

21 Happy Avenue and 12 Roseberry Road Right-of-Way (ROW) Review – Site Walk

— Owners and applicants, William and Cathy Cullen and Caroline Hall request consideration of a right-of-way plan for a 4.78 acre +/- acre parcel (Tax Map 11, Lot 29) proposing a ROW located on Happy Avenue (Tax Map 11 Lot 29-5) in the Residential Suburban Zone (R-S). Agent is Nathan Amsden, PLS., Amsden Field Survey.

Planning Board Members Present: John Perry, Russell White, Steve Bellantone, Drew Fitch, Ron Ledgett, Karen Kalmar (Vice Chair) Dutch Dunkelberger (Chair)

Absent: Drew Fitch

Advisory: Earledean Wells, Conservation Commission
William Straub CMA (Towns Peer Review Engineer)

Staff: Jordan Kelley (Town Planner), Craig Alfis (Code Enforcement Officer)

Project Representatives: Bill Cullen, Caroline Hall

Abutters & Attendees: Jen Thayer, Michael Gusfino, Meg Bulloch, Milton Bulloch, Jodie Curtis, Mike Crouse

Chair Dutch Dunkelberger opened the meeting and explained the process for the site walk.

Bill Cullen - summarized the project and mentioned that the gate would be moved to the space between the two large trees on either side of the road past the hammerhead to allow for a fire truck turnaround, he also mentioned that they would close the loop portion with some large rocks to stop people from driving around the gate (the gate also remains unlocked in case of emergency).

William Straub - Commented that the culverts were installed as shown in the 1998 plan and were built to the correct specification of materials and diameters represented in that plan

Jen Thayer - asked about the private sewer line that connects to Caroline Hall's property, and if there was any fill added.

Bill Cullen – said there is a shut off valve adjacent to the dirt road portion of Happy Ave and said that there was no fill only minor sand put in around the culvert as is customary

Jodie Curtis – Said that here basement floods often and that her sump- pump runs every minute, also that she lost everything in her basement previously.

Jodie Curtis – Asked if the Culverts were sufficient, and asked about snow removal

William Straub, said there has not been a hydrologic study done but that the culverts seem to be operational and built to specification

Earldean Wells (EW)- Mentioned that she would also like to know more about the culverts efficacy and is curious about a snow removal plan

Jordan Kelley – asked if historically the entire area was a wetland and that being a low area the property and abutting properties were all built in a wetland historically? Also asked about the man-made pond that was built in the 1960's. What was the method for constructing it and what does the profile consist of ?

Resident – Mentioned that their house didn't have issues until recently and was dry

Bill Cullen – Stated the man-made pond was a gravel pit with bedrock at the bottom.

John Perry – Mentioned that they felt that its possible the blasting done on 236 could have caused a leak in the pond

Jorden Kelley – Mentioned that perhaps there is an issues with the water in the pond that follows the path of least resistance and has attributed to a higher water table

Resident – Mentioned there has also been a drought

Dutch Dunkelberger closed the Site Walk.

Russell White moved to adjourn. Seconded by Ron Ledgett.
The motion passed 6-0-1 (Drew Fitch unavailable)

The Kittery Planning Board site visit of November 28, 2022 adjourned at approximately 9:45 am.

TOWN OF KITTERY, Maine
PLANNING BOARD SITE WALK
28 Happy Ave Map 11 Lot 29-5

APPROVED
November 28, 2022
9:00 AM

Submitted by Jordan Kelley, Town Planner on November 29, 2022.

Disclaimer: The following minutes constitute the author's understanding of the meeting. Whilst every effort has been made to ensure the accuracy of the information, this information is recorded to the best of the ability of notes taken in the field.