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**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.

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

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6 Absent: Drew Fitch

7

8 Advisory: Earledean Wells, Conservation Commission

9 William Straub CMA (Towns Peer Review Engineer)

10

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

12

13 Project Representatives: Bill Cullen, Caroline Hall

14

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

17

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

20

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

26

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

30

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

33

34

35 Bill Cullen – said there is a shut off valve adjacent to the dirt road portion of Happy Ave  
36 and said that there was no fill only minor sand put in around the culvert as is customary  
37

38 Jodie Curtis – Said that here basement floods often and that her sump- pump runs  
39 every minute, also that she lost everything in her basement previously.  
40

41 Jodie Curtis – Asked if the Culverts were sufficient, and asked about snow removal  
42

43 William Straub, said there has not been a hydrologic study done but that the culverts  
44 seem to be operational and built to specification  
45

46 Earledean Wells (EW)- Mentioned that she would also like to know more about the  
47 culverts efficacy and is curious about a snow removal plan  
48

49 Jordan Kelley – asked if historically the entire area was a wetland and that being a low  
50 area the property and abutting properties were all built in a wetland historically? Also  
51 asked about the man-made pond that was built in the 1960's. What was the method for  
52 constructing it and what does the profile consist of ?  
53

54 Resident – Mentioned that their house didn't have issues until recently and was dry  
55

56 Bill Cullen – Stated the man-made pond was a gravel pit with bedrock at the bottom.  
57

58 Resident – Mentioned that they felt that its possible the blasting done on 236 could have  
59 caused a leak in the pond  
60

61 Jordan Kelley – Mentioned that perhaps there is an issues with the water in the pond  
62 that follows the path of least resistance and has attributed to a higher water table  
63

64 Resident – Mentioned there has also been a drought  
65

66 Dutch Dunkelberger, mentioned closing the Public Hearing  
67

68 **Russell White moved to adjourn. Seconded by Ron Ledgett.**  
69 **The motion passed 6-0-1 (Drew Fitch unavailable)**  
70

71 The Kittery Planning Board site visit of November 28, 2022 adjourned at approximately  
72 9:45 am.  
73

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

75

76 Disclaimer: The following minutes constitute the author's understanding of the meeting.

77 Whilst every effort has been made to ensure the accuracy of the information, this

78 information is recorded to the best of the ability of notes taken in the field.