

Dunbarton Planning Board
Kelsea Road Site Walk Minutes
December 29, 2021

Site walk began at 9:00 a.m.

In attendance: Planning Board members Chuck Frost, George Holt, and Ex-Officio alternate Mike Kaminski, applicant Mike Guiney, surveyor/engineer Edward Rogers, and Planning Office Administrator Donna White.

The group reviewed the area of the proposed turnaround. Ed Rogers pointed out the utility pole to be relocated and the location of wetlands that will be off to the side of the new turnaround. He noted that the wetlands on either side of the road do not connect. George Holt mentioned that the Conservation Commission would be reviewing this at their next meeting.

The group walked part of Kelsea Road; noted items:

- 1) Guardrails needed? Ed Rogers noted that the road has several existing deficiencies, that being one. He said the slope would generally dictate the need for guardrails.
- 2) Width – Ed Rogers noted that the typical would be 18' shoulder to shoulder for a low volume road. It was noted that the road could use some widening in the area of 19 Kelsea. The utility pole on one side is a limiting factor.
- 3) Ledge – large outcrop on #19 side of road; poles on the other side of the road and line of sight are concerns.
- 4) Entry to Kelsea Road from Montalona could be widened.
- 5) Narrow in area of 15 Kelsea.

The group walked a portion of Mr. Guiney's driveway to view the area of his property beyond his barn. There was some discussion about the cart path, width, and posts; board members noted those items are not related to the Kelsea Road subdivision/improvements.

The site walk ended at 9:33 a.m.

Submitted by

Donna White