

1 **Site Walk minutes**

2
3 Huntington Run Cluster Subdivision (Betty Welch Road)

4
5 August 15 2017 9:00AM

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7
8 Attendees:

9 Planning Board members: A. Grinnell, K. Kalmar, D. Driscoll-Davis, M. Alesse, L.D.
10 Dunkelberger, and M. Day

11 Staff: C. DiMatteo; Conservation Commission: Herb Kingsbury and Karen Saultus.

12 Applicant: Paul Kerrigan and Matt Assia with Chinburg Builders,

13 Agents: Jeff Clifford, Altus Engineering; Scott and Colton Gove, The Gove Group Real; Estate;

14 Jim Gove, GES Inc., and James Logan, Longview Partners, LLC

15 Other participants: Bob Harris, 40 Cutts Rd; David Moulton, 54 Cutts Rd; Shawn Harris, 40
16 Cutts Rd; Judy Spiller, 3 Rosellen Dr;

17
18
19 Handouts: 11x17 plan reduction of *Huntington Run Subdivision Map 66 Lots 2A & 8, Betty*
20 *Welch Road, Kittery Maine, Plan – A;* dated 6/22/2017.

21
22 Meeting called to order at 9:03 AM by A. Grinnell (Chair).

23 J. Clifford presented the information found in the plan exhibit, the details for the proposal and
24 how the site walk was to proceed. The walk commenced from Andrews Construction parking lot
25 off Betty Welch Road towards the common septic field site (via Bob Harris' land) and moving
26 along the proposed trail/path to the proposed lots and street.

27
28 9:27: Group stops at the far side of the existing wetland closet to the Harris property. Jim
29 Gomes (JG) discussed the man-made vernal pools in this vicinity, located within the skidder ruts
30 resulted from the past timber harvesting activities. Timber harvesting on the site was discussed,
31 David Moulton (DG) commented on the site's history with timber harvesting, at least two since
32 1980's.

33
34 9:33: Group moves to the community septic field site. James Logan (JL) discusses some of the
35 specific soil details of this area of the site and why it is conducive for the proposed subsurface
36 wastewater system pods (4 that are 24' x 80' by about 27" high, above grade). The proposed
37 system is described as being based on technology that treats the effluent at the house first with
38 oxypro advanced treatment tanks. It was stated that the individual portion of the system would
39 be covered by a warranty for the first two years there after the homeowner would be required to
40 contract with a maintenance company. Due to this type of system the effluent has no
41 suspended solids that enters the actual septic fields.

42
43 Question from Herb Kingsbury (HK) with Conserv Comm on who ensures the homeowners are
44 compliant. Answer stated that the Homeowners Association does.

45
46 Question from Debbie Driscoll-Davis on the estimated length of time for construction and if the
47 septic field can function on a limited number of homes connected. Answer stated that
48 construction may take up to 2 years, potentially building half the septic system field anticipating
49 that they will likely only have some of homes constructed and in need to be connected to septic.
50 There are no issues if the entire septic field is utilized.

51
52 Question from DG on clarification of the dotted lines on the plan and if they represent the
53 maintenance road. Answer stated that the lines represent both the maintenance access and the
54 location the force main and silt fence during construction. A follow-up question if the gravel
55 maintenance road will impact the fields by acting as a barrier to the effluent. JL answered no.

56 Question from HK on the width of the maintenance access and force main. Answer stated 20
57 feet wide.

58

59 Question from Karen Kalmar on if the limiting soil factor has an impact with the storm events.
60 Answer stated no, due to the absence of steep slopes that would negatively affect the
61 stormwater flow.

62

63 Question from AG regarding ownership of the system, individual vs. community systems. JL
64 explained the differences and similarities as to the liability and that the community system
65 proposed has more safeguards in place. JC noted that the lots will have recorded deeds that
66 include information on the septic system. Matt Assia commented on how the Homeowners
67 association would work in providing accountability with regard to the community septic.

68

69 10:06: Moved further on. JL points out the corner of the fields.

70

71 10:08: Moved on to the other septic field locations.

72

73 10:12: Vernal Pool #6 identified and also the location for a wildlife culvert.

74

75 10:20: just past the portion of the trail (maintenance/force main corridor) JC notes that though
76 the stakes show the alignment of the trail not along existing cleared corridor, as the design is
77 refined the objective is to try to minimize tree clearing when possible. A discussion on electricity
78 being paid by individual home owners and that there is no common pump necessary for the
79 system. The system includes a number of small pumps, which are not required to be all active
80 in order for the entire system to work. Audible and visible alarms mentioned as a requirement
81 for the system. Mains (two proposed) are designed to function solo if need be.

82

83 10:30: The vicinity of lots 11 and 12 were identified. JL described the land in this area and
84 explains how it is conducive to having the development in this area, gentle sloping knoll.

85

86 Question from HK on how deep the water table is. JL explained that the seasonal high water
87 table is 15" deep. A discussion on the implication of the water table on construction the street
88 and homes with JC and Paul Kerrigan. The differences between the two types of water tables,
89 perched vs. apparent, are also discussed. JL noted that the elevation of the proposed road is
90 approximately 15 inches above grade.

91

92 10:43: The vicinity of lots 15 and 16 are identified. Proceeded to roughly follow the loop road
93 alignment and the rest of the proposed street alignment.

94

95 10:57: In the vicinity of Betty Welch Road, the Group gathered and was given opportunity for
96 any last questions. With none, Mark moved to adjourn, second by Dutch.

97

98 Meeting ended and group walked back to parking lot via Betty Welch Road.

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100

101 Submitted by Chris DiMatteo, Town Planner, August 17, 2017

102

Site Pictures

