

Planning Board
April 6, 2019
Site Walk

Members present: Barry Hantman, Chip Current, Scott Borucki

Others present: John Jalbert, Sr., John Jalbert, Jr., Allan Hess, Carsten Springer, Ed Lang, Tim Lavelle, Jason Holder, Holly Bright, Richard Atkins, Bobby Lorree

Stagecoach Stop Estates, map and lot 2-19B:

The proposed entrance of the new road appeared to abut the property directly to the west. This will need to be reviewed by the road agent. Mr. Lavelle explained that the pavement will be 18' from the property line. A reserve strip is not allowed, therefore the entire road width of 60' can abut other properties. A reserve strip restricts access to the road. Barry asked about planting a vegetative buffer, which can be on the abutter's property. This can be discussed between the developer and the abutter.

A fence appears to be encroaching onto the road right-of-way. Mr. Atkins said the fence has been there since 1985 and his attorney is aware of the proposed development.

The centerline of the road was marked. An area to the east has wetlands and has not been logged. Mr. Lavelle explained that the elevations will be changed when the road is graded and a culvert and treatment swale are planned for this area.

Chip said he couldn't find the wetland flags for lot 11, except for E2. The stone walls are not depicted on the plan. A treatment area needs to be proposed for area 11+50 as there is a fair amount of water flowing in that area.

A stream was observed on lot 16 where the plans show intermittent wetlands. It was observed that the water is flowing well at wetland F. A culvert and infiltration basin should be between E and F.

Notes from the site walk:

1. The road agent should review the entrance of the proposed road, especially the line of sight over the rise to the west.
2. Plantings can be proposed to buffer lot 1-20B.
3. There is a fence encroachment from lot 1-20B onto the proposed area for the new road. This is a civil matter.
4. Wetland flags appear to be missing from the plans on lot 11, wetland E.
5. Stone walls are missing from the plans.
6. A potential culvert should be proposed at 11+50.
7. The end of the cul-de-sac does not have an island shown on the plans.
8. The wetlands on lot 16, wetland F, are not shown correctly on the plans.

Respectfully submitted,
Janet S. Denison