

1 Town of Kittery Planning Board
2 Site Walk Meeting Minutes
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4 **Andrews Cluster Subdivision Site Walk**

5 Purpose: To inspect the property located off of Deer Ridge Lane, Tax Map 60 Lot 10
6 Tuesday, September 11, 2018 – 10:30am

7 **Attendees**

8 Planning Board Members: Ann Grinnell, Karen Kalmar, Mark Alesse, Drew Fitch, Dutch Dunkelberger
9 Planning Staff: Jamie Steffen, Jessa Kellogg, Stephen Wilson
10 Applicant/Agent: Jeff Clifford, Altus Engineering; Ron Beal, Altus Engineering; Chip Andrews, Owner; Mary
11 Thron, Trustee for the owners
12 Conservation Commission: Earldean Wells
13 Other Participants: – Christine Bennett, Kittery Land Trust; Maria Wyka, Shane Buzzell and Steven Brake,
14 abutters

15
16 **Meeting**

17 Ms. Grinnell called the meeting to order at 10:30 am.

18 Jeff Clifford led the site walk and oriented the group. He explained the proposal to widen the road and
19 construct a hammerhead at the end of the existing Deer Ridge Lane. He showed the intersection with the
20 proposed Turkeytail Lane. After question from Ms. Wyka, Mr. Clifford stated that the ownership of the road
21 would remain as a private association.

22 Mr. Clifford discussed the configuration of the road and the road standards. He explained that they would like
23 to keep the current configuration but widen it. He noted that the existing pavement is only 12 feet wide. Mr.
24 Andrews noted that he likes the existing curve of the road at the beginning. Mr. Clifford explained that they
25 would need to remove a big tree to center the travel way through the ROW.

26 Ms. Wyka asked if there is an alternate access point to the land from another direction that would be a shorter
27 road with less disturbance. Mr. Clifford discussed the constraints. He then discussed the proposed road
28 improvements and stated that they would need to seek a waiver for the 18 foot travel way width. Based upon
29 the ADT, the travel width is 20 feet. Ms. Wyka asked about tree cutting along the improved road and stated
30 that she would like a wooded buffer on the roadside for lots 2-4. Mr. Clifford responded that those lots would
31 fall under the existing HOA. Ms. Wyka expressed her concerns about road disturbance and timelines for
32 repair. Mr. Steffen explained that there will be a pre-construction meeting held with the Town's consulting
33 engineer to address those types of concerns.

34 The group walked the centerline of the new proposed road. Mr. Clifford noted that all lots will have separate
35 driveways and will be more than a half-acre in size. He further noted that they will be sized with room for
36 individual septic systems. They will be utilizing advanced treatment due to the location in an aquifer, so they
37 will have smaller leach fields. There is Town water. Ms. Wyka expressed concern about low water pressure.
38 Mr. Clifford explained that the neighborhood is high compared to the water tower so the issue is elevation not
39 the proposed subdivision.

40 Mr. Brake shared that the water tower proposed at the end of Remick's Lane didn't happen. Mr. Clifford
41 explained that it should not have an impact on existing water pressure and won't make the current homes
42 have less pressure.

43 An existing cemetery was inquired about. It has been identified and a 25' setback will be provided.

44 Mr. Clifford discussed the road length of proposed new road and explained that road length in the ordinance
45 does not go to the end of pavement but the center of the cul-de-sac. He stated it was a matter of
46 interpretation where that is with a hammerhead vs a cul-de-sac.

47 Mr. Clifford discussed the slopes of the property and noted that the lots would have great southern exposure.

48 Mr. Clifford discussed locations of a vernal pool and wetlands relative to the proposed development. He
49 identified where the vernal pool is on the plan. He also identified a wetland smaller than an acre abutting lot
50 10 that has a 50 foot setback. He noted this was verified recently by Ms. Kellogg and Joe Noel, wetlands
51 scientist.

52 Ms. Wyka asked what direction the houses would face. Mr. Clifford responded that the houses would need to
53 face the road that they have access from.

54 Mr. Clifford explained that the existing HOA document will be amended and reviewed by the Planning Board
55 and Town Attorney.

56 Ms. Wyka raised a concern about people living in a recreational vehicle parked on the property. It was
57 discussed that this was a code issue.

58 Mr. Clifford reviewed the schedule for approval of the plans. The project will require a MDEP review and he
59 will be submitting for Preliminary Plan Approval from the Planning Board.

60 Ms. Wyka asked about the impact on wildlife habitat. Mr. Clifford responded that by saying that they are
61 looking at habitat maps from the State to identify valuable wildlife habitats.

62 Mr. Allesse stated his concern about the house lots approaching the limits of allowable building slope. It was
63 noted that the code will need to be looked at.

64 **Mr. Allesse moved to adjourn**

65 **Mr. Dunkelberger seconded the motion**

66 **Vote: 4-0-0**

67 **The meeting was adjourned at 11:19 am.**