Pineland
Cumberland Hall
41 Campus Drive, Suite 301
New Gloucester, ME 04260

Portland
565 Congress Street, Suite 201
Portland, ME 04101

May 10, 2023 Project #23-003

Werner Gilliam, Director of Planning & Development
Town of Kennebunkport
6 Elm Street
Kennebunkport, ME 04046

Subject: Mills Road Subdivision
Sketch Plan Submission

Dear Werner:

On behalf of Beachwood Development Fund, attached are sketch plan and supporting information for a proposed 3-Lot residential subdivision on Wildes District Road in Kennebunkport. The following narrative includes information on the existing project site and the proposed development.

PROJECT SITE

The project site is approximately 4.14 acres in size and is identified as lot 9-10-23 on Kennebunkport Tax Map 23-3. The site is located in the Village Residential Zone.

The site is largely undeveloped woodland with pockets of freshwater wetland. Wetlands were delineated onsite by Longview Partners on October 3, 2022. A gravel access drive and CMP power lines exist on the site as well.

PROPOSED PROJECT

The applicant is proposing to develop a 3-lot single family open space subdivision, the lots will gain access from a new 350' dead-end road with a hammer head turnaround.

The layout of the sketch plan was developed with the goal of avoiding wetland impacts. Lots will be served by public water and sewer. The project will feature 0.63 acres of open space containing the majority of the wetlands on site.

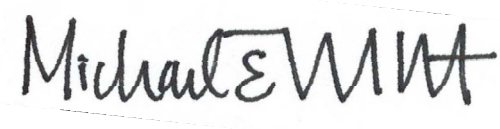
In addition to the Town of Kennebunkport Planning Board, the project will require permits from the U.S. Army Corps of Engineers for wetland impacts.

CLOSURE

Attached are the proposed sketch plan, figures showing the project site overlaid on the applicable USGS map, aerial map, and the NRCS Medium Intensity Soil Survey, and a check for $250 to cover the application fee.

We respectfully request to be added to the Planning Board's next available meeting agenda so we may present the sketch plan to the Board and solicit feedback. In the interim, if you have any questions or require additional information, please contact me.

Sincerely,
TERRADYN CONSULTANTS LLC



Michael Tadema-Wielandt, P.E.
Vice President

Attachments:
1. USGS Map
2. Aerial Map
3. Medium Intensity Soil Survey
4. Sketch Plan

SKETCH PLAN
APPLICATION FOR SUBDIVISION
KENNEBUNKPORT PLANNING BOARD

APPLICANT INFORMATION:

Property Owner: Beachwood Development Fund
Address: 86 York Street #3
Kennebunk, ME 04043
Phone: _____ Email: _____

Applicant/Authorized Agent Name: Same as owner
Address: _____
_____
Phone: _____ Email: _____

**** Please be sure to include a Letter of Authority if you are the Agent****

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

Land surveyor, engineer, architect or others preparing plan: _____
Michael Tadama-Wielandt, P.E.
Address: Terradyn Consultants 565 Congress Street, suite 201
Portland, ME 04101
Phone: 207-926-5111 Email: mtw@terradynconsultants.com

Please provide proof of the applicant(s) legal interest in the property to be developed? Please provide one of the following:

- A copy of the recorded Deed.
- Executed Purchase and Sales Agreement.

LAND INFORMATION

Location of Property: Wildes District Road
street address

Assessor's Tax Maps: Map: 23-003 Block: _____ Lot(s) 9-10-23
Registry of Deeds: Book: 16177 Page: 988

Zoning District? Village Residential District

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: 4.1 acres
Acreage to be developed: _____

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.)

forested undeveloped

Does the parcel include any water bodies? Yes ☐ No ☒

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: 3 lots

Anticipated date for Construction: fall 2023

Will this development require extension of public infrastructure: Yes ☒ No ☐

If yes, what?

- ☐ Roads
- ☒ Water Lines
- ☐ Other
- ☒ Fire Protect
- ☐ Storm Drainage
- ☒ Sewer Lines
- ☐ Sidewalks

Identify method for water supply to the proposed development:

- ☐ Individual Wells
- ☒ Public Water Supply
- ☐ Central Well w/Distribution
- ☐ Other (please state alternative)

Identify method of sewage disposal to the proposed development:

- [ ] Individual Septic Tanks
- [ ] Central On-site Disposal w/Distribution Lines
- [x] Connection to Public Sewer
- [ ] Other (please state alternative)

Identify method of fire protection for the proposed development:

- [x] Hydrants connected to the public water system
- [ ] Dry hydrants located on existing pond or water body
- [ ] Existing fire pond
- [ ] Individual Fire Suppression System
- [ ] Other (please state alternative)

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

If any:

Streets	Yes [x]	No [ ]	Estimated Length 350'
Recreation Area	Yes [ ]	No [ ]	Estimated Acreage _____
Common Land(s)	Yes [ ]	No [ ]	Estimated Acreage _____

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

Signature Michael E Mitt _____ Date 05-15-2023

For Office Use Only

Date Received: _____

Application Fee Paid: _____

Paid by (payment type/name): _____

AMES, TIMOTHY S
50 WILDES DISTRICT ROAD
KENNEBUNKPORT, ME 04046

BEES KNEES KENNEBUNKPORT,
C/O JAMES P. VESENKA
47 WILDES DISTRICT ROAD
KENNEBUNKPORT, ME 04046

BILLINGS, MARILYN
2 WAKEFIELD PASTURE ROAD
KENNEBUNKPORT, ME 04046

BOWEN, ROBERT M & ANNE L
26 JOHN CARVER RD
READING, MA 01867

CAIN, RONALD B, JR & TERE
14 ROCKY PASTURE LANE
KENNEBUNKPORT, ME 04046

FYUGO 1ST FAMILY TRUST
2 WOODLAWN AVENUE
KENNEBUNKPORT, ME 04046

GRIGGS, DONALD G
11 FORESTER AVENUE
WARWICK, NY 10990

GUAY, KATHRYN ANN
33 WILDES DISTRICT ROAD
KENNEBUNKPORT, ME 04046

JODOIN, RICHARD W & JANET
PO BOX 2551
KENNEBUNKPORT, ME 04046

JOHN D ZIMMERMANN REALTY
PO BOX 1049
KENNEBUNKPORT, ME 04046

MAGRI, ALICIA F
2 DOVE HILL
SOUTH HADLEY, MA 01075

PAQUETTE, MARK R & CYNTHI
PO BOX 1418
KENNEBUNKPORT, ME 04046

PERKINS, DONALD F & JEAN
PO BOX 2656
KENNEBUNKPORT, ME 04046-
2656

PRENDERGAST, MICHAEL D JR
158 GREENS FARMS ROAD
WESTPORT, CT 06880

PRENDERGAST, MICHAEL D JR
944 PEQUOT AVE
SOUTHPORT, CT 06890

RAYWORTH, DOUGLAS W & LIN
3 REGAN CIRCLE
WEST BOYLSTON, MA 01583

RPF, LLC
9100 WILSHIRE BLVD, 1000 W
BEVERLY HILLS, CA 90212

SCHOFIELD, BETTE
PO BOX 1049
KENNEBUNKPORT, ME 04046

THIBODEAU, MARGUERITE E
PO BOX 1805
KENNEBUNKPORT, ME 04046

THIBODEAU, ROBERT
PO BOX 1805
KENNEBUNKPORT, ME 04046

WEST, JOSHUA & STACY
80 WEST LANE
ARUNDEL, ME 04046

Doc# 2011042403
Bk 16177 Pg 988 - 989
Received York SS
10/07/2011 9:36AM
Debra L. Anderson
Register of Deeds

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT **WESLEY H. PHILLIPS**, of the Town of Kennebunkport, County of York, State of Maine,

for consideration paid,

grant to **MICHAEL D. PRENDERGAST** of Wilton, State of Connecticut, whose mailing address is 789 Ridgefield Road, Wilton, CT 06897 with **warranty covenants**, the land in Kennebunkport, County of York, State of Maine, described as follows:

A certain lot or parcel of land situated on the southeasterly side of the Wildes district Road in the Town of Kennebunkport, County of York and State of Maine, bounded and described as follows:

Beginning on the southeasterly sideline of the Wildes District Road at the northerly corner of land conveyed by Marjorie M. Ellis to Wesley H. Phillips, et al. by deed dated August 21, 1974 and recorded in York County Registry of Deeds in Book 2050, Page 64;

Thence northeasterly by the Wildes District Road one hundred twenty four (124) feet, more or less, to the northwesterly corner of land conveyed by William H. Sawyer to William H. Rankin by deed dated December 21, 1883 and recorded in said Registry of Deeds in Book 396, Page 163;

Thence southerly by said Rankin land six hundred ninety five (695) feet, more or less, to an angle in the northerly sideline of land conveyed by Marjorie M. Ellis, et al. to Anthony L. Gelardi, et al. by deed dated December 5, 1975 and recorded in said Registry of Deeds in Book 2107, Page 589;

Thence South 83° 23' 30" West by said Gelardi land two hundred ninety five and thirty three hundredths (295.33) feet to an iron pipe;

Thence North 39° 35' 30" West by said Gelardi land two hundred seventy five and forty hundredths (275.40) feet to an iron pope;

Thence North 8° 32' 30" West by said Gelardi land one hundred ninety three and forty four hundredths (193.44) feet to an iron pipe at an angle in the westerly sideline of said Phillips land;

Thence South 32° 57' East by said Phillips land two hundred sixteen and seventy eight hundredths (216.78) feet to a pipe;

Thence North 56° 26' 30" East by said Phillips land one hundred forty four and fifteen hundredths (144.15) feet to an iron rod;

Thence North 57° 49' 30" East by said Phillips land one hundred thirty and seventy eight hundredths (130.78) feet to an iron rod;

Thence North 23° 7' 30" East by said Phillips land one hundred thirty and fifty five hundredths (130.55) feet to an iron rod;

Thence North 11° East by said Phillips land one hundred and thirty eight hundredths (100.38) feet to a drill hole in ledge;

Thence North 15° East by said Phillips land one hundred eight and sixteen hundredths (108.16) feet to the point of beginning.

Maine R.E. Transfer Tax Paid

The above described courses are magnetic as of the year 1974.

This conveyance is made subject to the rights and privileges conveyed by Anna Mosser Roberts to Central Maine Power Company and New England Telephone and Telegraph Company by deed dated October 2, 1959 and recorded in said Registry of deeds in Book 1408, Page 147.

Being the same premises conveyed to Wesley H. Phillips by deed of the estate of Marjorie M. Ellis dated February 4, 1982 and recorded in the York County Registry of Deeds in Book 2959, Page 124.

IN WITNESS WHEREOF, I, the said **Wesley H. Phillips**, have hereunto set my hand and seal, this 6th day of October, 2011.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

_____ Wesley H. Phillips
Wesley H. Phillips

STATE OF MAINE
YORK, ss. October 6th, 2011

Then personally appeared the above named **Wesley H. Phillips** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Bryce W. Ingraham, Attorney at Law

RETURN RECORDED DOCUMENT TO:

End of Document

Ingraham Title, 338 Main St, Sco 04072

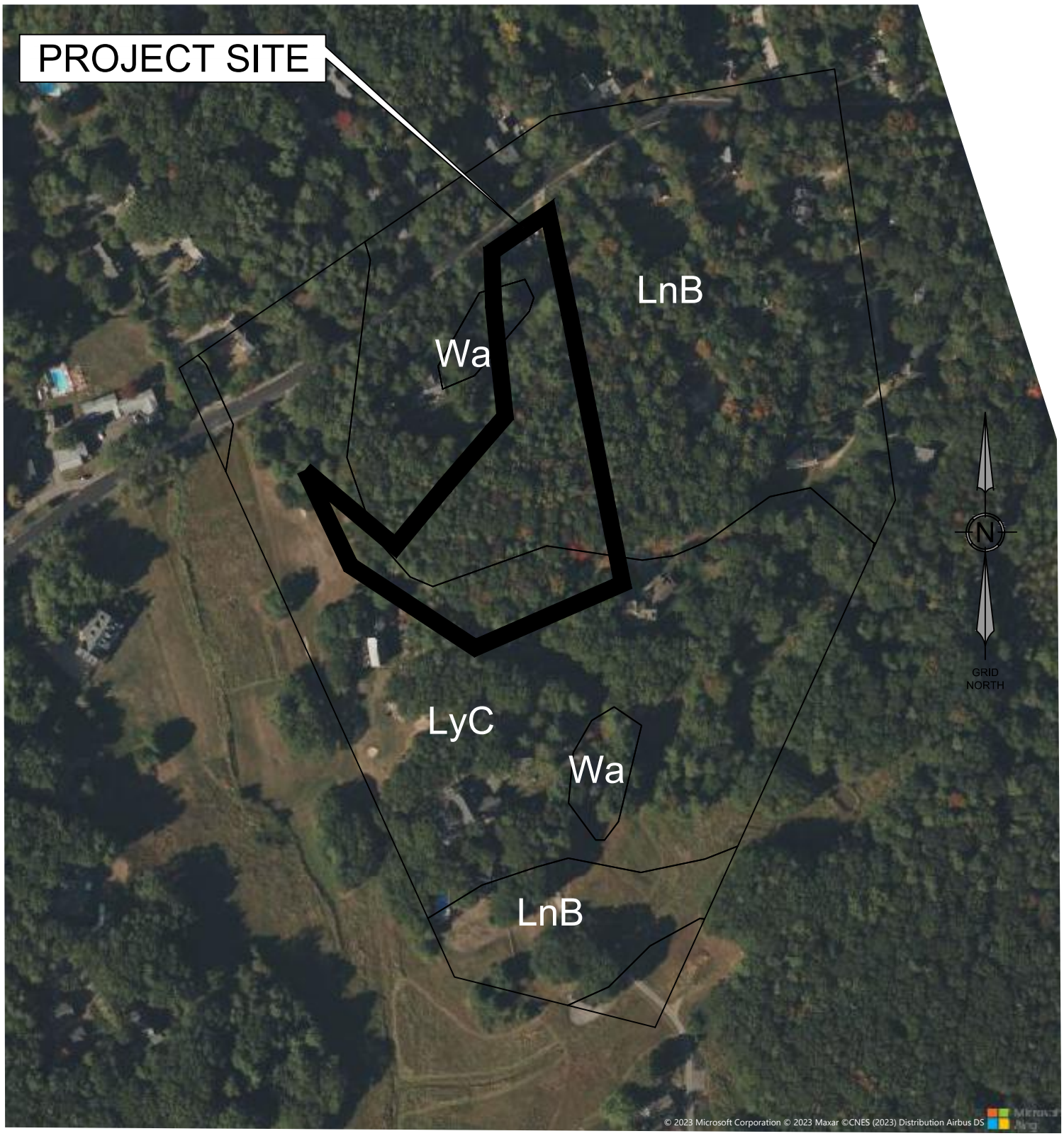
ATTACHMENT 1

USGS MAP

USGS QUADRANGLE MAP	TERRADYN CONSULTANTS, LLC	PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260 PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	PROJECT NO. 23-003	SHEET 1
PROJECT: PROPOSED SUBDIVISION WILDES DISTRICT RD KENNEBUNKPORT			DATE 05/09/2023	OF 5
PREPARED FOR: BEACHWOOD DEVELOPMENT FUND 86 YORK STREET #3 KENNEBUNK MAINE 04043	207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com		SCALE 1"=2,000'	

ATTACHMENT 2

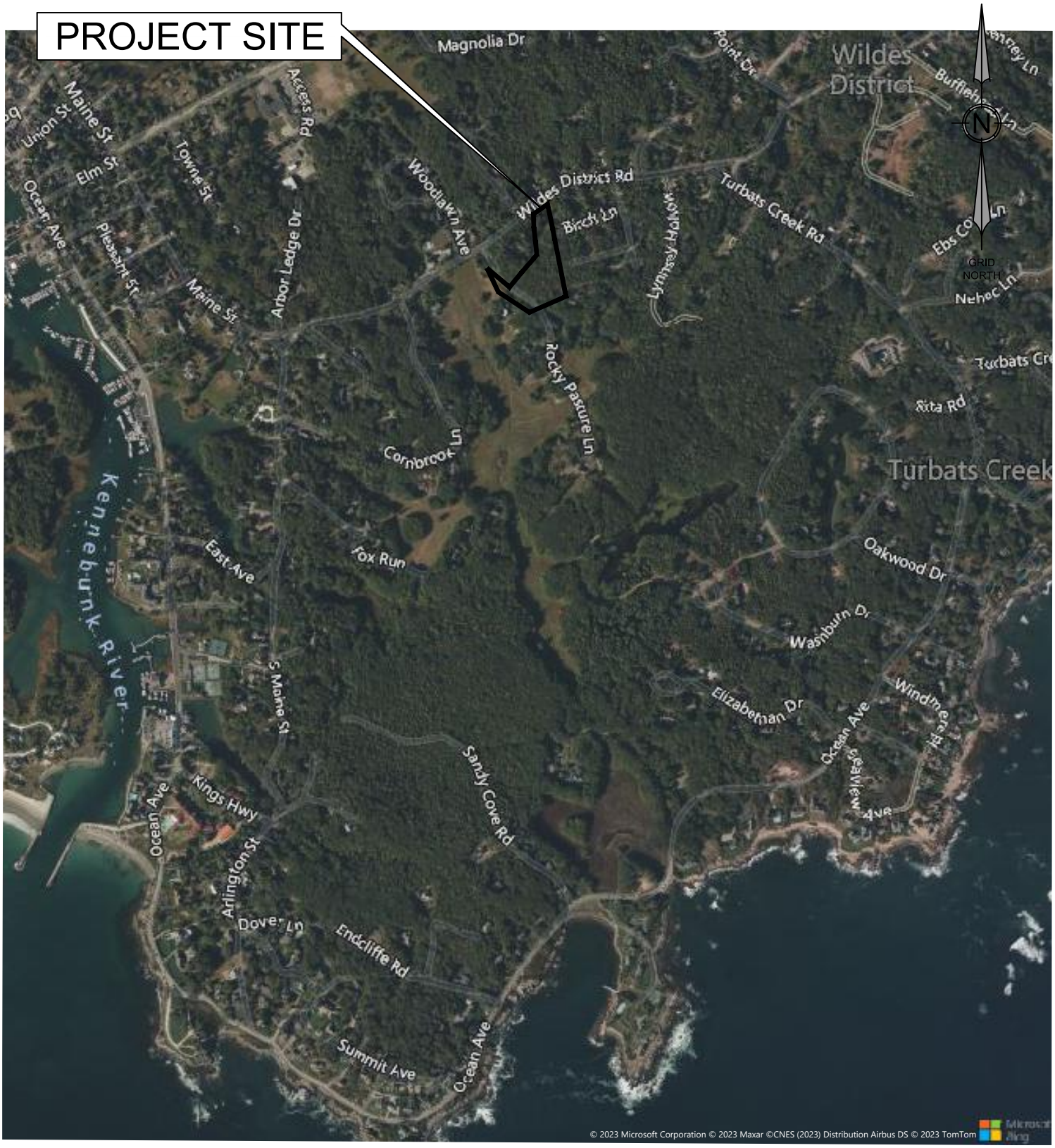
MEDIUM INTENSITY SOIL SURVEY



MEDIUM INTENSITY SOIL SURVEY	TERRADYN CONSULTANTS, LLC	PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260 PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	PROJECT NO. 23-003	SHEET 3
PROJECT: PROPOSED SUBDIVISION WILDES DISTRICT RD KENNEBUNKPORT			DATE 05/09/2023	OF 5
PREPARED FOR: BEACHWOOD DEVELOPMENT FUND 86 YORK STREET #3 KENNEBUNK MAINE 04043	207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com		SCALE 1"=250'	

ATTACHMENT 3

Aerial Map



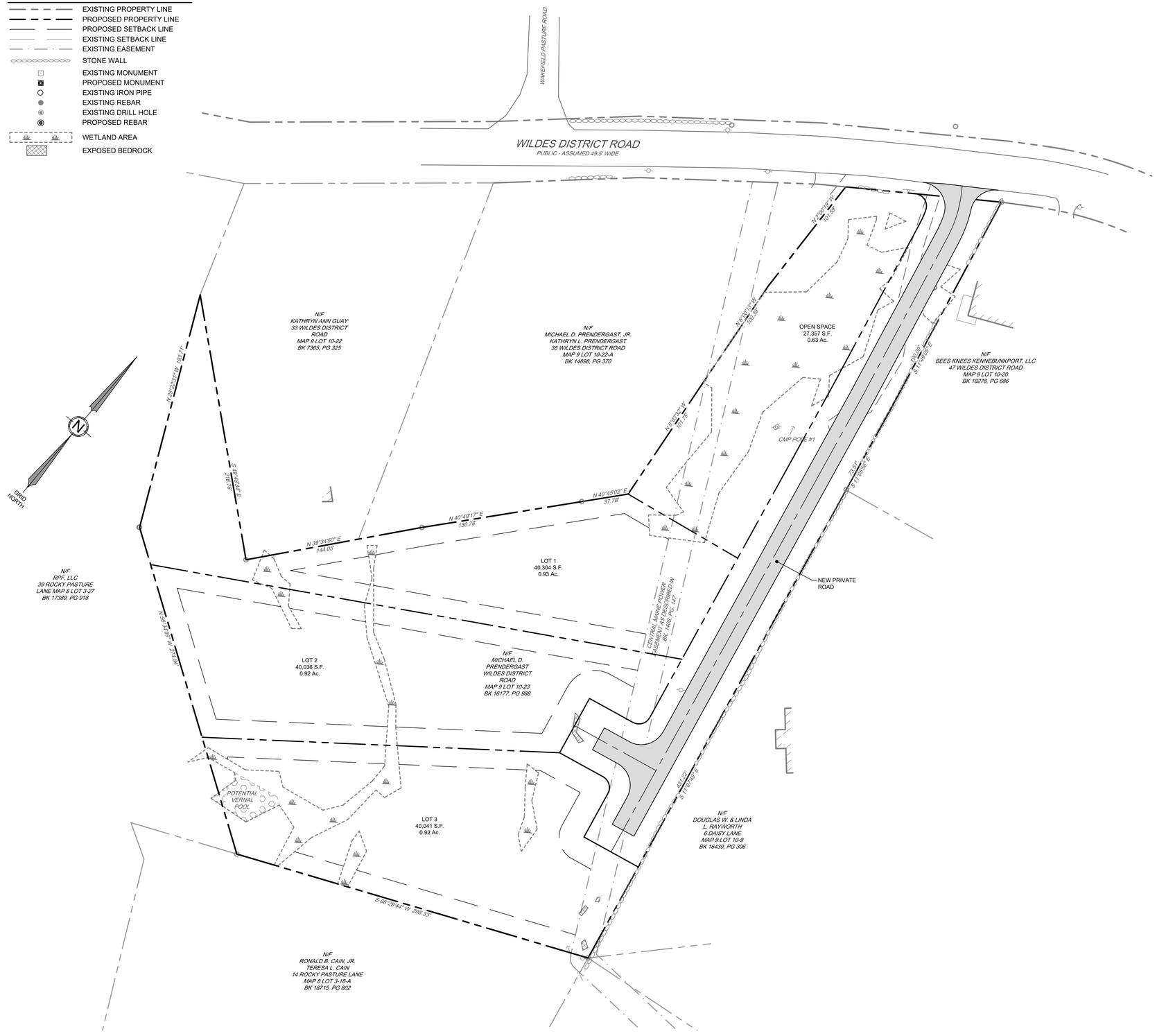
AERIAL IMAGE				
PROJECT: PROPOSED SUBDIVISION WILDES DISTRICT RD KENNEBUNKPORT	TERRADYN CONSULTANTS, LLC	PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260 PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	PROJECT NO. 23-003	SHEET 2
PREPARED FOR: BEACHWOOD DEVELOPMENT FUND 86 YORK STREET #3 KENNEBUNK MAINE 04043	207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com		DATE 05/09/2023 SCALE 1"=1,000'	OF 5

ATTACHMENT 4

Sketch Plan

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- STONE WALL
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING IRON PIPE
- EXISTING REBAR
- EXISTING DRILL HOLE
- PROPOSED REBAR
- WETLAND AREA
- EXPOSED BEDROCK



GENERAL NOTES:

1. THE PROPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF THE SUBJECT PARCELS
2. ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
3. THE RECORD OWNER OF THE SUBJECT PARCEL IS MICHAEL D. PRENDERGAST BY A DEED DATED OCTOBER 6, 2011 AND RECORDED IN BOOK 16177, PAGE 988.
4. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF KENNEBUNKPORT TAX MAP 9 AS LOT 10-23 AND IS LOCATED IN THE VILLIAGE RESIDENTIAL DISTRICT.
5. SPACE AND BULK STANDARDS FOR THE VILLIAGE RESIDENTIAL DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

MIN. LOT SIZE:	40,000 SQ FT
MIN. LOT WIDTH:	100 FT
MIN. FRONT SETBACK:	20 FT
MIN. SIDE SETBACK:	15 FT
MIN. REAR SETBACK:	15 FT
MAX. BUILDING HEIGHT:	35 FT
MIN. OPEN SPACE:	20%

6. TOTAL AREA OF THE SUBJECT PARCEL IS 4.1 ACRES.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY AND MARCH OF 2023 AND SUPPLEMENTED WITH LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED .LAZ POINT CLOUD.

   NAVD88-GEOID18
   ERROR (95% CONFIDENCE INTERVAL) IN METERS = 0.040

8. PLAN REFERENCES:
   - A. "PLAN SHOWING MAPLEWOOD - KENNEBUNKPORT, MAINE" DATED JULY 19, 1963, PREPARED BY LIBBY & DOW ENGINEERS, AND RECORDED IN PLAN BOOK 37, PAGE 3.
   - B. "PLAN SHOWING LAND TO BE CONVEYED TO ANTHONY & JUDITH & PAUL GELARDI FROM A PORTION OF LAND OWNED BY MARJORIE ELLIS" DATED OCTOBER, 1975 AND RECORDED IN PLAN BOOK 78, PAGE 3.
   - C. "PLAN SHOWING A BOUNDARY SURVEY OF ROCKY PASTURE" DATED JULY, 1988, REVISED DECEMBER 13, 1988, PREPARED FOR ANTHONY & PAUL GELARDI AND RECORDED IN PLAN BOOK 184, PAGE 45.
   - D. "PRIVATE WAY PLAN - WILDES DISTRICT ROAD" DATED OCTOBER 17, 2002, PREPARED FOR WESLEY & LIZ PHILLIPS BY PINKHAM & GREER CONSULTING ENGINEERS, INC. AND BEING PREVIOUSLY UNRECORDED.
9. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
10. NO RECORD WIDTH WAS FOUND FOR WILDES DISTRICT ROAD. PER MSRA TITLE 23, SUBSECTION 2103 THIS SURVEYOR HELD 1 1/2 RODS ON EACH SIDE OF THE APPROXIMATE CENTER OF THE TRAVELED WAY AS FURTHER EVIDENCED BY STONE WALLS FOUND ON EITHER SIDE OF THE ROAD IN THE PROJECT AREA.
11. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KENNEBUNKPORT, YORK COUNTY, COMMUNITY-PANEL NUMBER 230170 0003 B, HAVING AN EFFECTIVE DATE OF APRIL 18, 1983.
12. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY LONGVIEW PARTNERS, LLC ON OCTOBER 3, 2022. THIS WETLANDS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLAND DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
13. THE DEPTH, SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.

NET RESIDENTIAL AREA CALCULATIONS

NET RESIDENTIAL		
ITEM#	DESCRIPTION	AREA SF
	GROSS LOT AREA	180,353
1	15% ROADS	27,053
2	ISOLATED AREAS	-
3	FLOOD ZONE	-
4	WETLANDS	23,364
5	ROW OR EASEMENTS	10,012
6	RESOURCE PROTECTION	-
7	FILLED WETLAND	-
	TOTAL NET RESIDENTIAL AREA	119,924

LOTS = NET AREA / MIN LOT SIZE PER ZONE DISTRICT = 119,924 SF / 40,000 SF = 3 LOTS

OPEN SPACE:

OPEN SPACE	27,357 SF
TOTAL PROJECT AREA	180,353 SF
PERCENTAGE OF OPEN SPACE	15.17% > 15% REQUIRED

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13125
LICENSED
PROFESSIONAL ENGINEER

DATE: 5/12/2023

NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE

SHEET TITLE: SKETCH PLAN

CLIENT: BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET #3
KENNEBUNK, MAINE 04043

DATE:	5/12/2023
SCALE:	1" = 40'
JOB NO:	23-010
SHEET:	C-1.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-003 Wildes Distrct Road Subdivision\CAD\Permitting\23-003 SB.dwg