

TOWN OF CENTER HARBOR
PLANNING BOARD
Site Visit – Kline Road
Tuesday, October 6, 2020
5 p.m.

The Planning Board members met at the Kline Road location.

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

Chair Hanson announced that the site visit was being recorded by Secretary Bill Ricciardi and thanked everyone for wearing masks. Mr. Hanson asked everyone not to wander around but to stay spaced within the group. Mr. Hanson asked that there be no discussion between the Board members and if a question is asked it should be loud enough for all of the members to hear. No questions will be taken from the public during the site walk. If the public has questions, they can be addressed when the hearing reconvenes. No decisions or votes will be taken during the site visit. The Board will not be deliberating; hence they will not be talking to each other; other than to be congenial.

Mr. Hanson introduced the new Town Enforcement Officer David Driscoll and the new Alternate Planning Board Member David Nelson. This is Mr. Nelson's first Planning Board meeting.

Mr. Hanson announced that Carl Johnson was already out there and he would give an explanation of what he has staked out to give those present an idea of what this is going to look like. Mr. Johnson pointed out the new roadway design and explained that every stake with a blue flag on it is the center of the 18' wide roadway. Mr. Johnson said that if you pull off 9' either side that is what will be driven on. It will be blended in with the current Kline Road. Mr. Johnson said that the original side of the right-of-way had some stakes in it which are not there anymore.

The drainage which currently comes down the hill goes into a ditch that Mr. Johnson pointed out. Mr. Johnson said it will be picked up on the uphill side of the road and sent down to the culvert that is down at the bottom of the road. Mr. Johnson pointed out that the drainage that is currently coming from just this side of the telephone pole going into this culvert (that he pointed out) will probably go away. Mr. Johnson said that the drainage that is coming through there will be less than it is now.

Mr. Johnson pointed to a centerline stake and said that the Board could follow it through. The Board walked down what would be the roadway. Mr. Johnson pointed out a stake that is in the garden with a riser on it. He also pointed out a stake in the lawn. He said that from that point across is the stone wall. Mr. Johnson said that based on the conversation at the Zoom meeting there didn't seem to be many questions beyond the wall. Mr. Johnson said that the original far side of the 50' right-of-way is considerably further into the lawn. Mr. Johnson pointed out the edge of the 30' right-of-way. Mr. Johnson said that they are hugging the uphill side of the right-of-way as far as they can without encroaching on the Heiner property. Mr. Ricciardi asked Mr. Johnson about the edge of the right-of-way. Mr. Johnson pointed it out.

Mr. Hanson pointed out the 9' mark and said 16' of asphalt and 2' of gravel, right? Mr. Johnson said that he didn't think that it had been determined if it will be paved or not. Mr. Johnson said that the travel surface is 16' with shoulders on either side. Mr. Hanson replied that it might be 18' of gravel. Mr. Johnson agreed.

Mr. Hanson asked the Board members if there were any questions. He said that there had been some questions about the wall. Mr. Johnson said that the wall starts down at the beginning of the road and ends at Station 1 plus 68. Which is just a little bit after the far side of the driveway. Mr. Johnson pointed out where the wall would end so that it doesn't interfere with the existing woods road that goes into the Heiner property, which shows up on the original subdivision plan.

Mark Hildebrand asked Mr. Johnson if there was any other drainage or culverts. Mr. Johnson said that the first culvert is beyond the stone wall. Mr. Hanson asked what happens to the water that comes out here? (pointing to a culvert near where they were standing). Mr. Johnson pointed to the direction that the water would go. Mr. Johnson said once you get a little bit to this side of the wall you pick up a stone lined ditch and the water goes into the first culvert.

Mr. Driscoll asked about the telephone pole. Mr. Johnson said that the telephone pole was not on the plan that Mr. Driscoll had. He showed Mr. Driscoll the location of the telephone pole on the plan that Mr. Johnson had. Mr. Hanson said that the telephone pole was not being moved. Mr. Johnson said that nothing is being moved; the utilities are not moving.

Mr. Hanson asked where the wall was starting. Mr. Johnson said across from Station 0.0. Mr. Hanson asked if it was 3' tall at that point. Mr. Johnson said it was labeled a 3' tall dry stack rock wall and those statements were made subject to the review back from the engineer; which we haven't gotten back yet. Mr. Hanson said that it was due this week. Mr. Johnson said that is how the plan has it right now and if there are any comments regarding that, there may be some revisions that appear before the meeting that we have coming up. Mr. Hanson said, for the members, that he spoke to the engineer yesterday (October 5, 2020) and they have done most of the review and he has assured Mr. Hanson that they will have the information this week. Mr. Hanson said that as soon as he gets it, he will have Robin Woodaman send it out so that the Board can see it. There will also be a written report along with the actual changes, so it should be pretty reasonable to follow.

Mr. Driscoll asked if the function of the wall is to keep the drainage on the uphill side. Mr. Johnson said that one of the concerns was maintaining the property line between the right-of-way and the Heiner property so that there be no encroachment whether it be a drainage ditch or a slope. That line is cast in stone. Mr. Johnson said that the upper end of the right-of-way is the boundary line with the Heiners. So, the function of the wall is because the road is elevated and they weren't allowed to come this way (Mr. Johnson pointed to the direction he was referring to on the plan) with any of the slopes. Mr. Driscoll asked Mr. Johnson where the wall ended. Mr. Johnson pointed to the end of the wall on the plan. Mr. Driscoll asked if they anticipated that the drainage is adequate. Mr. Johnson responded, "Yes." Mr. Johnson said that if you look at the crest of the road that drainage goes down the road to a culvert which is down by the entrance to the field. Mr. Hanson asked if they know based on what models that the engineers use to evaluate hydraulic loading what the total hydraulic loading is at that culvert. Mr. Johnson said that there was no drainage report done, it is just based on the fact it is not a lot and it is being reduced in the critical area so that is what John Rokeh submitted. If the Board's engineer wants additional information that will have to be done at that time.

There was considerable discussion regarding the proposed direction, and the amount of drainage that will occur when some of the changes to the direction of the drainage would occur.

Mr. Johnson said that as you can see the stake that is at the edge of the tree line is the upper edge of the right-of-way. Mr. Hanson said that is the existing right-of-way. Mr. Johnson answered, "Yes". Mr. Driscoll asked where the upper boundary line was. Mr. Johnson pointed it out.

Mr. Hanson asked if there were any other questions from Board members. Mr. Johnson told those present that John Rokeh will be available at the next Zoom meeting so if some of these questions come up to him you might be getting better answers from him. Mr. Johnson said that Mr. Rokeh can deal with the hydrology questions. Mr. Hanson said that Mr. Johnson said early on that he is a surveyor not an engineer. Mr. Johnson said that he is trying to do his best with the plan and the technical aspects of it.

As they walked out Mr. Hanson asked if there were any changes beyond that telephone pole (Mr. Hanson indicated the telephone pole he was referring to) but that telephone pole is essentially where the transition to the new road is. Mr. Johnson said that it is actually this side of it by quite a bit. Mr. Driscoll asked if there is a reason that it hasn't been depicted in the drawings. Mr. Johnson said that it wasn't required at the original meeting.

Mr. Johnson said that we are limited in terms of discussion at this meeting because of the nature of it but any of the abutters are welcome to call him at his office if they have any further questions and he will try his best to explain what is going on. He continued that this is a normal process, that's why we notify abutters. Mr. Hanson said that the abutters could call or email and both are available at the Town Office if they don't have it.

Mr. Hanson thanked Mr. Johnson and adjourned the meeting. Next Meeting is scheduled for October 20, 2020 at 6 p.m. via Zoom.

Minutes transcribed from recording by Sheila Mohan, Clerk-Pro Tem