

**Town of Kittery
 Planning Board Meeting
 September 13, 2018**

Huntington Run - Cluster Subdivision Preliminary Plan Approval Amendment

Action: Approve or deny preliminary plan approval amendment. Owner, Landmark Properties, LTD. and Kingsbury and Veronica Bragdon, and applicant, Chinburg Builders, Inc., request consideration of a 20-lot cluster subdivision on 86.6 +/- acres located on Betty Welch Road (Tax Map 66 Lots 2A, 8 & 8A) in the Residential Rural Zone (R-RL) and a portion located in the Shoreland Overlay (SH-250'-OZ) Zone. Agent is Jeff Clifford, P.E., Altus Engineering.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
Yes	Sketch Plan Review / Concept Approval	4/13/2017	APPROVED
No	Site Visit	8/15/2017	HELD
Yes	Preliminary Plan Review Completeness/Acceptance	7/13/2017; Amendment – 9/13/2018	ACCEPTED/ PENDING
Yes	Public Hearing	Held on 8/24/2017. Legal advertisement 8/9 and 8/16/2017 Portsmouth Herald	HELD
Yes	Preliminary Plan Approval	8/24/2017	APPROVED
Yes	Final Plan Review		TBD

Prior to the signing of the approved Plan any Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. Per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan has been duly recorded in the York County registry of deeds, when applicable.

Background

The Planning Board approved with conditions the preliminary plan for the above-referenced development on August 24, 2017. Since the Planning Board’s action on that date the project has been awaiting environmental permit approval from Maine Department of Environmental Protection (MDEP). The applicant recently received review comments from MDEP relating to their application submitted this past spring and is responding to those comments. Once the applicant has received MDEP approval they will submit an application for Final Plan approval with the Planning Board.

The request before the Board is to amend the Preliminary Plan approval to modify the approved roadway design for the project. Per the applicant’s cover letter, the roadway design was discussed at several Planning Board meetings and with Planning Department staff. The applicant originally proposed a private road with a 50 foot wide ROW, 20 foot wide roadway pavement and gravel shoulders. The applicant was asked to increase the ROW to 60 feet wide and later to have the overall pavement width increased to 24 feet (10 foot wide travel ways and 2 foot wide paved shoulders). In consideration of this, the applicant requested that it be a public road. The applicant learned prior to the August 24, 2017 meeting that the Department of Public Works would not accept as public roads any proposed rights-of-way that do not meet the minimum standards outlined in Town Code.

Staff Review

With this amendment, the applicant wishes to withdraw their request for a public road but asks that the Planning Board revisit the pavement width requirement in consideration that the average daily traffic (ADT) for a proposed road serving a development of twenty (20) lots would be classified as a Minor

Street with a minimum pavement width of 20 feet. The applicant notes that the Board has previously approved cluster subdivisions with private roads constructed with 20 foot pavement width, along with waivers for the requirement of a 5 foot sidewalk.

Staff believes that this proposed roadway modification can be reviewed and approved as an amendment to the approved Preliminary Plan.

Recommendation

The Planning Board should determine if a public hearing is necessary. If so the following motion can be used:

Move to continue the preliminary plan approval amendment dated August 23, 2018 from owners Landmark Properties & Kingsbury and Veronica Bragdon, and applicant, Chinburg Development, for a 20-lot cluster subdivision located on Betty Welch Road (Tax Map 66 Lots 2A, 8 & 8A) in the Residential Rural and Shoreland Overlay Zones and schedule a public hearing.

If the Board finds a public hearing is not necessary the following motion can be used:

Move to approve or deny the preliminary plan amendment dated August 23, 2018 from owners Landmark Properties & Kingsbury and Veronica Bragdon, and applicant, Chinburg Development, for a 20-lot cluster subdivision located on Betty Welch Road (Tax Map 66 Lots 2A, 8 & 8A) in the Residential Rural and Shoreland Overlay Zones.



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

August 23, 2018

Jamie Steffen, Town Planner
Town of Kittery
200 Rogers Road
Kittery, Maine 03904

Re: **Huntington Run Subdivision**
Map 66, Lots 2A, 8, and 8A
40 Betty Welch Road
Kittery, Maine
P-4567

Dear Mr. Steffen:

On August 24, 2017, the Huntington Run cluster subdivision received conditional approval from the Planning Board. The project recently received review comments Maine Department of Environmental Protection (MDEP) relating to the Site Location of Development application submitted this spring. We are currently responding to those comments and will be submitting for Final Approval of the subdivision to Kittery upon receipt of the MDEP approval.

The roadway design width for this project has been discussed at several Planning Board meetings and with Planning Department staff. The applicant had originally proposed a private road with 50 feet wide ROW, 20 feet wide roadway pavement, and gravel shoulders. The applicant was asked to increase the ROW to 60 feet and later to have the overall pavement width increased to 24 feet (10 foot wide travelled ways and 2 foot wide paved shoulders). In consideration of the increased ROW and pavement width, the applicant requested that this be a public road (as reflected in the Minutes of the August 24, 2017 Planning Board meeting). The applicant learned subsequent to the August 24, 2017 meeting that the Department of Public Works does not want the roadway to be accepted as a public road. The applicant will withdraw the request to be a public road, but requests that the Planning Board revisit the overall pavement width in consideration of the multitude of private roads in cluster subdivisions that have been approved with 20 foot pavement width. Attached are five (5) full size drawings and ten (10) reduced sized drawings of Sheet C-1.0, C-1.1 and C-6.0 for review by the Planning Board at your next available meeting. The Planning Department has indicated that this proposed roadway modification will be reviewed as an amendment of the conditionally approved Preliminary Plan.

Sincerely,

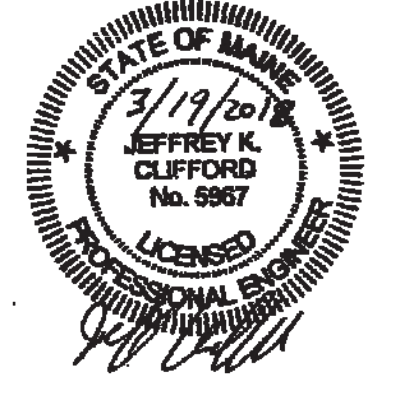
A handwritten signature in black ink, appearing to read "Jeff Clifford".

Jeffrey K. Clifford, P.E.
Vice President

JKC:jkc/4567.023.JS.ltr.doc

Enclosures

e-copies (w/encl.): Paul Kerrigan and Matt Assia, Chinburg Development, LLC



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR:

PRELIM. PLAN AMENDMENT

ISSUE DATE:

AUGUST 23, 2018

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	JKC	6/22/17
1	MDEP SUBMISSION	JKC	3/19/18
2	REVISED ROADWAY WIDTH	JKC	8/23/18

DRAWN BY: _____ RMB
APPROVED BY: _____ JKC
DRAWING FILE: 4567SITE.DWG

SCALE: 1" = 30'

OWNERS/APPLICANT:

CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROJECT:

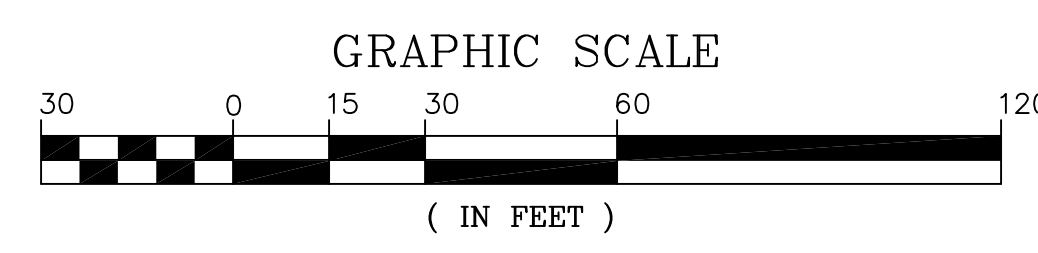
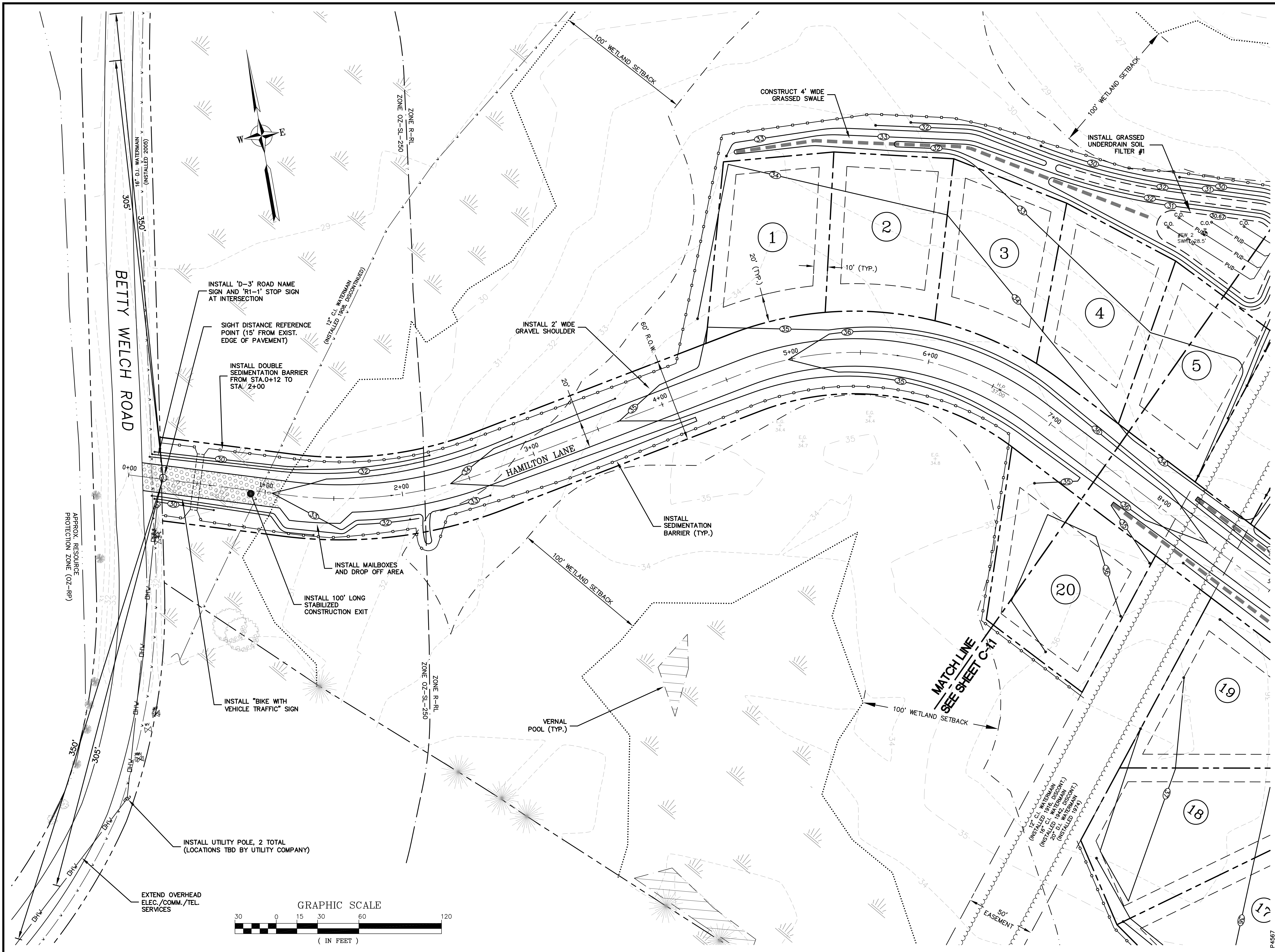
HUNTINGTON RUN
SUBDIVISION
MAP 66 LOTS 2A, 8 & 8A
40 BETTY WELCH ROAD
KITTERY, MAINE

TITLE:

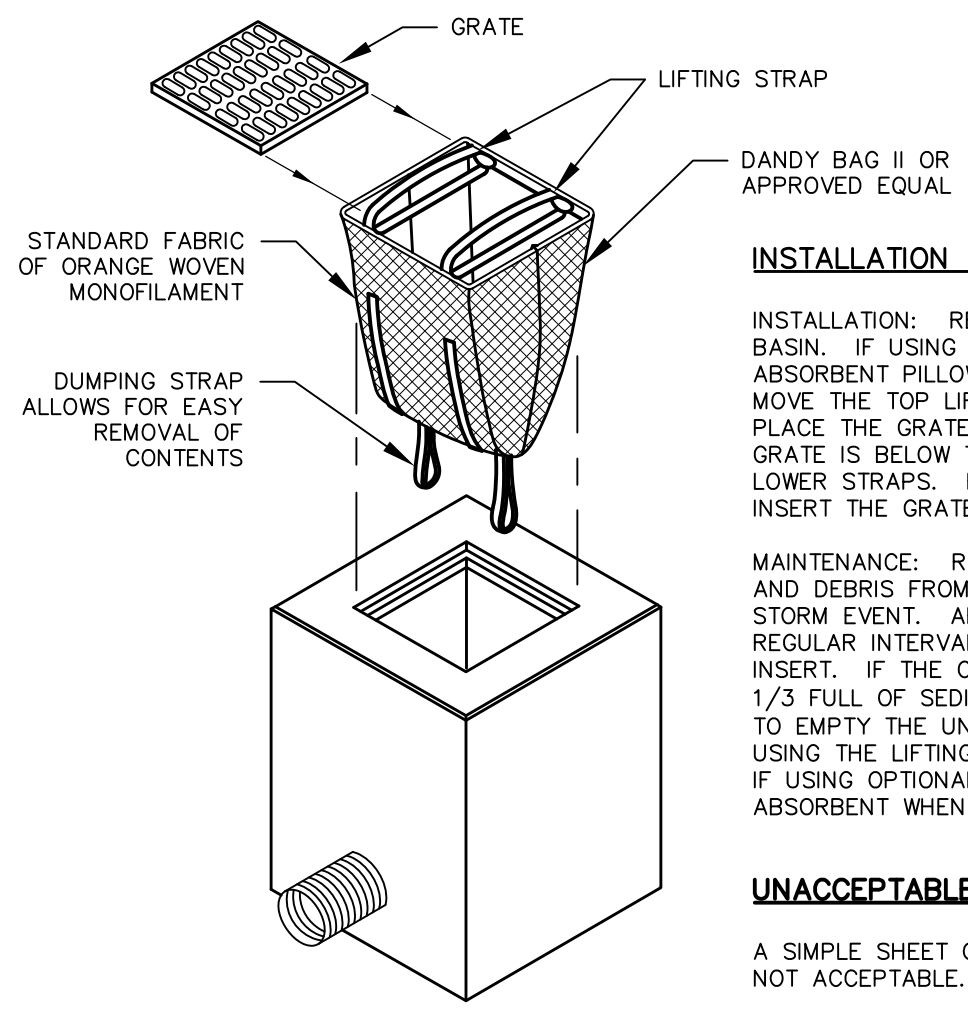
LOT PLAN - A

SHEET NUMBER:

C-10



P4567



INSTALLATION AND MAINTENANCE:

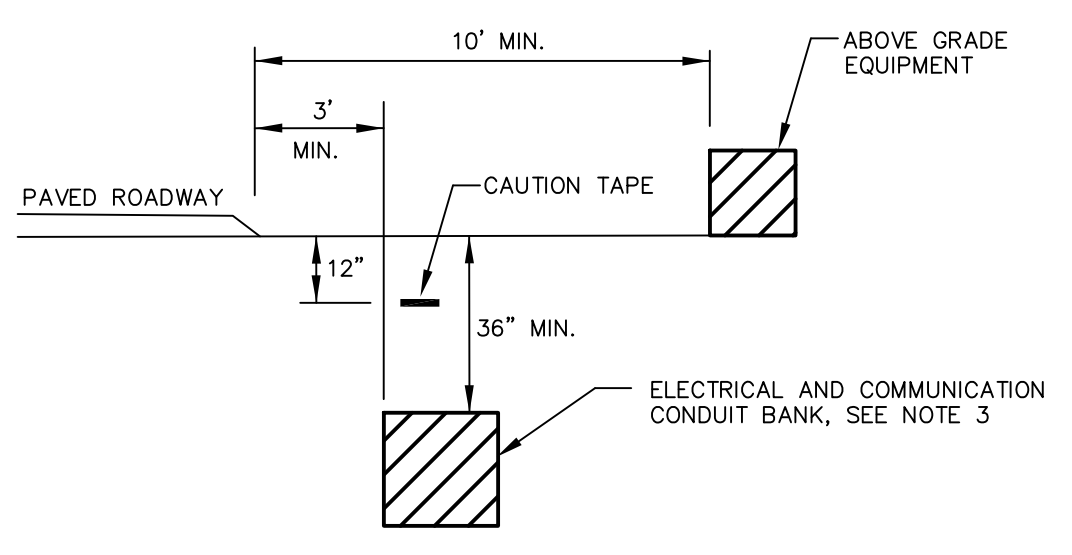
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN. INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN. INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

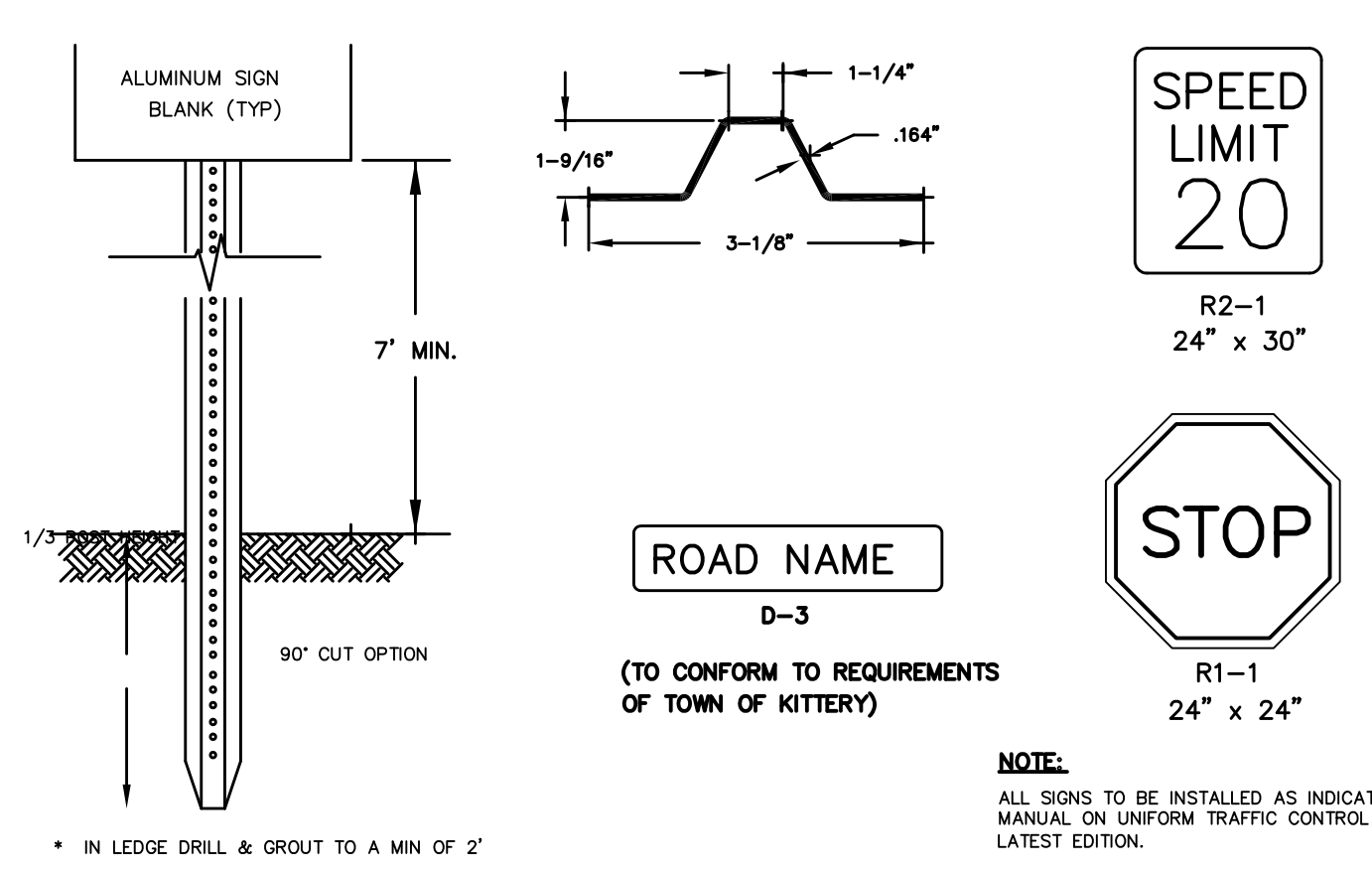
STORM DRAIN INLET PROTECTION
NOT TO SCALE



NOTES:

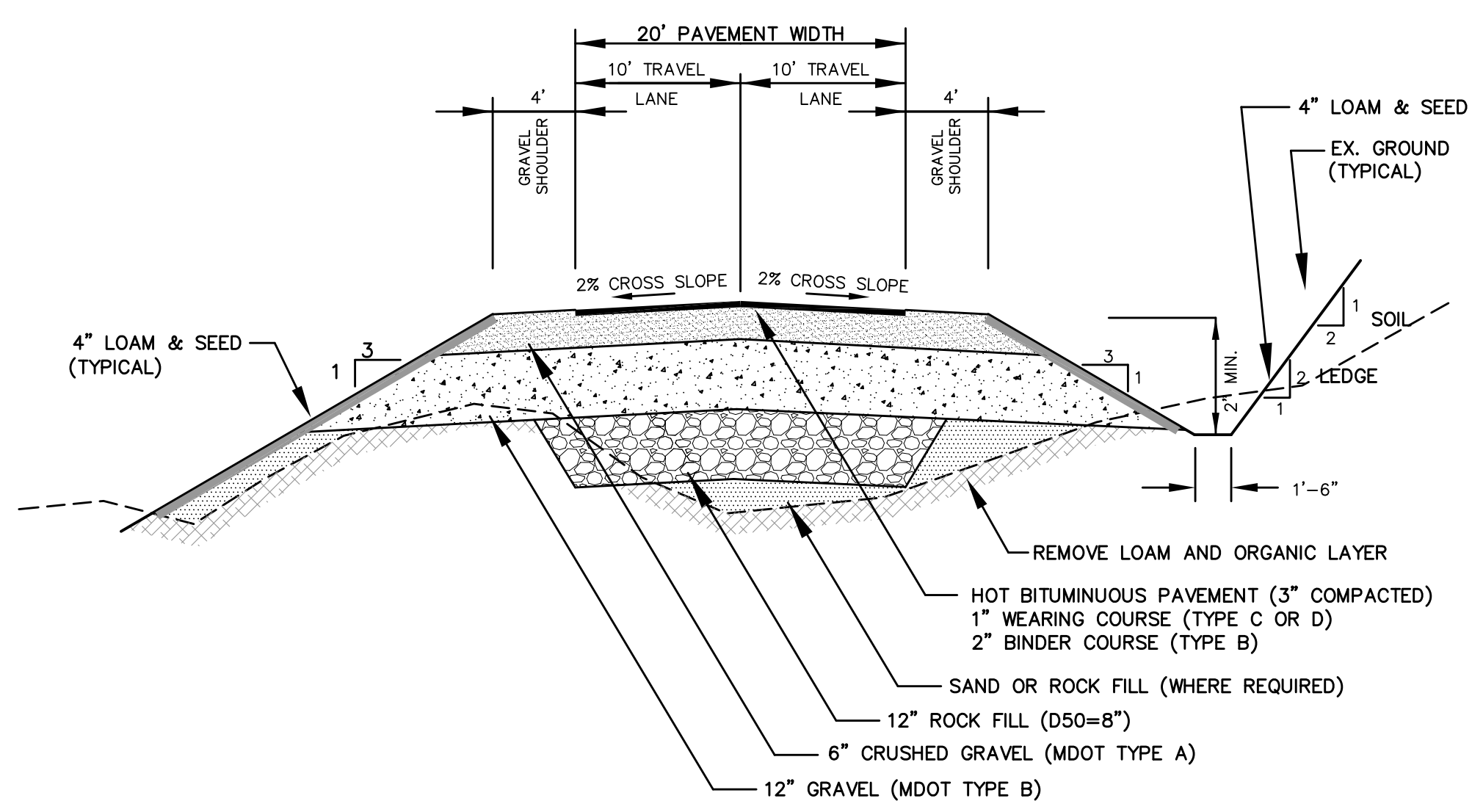
- ELECTRICAL AND COMMUNICATION CONDUIT SIZE, MATERIALS AND SPACING SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY STANDARDS.
- CONDUIT SHALL CROSS PAVED AREAS AT 90°.
- BACKFILL NOTES:
 - SELECTED SAND BACKFILL SHALL CONSIST OF A FINE GRANULAR MATERIAL OF WHICH 100% SHALL PASS THROUGH A 1/4" SIEVE.
 - EXCEPTION: NATURALLY OCCURRING SMOOTH ROUND PEBBLES NO GREATER THAN 3/8" IN DIAMETER ARE PERMITTED AS LONG AS THEIR TOTAL VOLUME PER CUBIC FOOT OF SAND DOES NOT EXCEED 1%.
 - THE SAND SHALL BE COMPLETELY FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS AND RUBBISH.

UNDERGROUND CONDUIT BANK DETAIL
NOT TO SCALE

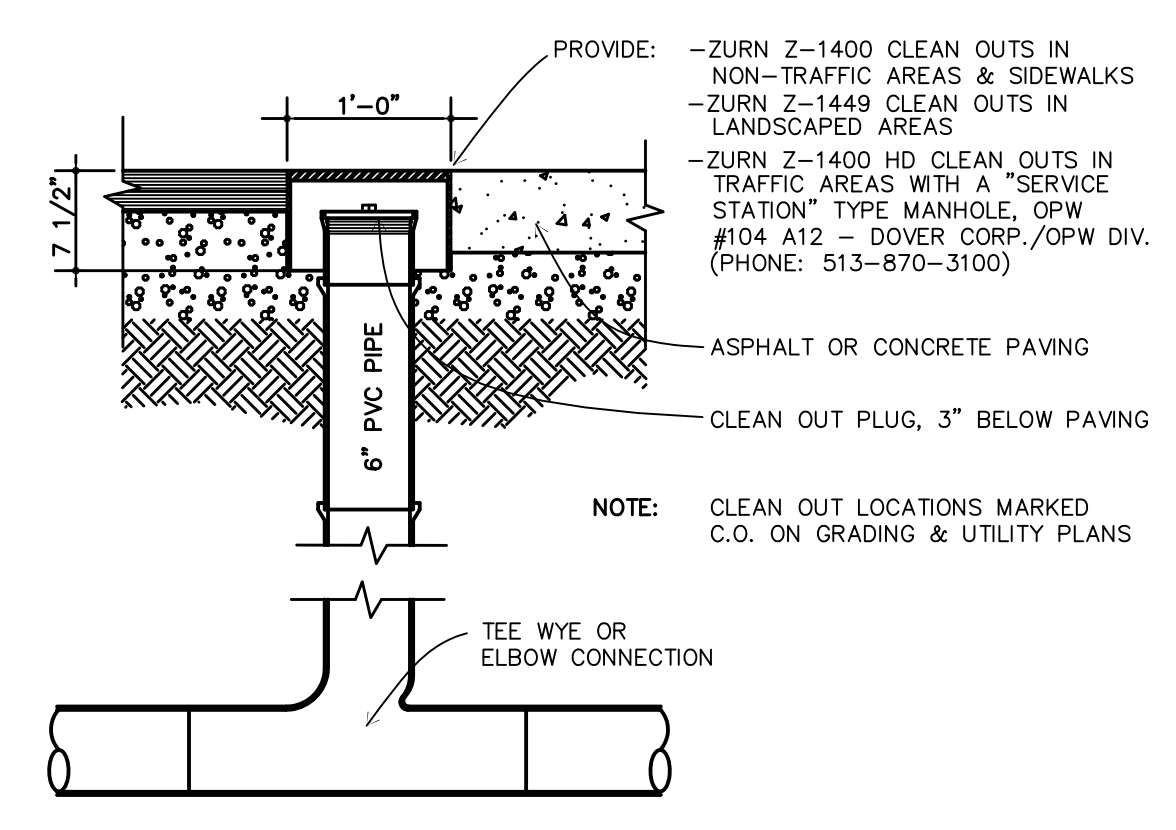


LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

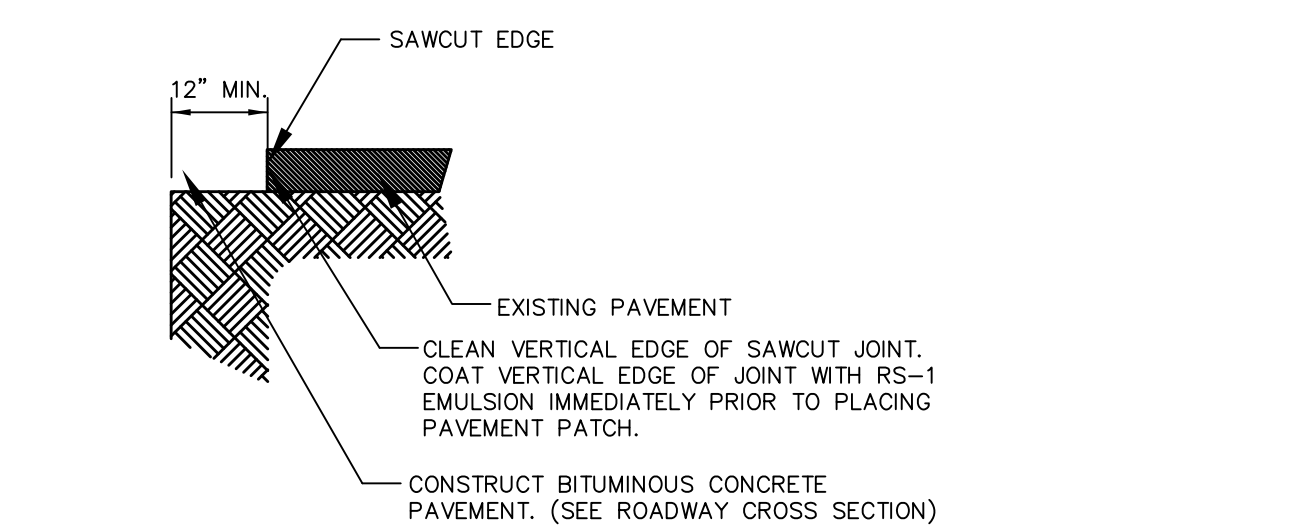
SIGN POST DETAIL
NOT TO SCALE



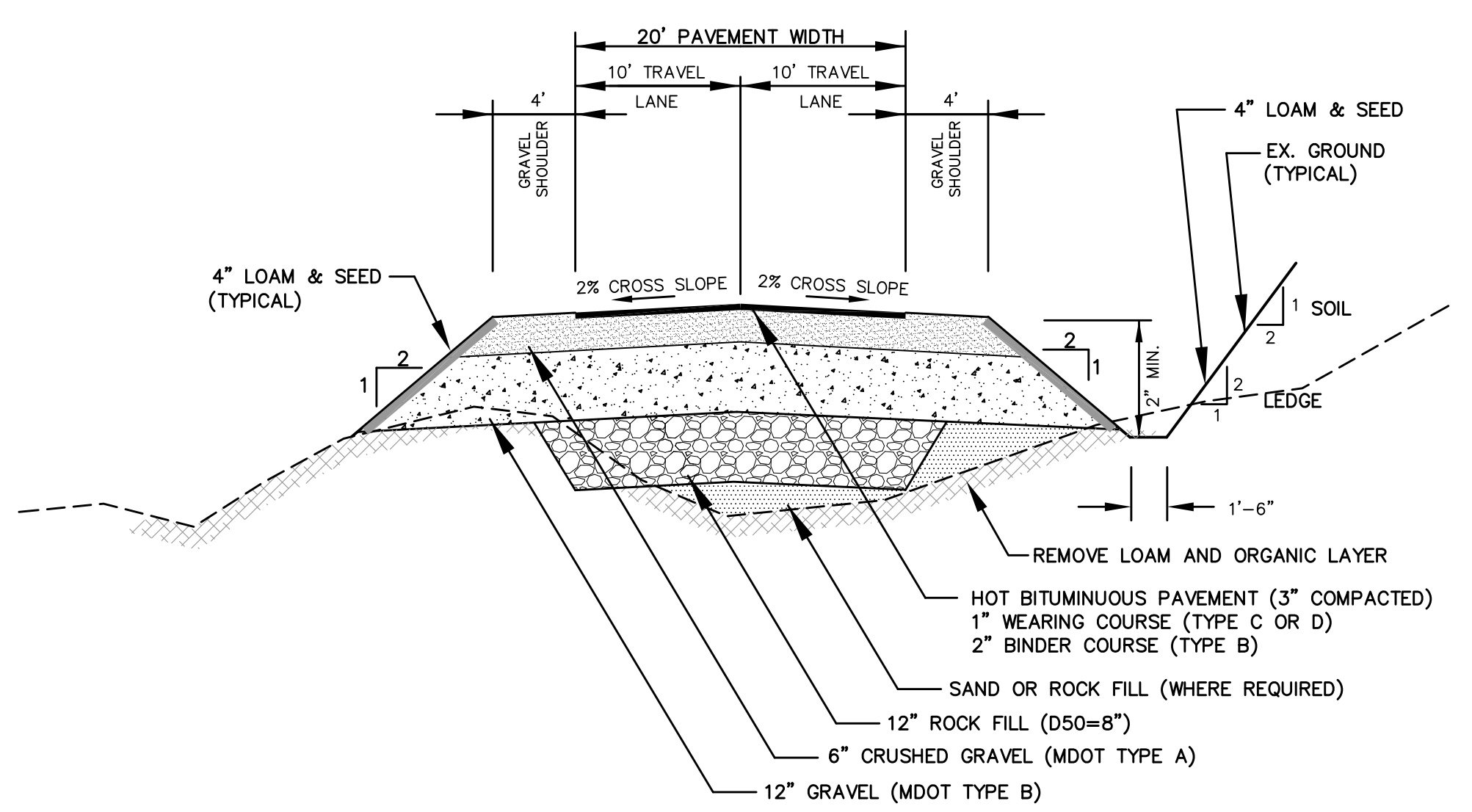
TYPICAL ROADWAY CROSS SECTION
STA. 1+10 TO STA. 16+39



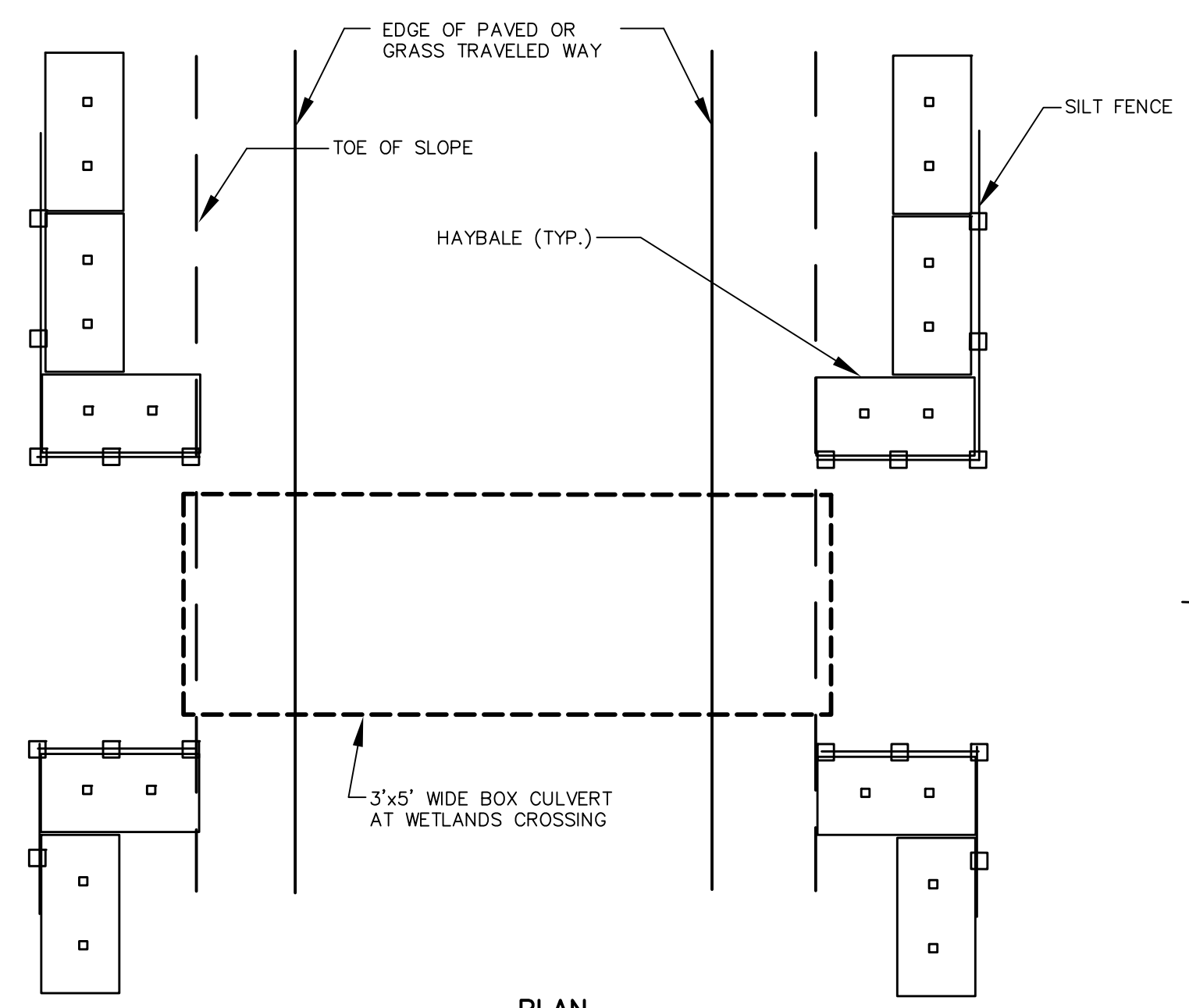
CLEANOUT DETAIL
NOT TO SCALE



TYPICAL PAVEMENT SAWCUT DETAIL
NOT TO SCALE

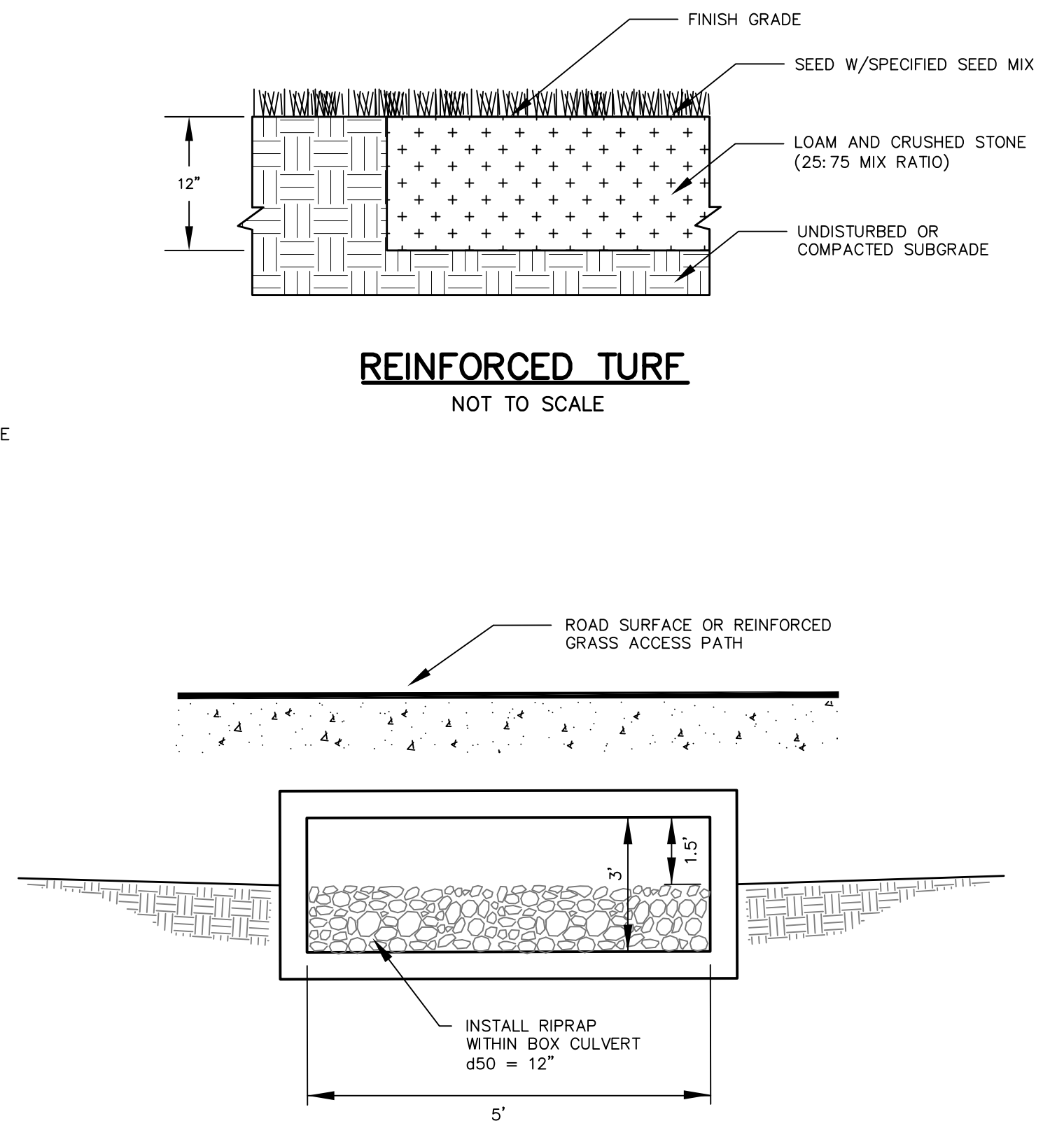


TYPICAL ROADWAY CROSS SECTION (WETLANDS CROSSING)
STA. 0+10 TO STA. 1+10
NOT TO SCALE

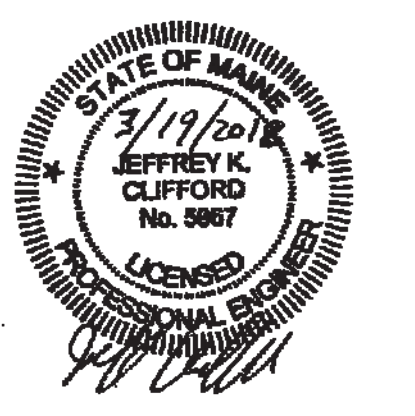


PLAN

CULVERT DETAIL AT WETLANDS X-ING
NOT TO SCALE



REINFORCED TURF
NOT TO SCALE



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: PRELIM. PLAN AMENDMENT

ISSUE DATE: AUGUST 23, 2018

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	JKC	6/22/17
1	MDEP SUBMISSION	JKC	3/19/18
2	REVISED ROADWAY X-SEC	JKC	8/23/18

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4567SITE.DWG

SCALE: N.T.S.

OWNER/APPLICANT: CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROJECT: HUNTINGTON RUN SUBDIVISION
MAP 66 LOTS 2A, 8 & 8A
40 BETTY WELCH ROAD
KITTERY, MAINE

TITLE: DETAIL SHEET

SHEET NUMBER: C-6.0