

1 Town of Kittery Planning Board
2 Site Walk Meeting Minutes
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4 **25 Pinkham's Lane Subdivision Site Walk**

5 Purpose: To inspect the property located on Pinkham's Lane, Tax Map 62 Lots 10 & 10-5

6 Thursday, January 3, 2019 – 10:00am

7 **Attendees**

8 Planning Board Members: Karen Kalmar, Mark Alesse, Russell White, Dutch Dunkelberger, Ron Ledgett, Drew
9 Fitch

10 Planning Staff: Adam Causey, Jamie Steffen, Stephen Wilson

11 Applicant/Agent: Paul Dobberstein, Ambit Engineering;

12 Conservation Commission: Earle Wells, Stephen Hall

13 Other Participants: – Scott Mangiafico, John Mahon, Julia Mahon, and Dan O'Reilly, abutters, Mike Cuomo,
14 representing Jeff Clifford

15
16 **Meeting**

17 Ms. Kalmar called the meeting to order at 10:05 am.

18 Paul Dobberstein led the site walk and oriented the group. The group started at the end of Pinkham's Lane.
19 Ms. Kalmar asked about remaining land of abutter Mangiafico and whether there were any future plans to
20 extend the road further. It was confirmed that there are no plans for further development. The location of
21 the back property line was viewed. Ms. Kalmar asked about the location of the turnaround. The general area
22 was viewed but it was noted that the design work was still in progress. Ms. Kalmar stated it was important to
23 have safe emergency access. Ms. Mahon 78 Norton Street, asked about future development. Mr. Dobberstein
24 pointed out the proposed location of ROW that will service four (4) of the new lots. He explained the
25 proposed lot layouts, wetland buffers and vernal pools. Ms. Kalmar asked about resource protection areas.
26 Mr. Mahon, 78 Norton Street, asked how far back the proposed road would go and what the new lots abut for
27 land. Mr. Dobberstein indicated 500 feet and the lots abut a significant wetland area. Ms. Kalmar asked if the
28 lots dropped down toward the wetlands.

29 The group then viewed the existing woods road which will become a new ROW that will serve as access to Lot
30 6. Mr. Ledgett asked how far in the road would go. Mr. Dobberstein indicated 500 feet. He noted it abuts
31 property owned by Ted Reed. Ms. Kalmar asked about access for Lot 7. Mr. Dobberstein explained that there
32 is gap between the natural barriers where a driveway could be put it. There was a discussion about necessary
33 upgrades to Pinkham's Lane from Bartlett road to the site. Mr. Dobberstein stated it was the applicant intent
34 to leave it as is and is requesting waivers from the road standards. He discussed the upgrades proposed for
35 Pinkham's lane within the development. The ROW would be widened to 60 feet up to the new ROW accessing
36 Lots 1-4 and the entire length of Pinkham's Lane within the development would be widened to 20 feet. Mr.
37 Mahon asked about proposed drainage improvements and what the width of the existing road in was. Mr.
38 Dobberstein responded that there will be some drainage improvements necessary. He indicated that he did
39 not know the exact width of the existing road. Mr. Ledgett commented that the Board would need to know
40 that.

41 The group then walked and discussed the proposed roadway to Lot 6. Mr. Dobberstein explained that they
42 would push the roadway to the one side as much as possible following the existing stone wall to avoid
43 impacting wetlands. Mr. Ledgett asked about the previous filling of wetlands. Mr. Dobberstein explained that

44 was 60-70 years of timber harvesting that has occurred on the property. He stated that the intended use
45 would now be a house lot for Niles Pinkham. The group walked further into the property along the woods
46 road and viewed an existing stream crossing. Mr. Wilson informed the group this would be allowed under the
47 State DEP Permit by Rule regulations. Any upgrades would only need MDEP approval.

48 Back at Pinkham's Lane the group discussed road improvements some more. Culvert replacement due to the
49 widening of the road at the pond. There was a discussion about waivers but it was noted that Planning Board
50 action on those would not occur until later in the review process. Mr. Mahon asked when construction would
51 begin and how close would they come to the existing condominium development. Mr. Dobberstein explained
52 that it was still early in the design phase. Mr. Mangiafico stated his concern about condition of the existing
53 road especially with potholes in the winter and thought that they needed to upgrade the road in. He
54 suggested having them look at adding guard rails in certain areas and other safety measures.

55 Mr. White asked about road maintenance and whether there was an association set-up to handle it. It was
56 noted that a maintenance plan and responsibilities would have to be furnished as part of the final plan review
57 / approval.

58 **Mr. White moved to adjourn**

59 **Mr. Ledgett seconded the motion**

60 **Vote: 6-0-0**

61 **The meeting was adjourned at 11:05 am.**