

Planning Board
June 11, 2018
Site Walk
6:00 pm

Members Present: Barry Hantman, Jim Castine, Scott Borucki

Others Present: Josh Manning

Notes (some of these were also mentioned at the last PB meeting but were mentioned again on the site walk and are documented here for completeness)

1. Need to show the communal mailbox (and pullout) on the plans
2. Need to show how the water runoff from the hill to the east of the entrance will be treated and how the swale on the easterly side of the road will work (including the culvert which is not currently shown on the plans)
3. Add notation to plans showing areas to remain wooded
4. Need to provide easement language for the woods road going off to the west as the location of that road will be changing (PB needs to ensure that the easement language permits the location to change)
5. Need to provide information on how the runoff at the end of the hammerhead will be treated (so it doesn't flow down the hill onto the hammerhead)
6. Investigate adding a few parking spaces off the left side of the hammerhead (to avoid having people park on the hammerhead)
7. Add "no parking" signs to the hammerhead
8. Add a right of way off the hammerhead for future access to the abutting lot.
9. Show snow storage area
10. Investigate adding a walking trail
11. Investigate whether handicapped parking is required by state or federal law (a quick google search seems to indicate that it is: <https://www.huduser.gov/portal/publications/PDF/FAIRHOUSING/fairfull.pdf> which states *"If visitor parking is provided, accessible parking spaces for visitors also must be provided. The Guidelines do not specify a number or percentage of accessible visitor spaces, but provide that such parking must be "sufficient" to provide access to grade level entrances of covered multifamily dwellings. To allow people with disabilities to visit and have access to such entrances on an equitable basis, it is recommended that accessible visitor spaces be dispersed throughout the site, and that several spaces be provided at a building with large numbers of dwelling units."*)
12. Investigating adding a small tree buffer in the gap to the west of the entrance

The attendees looked at the road layout, approximate building locations, distances to wetlands, test pits, road grade, entrance sightlines, wetlands crossings, and several other items and found no issues other than those noted in numbers 1 to 12 above. The board will continue its review of this plan at our meeting on 6/14/18.

Barry Hantman