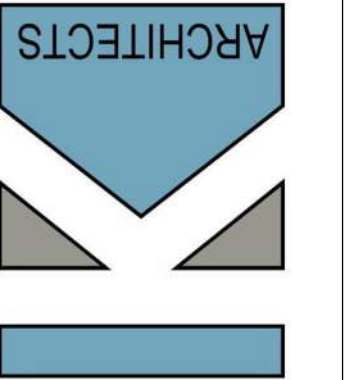


① Front Elevation - proposed
1/4" = 1'-0"



② Rear Elevation - proposed
1/4" = 1'-0"

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Kennebunkport, Maine

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#	Date	Description

Date:	03/14/24
Project #	240202
Drawn By:	KK
Checked By:	KK
Drawing Scale	1/4" = 1'-0"

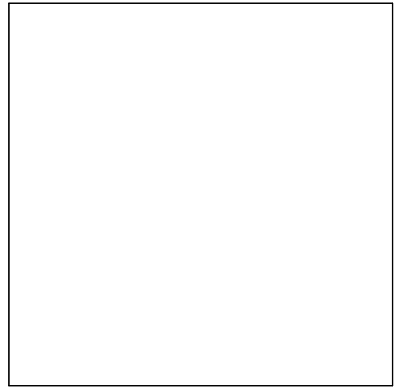
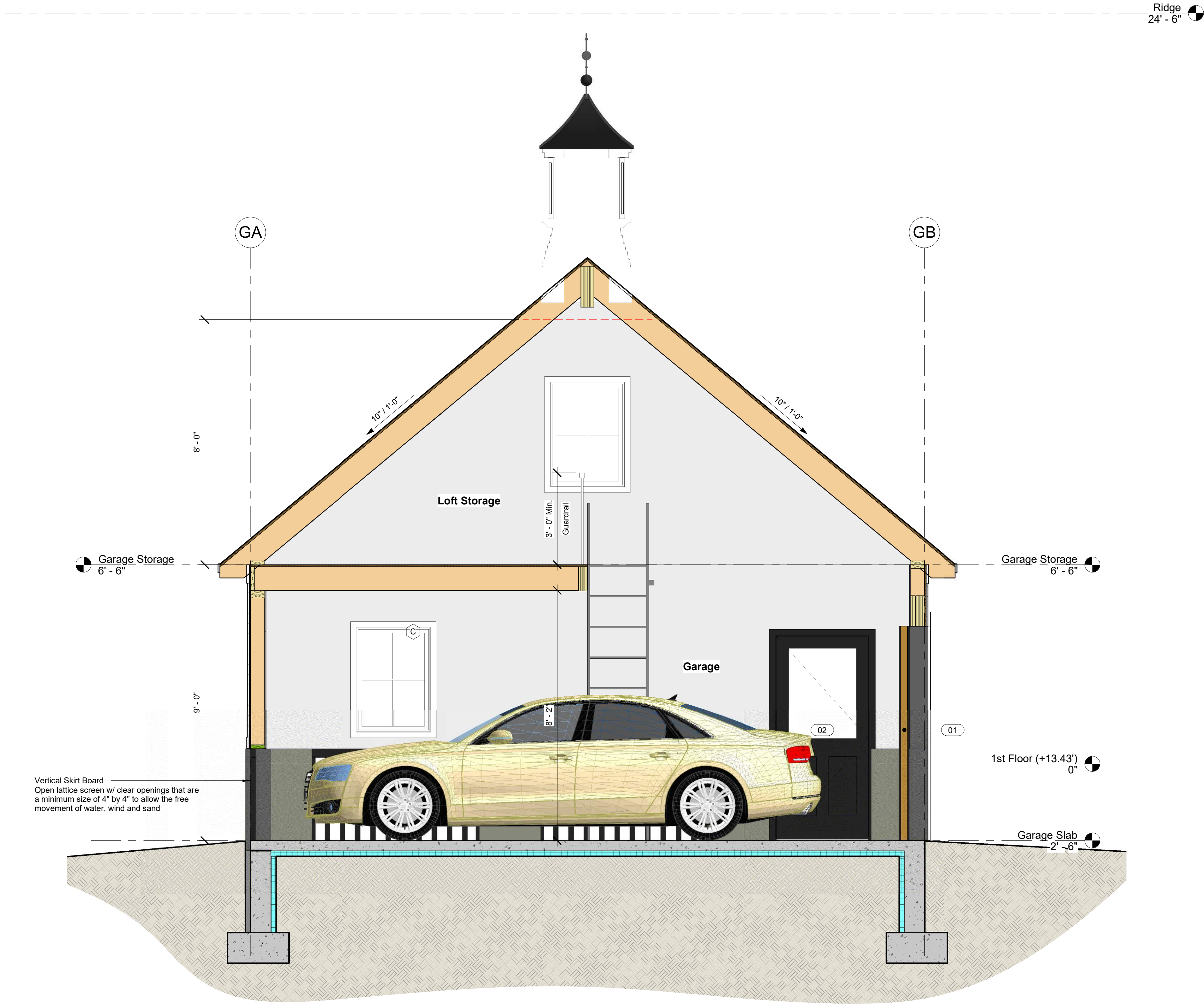
SHEET TITLE

Proposed Elevations

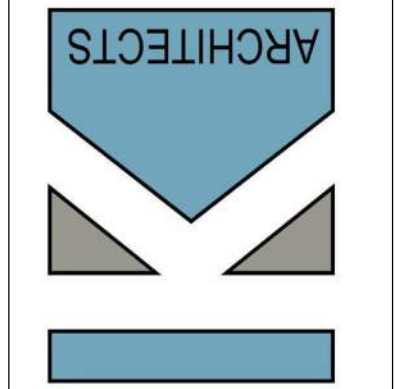
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205 Kings Highway
Kennebunkport, Maine

REVISIONS		
#	Date	Description

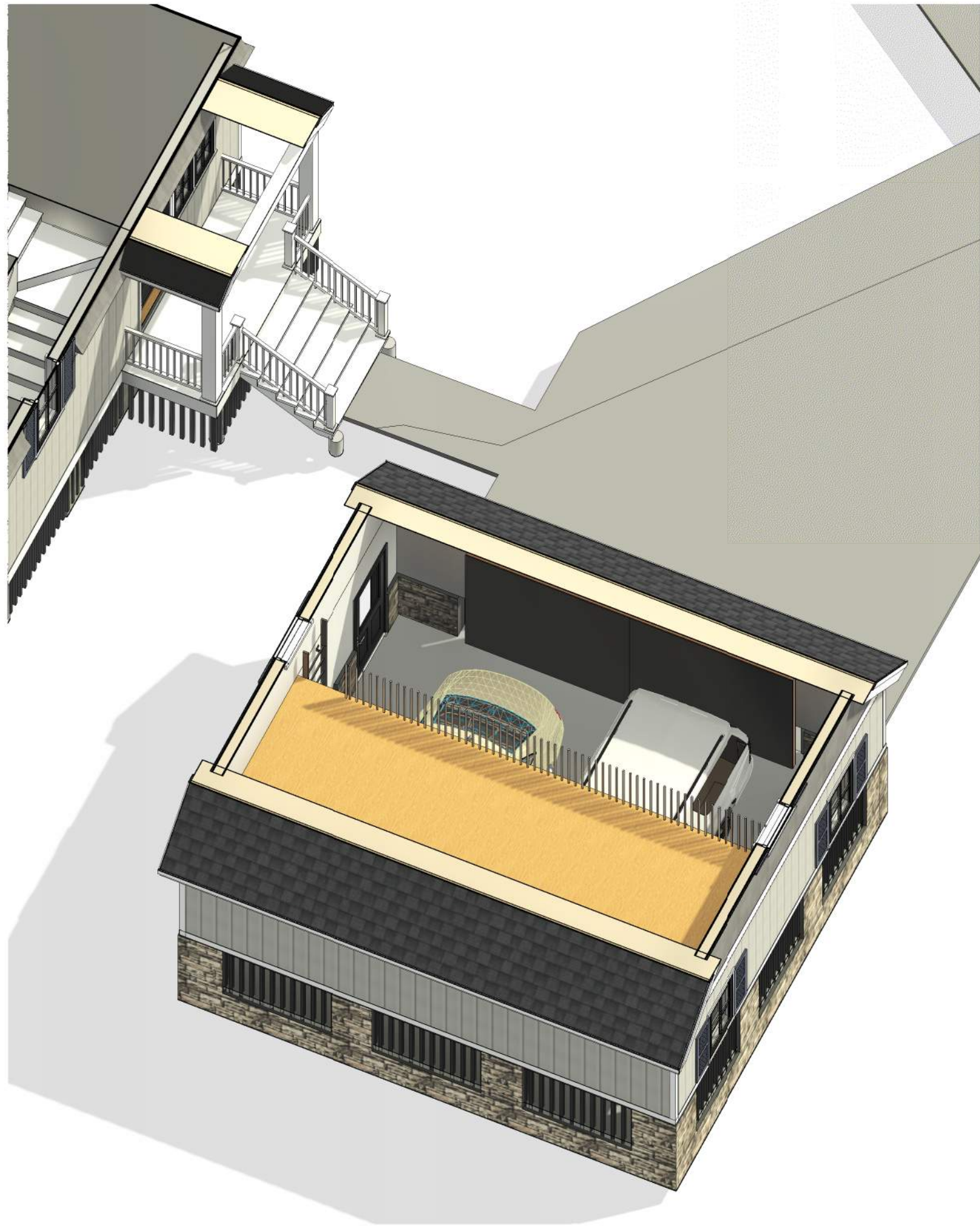
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Drawn By:	AEP
Checked By:	KK
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SHEET TITLE
Building Section

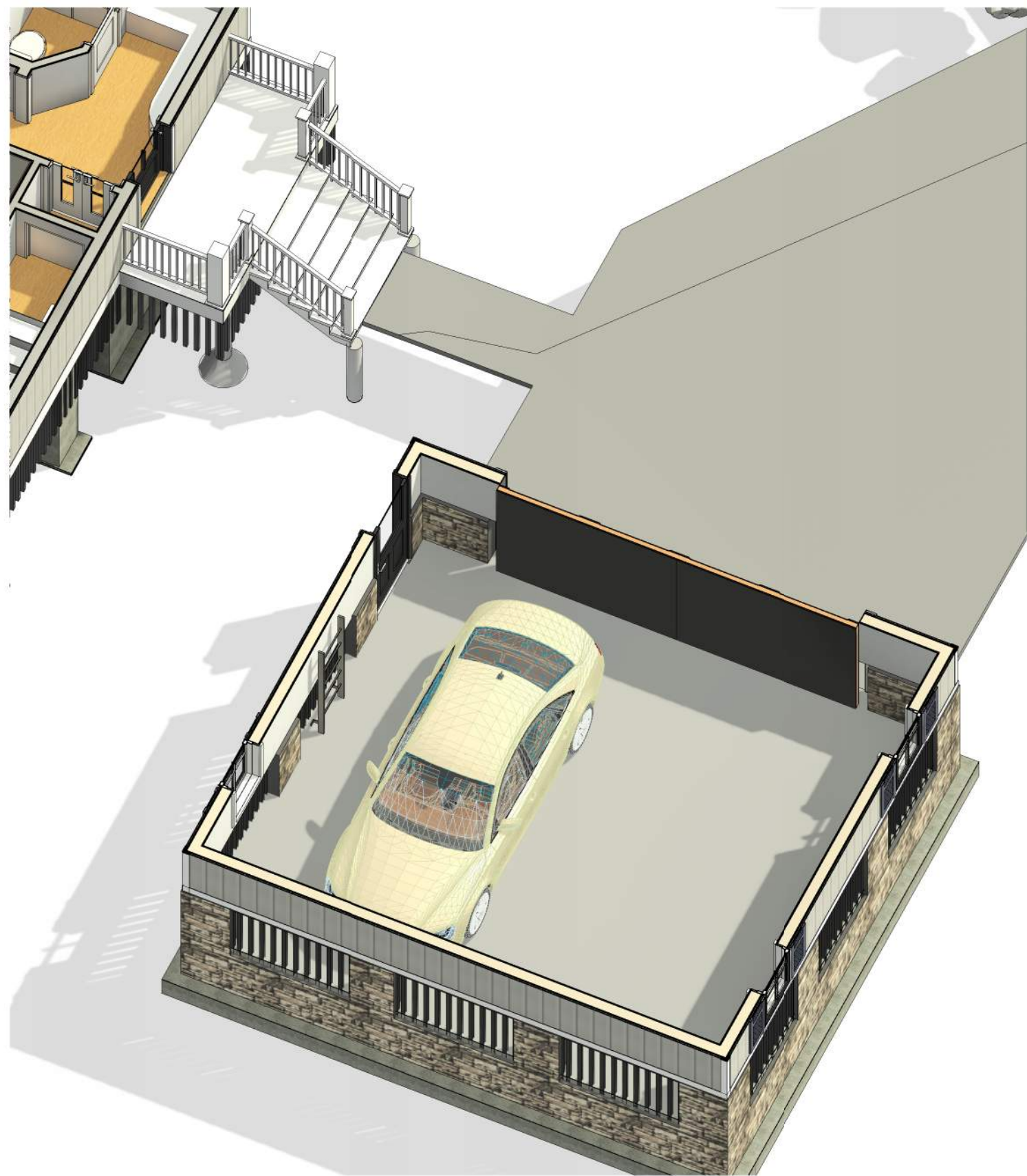
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② 3D - 2st Flr



① 3D - 1st Flr



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ARCHITECTS



Jones - New Garage
205 Kings Highway
Kennebunkport, Maine

REVISIONS

#	Date	Description

Date:	03/14/24
Project #	240202
Drawn By:	AEP
Checked By:	KK
Drawing Scale	

SHEET TITLE

3D Views

RI

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