

Planning Board
March 31, 2019
Site Walk

Members present: Jim Castine, Roger Whitehouse, Jennifer Heywood, Scott Borucki-
Selectmen's Rep.

Others present: David Cogswell, Allan Hess, Josh Manning, Carsten Springer, Carol Baird, Joe
Corranadi, Rick Dube, Jonathan Morse

Caleb Corners II, Map and Lot 1-45-15, 1-51-2, and 1-51-3, off Caleb Drive and Ward Way
Those present met at the end of Ward Way. The centerline was marked with orange flags. Test
pits were marked also and located throughout the walk.

The site for the 48" buried pipe was located. This will be half buried. Carsten mentioned
deeding rights to the town to trap beavers in the area. Josh Manning said this has been conveyed
to their attorney. Scott said this could be written is as part of an easement.

Josh pointed out the area where a wet pond will form. Carsten indicated that several residents
upstream have complained of beaver problems.

The center of the cul-de-sac was located. Blue markers were set at the lot corners. Those
present walked to the area where a 40' right-of-way will be. It was mentioned that there may be
a need to allow emergency vehicles access to the town forest. The powerline corridor can be a
fire break.

The site of the proposed bridge was located. This was when the road was proposed to begin
further north than the current proposal. It was noted that the beavers have increased the wet area
in that location. Carol said this is similar to what is happening near Hummingbird Lane.

Josh explained the propane tanks will be buried for each home. Stand-alone septic tanks will be built
and water will be supplied through Hampstead Area Water Company.

Carsten pointed out blue blazes on the trees that were set over five years ago. Several beaver
dams were seen.

The engineer will meet on the 10th with the Heritage Commission. The town forest boundary can
be marked with markers supplied by the town.

Respectfully submitted,
Janet S. Denison