

Town of Kittery Planning Board

Site Walk Meeting Minutes

Bartlett Road/Shaydon Lane ROW Plan Site Walk

Purpose: To inspect the property located off of Bartlett Road & Shaydon Lane, Tax Map 62 Lot 24B

Tuesday, August 28, 2018 – 10:45am

Attendees

Planning Board Members: Ann Grinnell, Karen Kalmar, Russell White, Mark Alesse, & Drew Fitch

Planning Staff: Jamie Steffen, Jessa Kellogg

Applicant/Agent: James Logan, Longview Partners, David Ballou, Esq.

Conservation Commission: Earle Wells

Other Participants: Jeff Hendrickson – abutter, Henry Martin – abutter

Meeting

Ms. Grinnell called the meeting to order at 10:50am.

The group began the site walk by examining the site plans, and the access to the property from Shaydon Lane.

James Logan, Longview Partners, whom led the site walk explained that to develop the lot for a single family residential use would require improvements to Shaydon Lane to meet the Ordinance requirements. Staff noted that the road would be considered a Class II Private Street based upon the number of homes utilizing it for access. It was further noted that the road standards for this class of road would require a 40 foot ROW and 20 feet of travel pavement. Staff pointed out that waivers could be sought for some the standards and it has been past practice of the Planning Board to grant waivers in similar situations.

Mr. Logan noted the proposed driveway for the lot in question would be over 400 feet in length coming in along the existing ROW from Bartlett Road. He noted that he flagged the proposed location of the septic system as designed by Ken Gardner. He noted that he will update it but verified that it is still a valid location for a 3 bdrm septic system. He showed the pink flags for the 100 foot setback from the wetland. He explained the dwelling would be 20 feet from the septic system. He explained the proposed building envelope in the upland area.

Ms. Wells asked about the wetlands location and the group walked proposed wetlands crossing area. Mr. Logan showed the old woods road that bisects Shaydon and runs to Bartlett Road through wetland.

Mr. Logan discussed the previous disturbance to the wetlands area due to logging. He explained that there is some gravel in the bottom of the wetland that was never removed from the logging time. He explained that there was no permit required for the logging work; it is an exempt activity. He spoke to the improvements that would be made as part of the wetlands crossing. The compact area has made the water stagnant. They would propose to install a culvert that would bring back the original flow state of the wetlands. He noted that there were 4 to 5 driveways that exist throughout the system that have not made the kind of improvements to the wetlands that they are proposing. He explained that the proposed ROW has good fill underneath to give it stabilization.

Mr. Logan explained that the blue flags show the edge of the ROW for the wetland crossing and the red flags for the centerline of ROW. He discussed the proposed dwelling location coming in from either way. He explained that the proposed access off of Bartlett Road would be a shared driveway for the two properties for

a short distance then become the ROW / driveway for the rear lot. He stated the proposed driveway width would be 12 feet.

Mr. Logan discussed the wetlands impact. He noted that last submission was accurate but that he does need to update the wetlands mitigation plan. He noted the impacted area would be 2028 square feet. He stated that they are proposing a greater area of mitigation than the impacted area. The proposed mitigation would be a no cut, no disturb buffer more than 15 feet wide the whole length of the lot with signage to protect the area. .

Mr. Allesse asked why the Bartlett road access would be preferable and what improvements would be necessary to Shaydon Lane to access the property from that end. Mr. Logan discussed the original concerns about a greater environmental disturbance to the area due to any required upgrades to Shaydon Lane.

Ms. Kellogg asked about the plan for fire apparatus turnaround area. Mr. Logan discussed the proposal to add

The group walked back to Shaydon Lane along Bartlett Road. At the Shaydon Lane entrance the group discussed the specifics of Shaydon Lane. Mr. Logan explained that the entrance to Shaydon lane is a 20 foot wide gravel surface but it was paved at one time. He pointed out a significant existing frog habitat area at the entrance to Shaydon Lane and noted that it was more important to protect that wetland than the one on the properties in question. He noted if waivers were granted they would have to improve the road by the frog pool.

Ms. Grinnell asked where the road improvements would need to begin. Ms. Kellogg discussed the travel way width and needing to check with Code staff to see what improvements may be necessary to add a second dwelling unit off of the improved section.

Mr. Allesse moved to adjourn

Ms. Kalmar seconded the motion

Vote: 5-0-0

The meeting was adjourned at 11:43 am.