

Planning Board
November 5, 2017
9:00 am
Site Walk

Members present: Barry Hantman, Chip Current, Roger Whitehouse, Jim Castine, Scott Borucki-Selectmen's rep.

Danville Conservation Commission Members: Carsten Springer, Ed Lang, Bobby Lorree,

Others Present: Charlie Zilch, Chet Sullivan, Pam Gaudreau, Doug Martin-Sandown Planning Board, Paula Martin

Subdivision application for property owned by C.M.S. Sullivan, Inc., Tax Map and Lot 3-140 and Sandown Tax Map and Lot 25-74, located off of Route 121A in Sandown.

Everyone present reviewed the line of sight at the proposed entrance to Route 121A. The road will be paved a little to the north of the present unpaved road. Drainage is not allowed onto the state road. Ledge to the north will be removed to improve line-of-sight to the north. Depending on the amount to be removed, a fence may be placed at the top of the ledge.

The sign indicating the town line is too far into Sandown. Mr. Sullivan was asked to consider placing a town line marker along the road. The town line is near station 300.

The wetland crossing was reviewed. Mr. Zilch said they expect a 200 square feet disturbance. The 15" culvert will be replaced with another 15" culvert. The head wall to the north will be flared. It was noted that the plans are missing a culvert on sheet 12. Treatment swale #2 is mostly in Danville.

There was a short discussion about vernal pools. The definition of a vernal pool needs to be determined, specifically what definition was used when determining that the area on the subject property was designated as a vernal pool.

Mr. Sullivan said the powerlines will be taken down and replaced underground along the existing easement.

The centerline of the road was marked. The existing road is south of the proposed road. It was observed that there will be mild grades throughout. Those present walked the length of the road, noting the approximate center of the cul-de-sac.

The following items were noted from this site walk:

1. A fence should be built at the top of the wall at the entrance to 121A or this should have a 3:1 slope
2. There are potential cairns in Sandown
3. An additional culvert should be noted on the elevation sheet
4. The definition of vernal pool needs to be determined, specifically if these types of water bodies have inlets and outlets
5. The distance of the vernal pool to swale #2 should be noted on the plans
6. A sign should be placed along the road at the town line
7. The drainage off of Brendan's Way in the center of the cul-de-sac will need to be reviewed
8. The Board would like to review the paperwork from the utility company regarding the pole removal
9. The Board would like to know the distance of lot 10 driveway to the nearest wetlands

Respectfully submitted by
Janet Denison