

TOWN OF CENTER HARBOR
PLANNING BOARD
SITE VISIT
Wednesday, May 13, 2020

The Planning Board members met at the Kline Road location at 6:00 P.M.

Members attending the site visit: Chairman, Charles Hanson
Vice Chairman, Peter Louden
Secretary, Bill Ricciardi
Selectmen's Rep, Harry Viens
Member, Kelli Kemery
Member, Mark Hildebrand
Alternate Member, Rachel Xavier

Surveyor Carl Johnson is also present.

Secretary Bill Ricciardi audiotaped this meeting for transcription.

Peter Louden has the map so that references can be made.

Charley Hanson announced that this a continuation of the Planning Board meeting of May 5th and it is for information only. The purpose is to have Carl Johnson here so that the Board can get a visual of the Boundary Line Adjustment application. The Planning Board members can ask questions but there will be no public input. There will be no deliberation.

The Board members began at the beginning of the Phase II portion of the road. Mr. Hanson said as a point of reference, the grade stakes that are in the field will be the right-hand side of the fifty-foot right-of-way.

Mr. Johnson referenced the map and pointed out the boundary line and the fifty-foot right-of-way. He said that because the proposed roadway has to blend in with the exiting roadway, they are proposing to convey a twenty-foot strip from the Klines to the Hayes property. The roadway will have to be revised with a slight curve and a twenty-three-foot surface. There will be some minor modifications to the drainage. Mr. Johnson said that they want to make sure that they don't make any change to the drainage that would change where the drainage makes its exit.

Mr. Johnson showed the Board members where the road would change from fifty feet to thirty feet. Additionally, Mr. Johnson pointed out the left-hand side of the right-of-way. Mr. Johnson said that the roadway as traveled, which is typically in the center of a fifty-foot strip, will be in the thirty-foot strip which he indicated on the map. He also pointed out where the twenty-foot strip to be conveyed to the Hayes would be. He explained that the sole purpose of this process, from an engineering standpoint, is to get the roadway as far away from the Hayes property as they can, and that is why the Town proposed narrowing the right-of-way. They are restricted because the Klines do not own the property on the other side of the right-of-way. The edge of the right-of-way is the

farthest they can go with the drainage, side slopes, and utilities. Everything has to be to the original grade. In order to facilitate the roadway being as far from the Hayes property that they can make it there is an agreement to let some of the side slope from the left-hand side of the road cross into the twenty-foot strip as well as the easement for the underground utilities.

Bill Ricciardi asked Mr. Johnson about the location of the underground utilities. Mr. Johnson pointed out the location on the map and said that there will be no vaults in the vicinity of the existing telephone pole. The utilities would probably be as close to the road as practical and because they will be underground, they won't be noticeable. The utilities will go underground past the Hayes property to the Kline property where a vault will have to be located. The electricity going into the house is already underground and will not be disturbed.

Surveyor David Dolan delineated the side of the right-of-way and has placed discs to mark the edge of the right-of-way. Engineer John Rokeh has been retained by the Klines and will be doing the horizontal and vertical alignment of the road. He explained that the vertical alignment is the pitch, which goes downhill at a six percent pitch, and the horizontal alignment is so there will be a constant flow so as you drive along. Mr. Johnson said that they have mapped enough information so Mr. Rokeh can design a seamless flow coming up from the existing roadway into the new roadway.

The Board viewed some of the wetland features. Mr. Johnson said that the Klines have hired Wetlands Scientist Bruce Gilday and he has analyzed the soils and vegetation to determine what is jurisdictionally wetland and what is jurisdictionally uplands. He has numbered and letter flags to indicate what is jurisdictionally wet and what are jurisdictionally uplands. The land surveyor physically locates the flags and puts them on the plan. That way the area of impact can be calculated for the Wetlands Bureau. There will be an application to the Wetlands Bureau. Mr. Hanson said that is what is holding up the engineering because they have to have input from DES, particularly with the rule change from last year. Mr. Johnson said that the wetlands are from the time the subdivision was approved and the wetlands that are delineated now as jurisdictional probably were not considered jurisdictional wetlands when the subdivision was created. The Wetlands Bureau looks at the impact and whether or not substantial changes have been made to the preliminary roadway design. This is a previously existing subdivision plan with a previously existing right-of-way that has lots with no access. Mr. Johnson said that there is some sort of obligation to allow a roadway to be built to access properties that do not otherwise have access.

Bill Ricciardi asked about a barbed wire fence. Mr. Johnson said that it is approximately the right side of the right-of-way.

Mr. Hanson asked where the Hayes property ended. Mr. Johnson pointed out flags that showed the approximate edge of the property, and said that would be the end of the twenty-foot strip that is being conveyed; at that point the right-of-way would return to fifty feet. Mr. Johnson also pointed out the area where the hammerhead turn-around would be as it shows up on the original subdivision plan.

Kelli Kemery asked if the right-hand side of the right-of-way, on the opposite side of the posts, would not be disturbed. Mr. Johnson said, "Yes". This property belongs to the Heiner Trust. Mr.

Johnson pointed out where the land owned by the Heiner Trust abuts the fifty-foot right-of way. He said that generally speaking if you are standing on the right side of the posts you are on the Heiner Trust property.

Bill Ricciardi asked about the tee-pee and if it was part of the subdivision. Mr. Johnson explained that it is on the Kline property. Mr. Ricciardi asked if this was the last parcel. Mr. Hanson said that there was a parcel on the left. Mr. Johnson showed where that parcel started and ended.

Mr. Ricciardi asked if the hammerhead will be the end of the road. Mr. Johnson said that at this time there is no application for any further development than what is shown on the original subdivision plan. There will be a driveway to the Kline lot on the left just beyond the Hayes property and a driveway to access the larger lot that the tee-pee resides on.

Mr. Viens asked if there was a date for when the engineering will be committed. Mr. Hanson responded that they have to have a meeting with the State DES and DES has not been able to give them a date for the meeting yet.

Mr. Hanson thanked the Klines and the Hayes' for allowing the Planning Board access to their properties.

The Site Visit was concluded at 6:30 P.M. The Planning Board will reconvene at 6:00 P.M., May 19th.