

**Planning Board
June 5, 2016
9:00 am Site Walk**

Members Present: Chip Current, Chris Giordano, Jim Castine, David Cogswell, Roger Whitehouse, Janet Denison-clerk

Others Present: Kim Farah, Carsten Springer, Judi Cogswell, Louis Pacheco, Lisa Mirras, Jimmy Mirras, Bobby Lorree, Dave Caillouette, Josh Paine, Kevin Hatch

Kevin Hatch supplied plans for the subdivision of the property to the south of the Old Meetinghouse. The site walk began at the northern portion of the lot. The area for the first shared driveway was noted and the group walked to the site of the test pit and approximate area for the first house lot. This is the northern most parcel, marked as lot 75-1. Mr. Hatch said the elevation is about 182-183'. The pond height is about 175'. Mr. Hatch explained the need for a raised septic bed.

The group discussed a vegetative buffer. Mr. Hatch said they could voluntarily include a buffer between the house and the cemetery. This could be included as a restriction in the deed. Mr. Hatch briefly explained what is used to delineate wetlands: soil, plant, and hydrology. All three have to be confirmed as wetland for an area to be named as such. The soil scientist tests these three at about 3' increments.

The second and third test pit sites were viewed. Chip said he'd like to see an area on the smaller building envelopes in which a second septic system can be built. This would be in case the first system fails. Mr. Hatch said this can be done but said most failed systems can be rebuilt on the same location.

Chris G. noted the wetland flags seem to generously note the wetlands, giving more upland soil to the lots than seems accurate. There was a discussion about the location of the edge of the wetlands and that it is believed FEMA is revising flood maps. Kim Farah said she can check on the 100 year flood maps.

The driveway for the third lot was viewed. The definition of a vernal pool versus an isolated pocket was discussed briefly. Mr. Hatch noted an isolated pocket of water near the site for the third home.

The fourth test pit was noted as well as the log cabin that will be razed. The line of sight for the southernmost shared driveway was viewed discussed. The vegetation was mowed per instructions from the state. Language can be added to these properties deeds to allow state maintenance to keep the line of sight clear.

The public discussion will be continued at the Town Hall on June 23rd.

Respectfully submitted,

Janet S. Denison
Land Use/Assessing clerk