

**Planning Board
July 6, 2014
Site Walk**

Members Present: Barry Hantman-Chairman, Michael Denison, Haeyoon Jacobus, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Conservation Commission: Russ Harding, Carsten Springer

Others Present: Kevin Hatch

The site walk began at 9am at 15 Main Street. Kevin Hatch pointed out where the proposed foundation will be in relation to the existing foundation. It was noted the proposed silt fence is not what is on the property right now. Mr. Hatch pointed out the hill on the south west corner is the old septic area.

The parking spaces in the front of the building will slope toward the roadside. Vehicles used to be parked to the north and behind the building. The ZBA granted a variance and has asked that a barrier be made to discourage travel and parking along the north side of the building.

The proposed location of the dumpsters was pointed out. Mr. Hatch said all vehicle repair will take place inside the building. The well is inside the proposed building.

Mr. Hatch explained the level spreader to be used to filter run-off before it enters the wetlands. The front parking lot run-off will sheet toward the road.

There is an easement for the property to the south dealing with parking lot maintenance. A similar easement will be recorded for this property.

The group walked near the edge of the wetlands. It was noted that it looked like the land was disturbed enough that several feet of wetland was filled. Only two wetland flags could be seen, one at the north east corner and the other at the south west corner. It was supposed the others had been buried. It looked like the silt fence was moved to its current location. Carsten noted that this property was walked before for the ZBA hearing and the edge of wetland was not where it is now. Mr. Hatch said the wetlands will be staked again with the stakes placed where they were previously.

The Board walked along the road to note the culvert that should be maintained by the state. Mr. Hatch pointed out the vegetation south of the culvert will be removed or trimmed back to allow line-of-sight for the property entrance.

Barry said items that need to be addressed from this site walk include:

1. non-water (oil, gasoline, anti-freeze, etc.) run-off from the parking lot
2. note that the for-sale spaces do not count toward overall parking
3. the proximity to the southerly property line, that commercial parking is considered a permanent structure
4. the wetlands need to be reflagged

5. a silt fence will need to be properly installed
6. an easement will need to be drafted regarding the parking lot between this and the property to the south.

The site walk concluded at 9:45am.

Respectfully submitted
Janet S. Denison