

**Planning Board
August 16, 2014
Site Walk**

Members Present: Barry Hantman-Chairman, Josh Horns, George Manos, Janet Denison-clerk

Others Present: Josh Manning, Colleen Carrier, Maren Denison, Isaac Denison

Site Walk: 227 Main Street, Map and Lot 3-59-13

Those present walked to the house lot site for the proposed 2 acre corner lot. Josh Manning, the engineer representing the applicant, explained there are no plans to use the existing foundation. He was told that the owner may use the existing foundation as it is a grandfathered location. If another structure is built elsewhere, the vested location within the setback will be lost.

It was noted the structure is the oldest in town according to the assessing records, dating to 1690. Mr. Manning was asked to speak with the Heritage Commission regarding the property and any historical significance it may have.

Mr. Manning pointed out the driveway location will remain. A paved entrance to the property was put in by the town further west along Sweet Street. This is shown on the plans and may or may not be used later.

An interior woods road, short in length, was located with parallel stone walls running the length of it toward the wetlands. It was assumed this was for the property owner to use for his own purposes. One of the stone walls is the property line. A test pit was also located.

The site for the proposed driveway for the new three-acre lot was located and discussed briefly. If a culvert is necessary, this will need to be on the plans.

The wetlands have been flagged as well as the proposed property lines.

Barry confirmed two items from the site walk that will need to be addressed:

1. Speak with the Heritage Commission regarding any historical significance of the building or property.
2. Add culvert information to the plans.

The site walk concluded at 9:00am.

Respectfully submitted
Janet S. Denison