

Site Walk
Saturday, February 5, 2011, 10:00 a.m.
19 Kilrea Road, 03152

Present: George Sioras, Jim MacEachern, John O'Connor, Jan Choiniere, Frank Bartkiewicz, Randy Chase, Darrell Park, Anne Arsenault, Elizabeth Robidoux, Jackie Radford and Jim Lavelle.

The Board started the site walk in the driveway of 20 Kilrea, which is located directly across the street from the proposed shared driveway. During the site walk, traffic was steady on the road.

Jim Lavelle, representing the applicant, Jackie Radford, advised the main issue with this plan is sight distance. The first driveway which is proposed to be shared, makes the sight distance with some shoulder banking work. The applicant does not want to change the existing paved driveway (2nd driveway). He noted if Kilrea was a state road, the state would ask for a shared driveway. ~~Wetlands on the property are small.~~ The required sight distance is 225 feet. The speed limit on this road is 35 MPH.

The Board moved down the road to 22 Kilrea, located across the street from the existing driveway. Jim Lavelle advised the applicant would like to keep this driveway because it is the access to the home and the barn. He explained the proposed driveway (#1) would loop around to the back of the existing house. The proposed driveway meets sight distance, the existing driveway does not. Ms. Radford commented that the town had installed a retaining wall directly in front of the existing home when it widened Kilrea Road about 30 years ago. At the time, the town told her father that if the wall needed to be repaired at any time, the town would do it. Currently, the wall is coming down.

Mr. Lavelle said the issue is whether the Planning Board will allow the shared driveway for two lots or not, and if the existing driveway will be allowed to be kept open. It is not recommended by DPW. The Board members noted the mirror placed across the street from the existing driveway. The mirror is located on ~~the neighbor's property~~ property telephone pole in the right of way and is used to be able to see oncoming traffic. The proposed driveway for the third lot is located across the street from 26 Kilrea Road. That driveway meets sight distance.

Regarding the culvert that DPW has asked the applicant to extend, the applicants don't feel they are adding anything that would add to the existing drainage. They have provided two, 30 foot easements so that the town can go in and do whatever work it feels is necessary. Work has to be done, the question is who will do the work. DPW has asked the applicant to extend the 12" culvert and add a headwall. The applicant would rather provide the easement. Mr. MacEachern said the applicant is adding two pieces of property for a total of three, but is not affecting anything. The top culvert is located near the existing mailbox for 26 Kilrea, the other one is located down the hill, near the location of Mr. Lavelle's truck near the traffic cones. Ms. Radford said the existing 12" culvert does not back up and overflow, but the snow will melt and puddle which causes frequent spinouts at that location.

The site walk ended at 10:19 a.m.

Approved as amended February 9, 2011

