

Planning Board
July 11, 2019
Site Walk

Members Present:

Barry Hantman, Chip Current, Scott Borucki

Conservation Commission members present:

Carsten Springer, Bobby Lorree, Allan Hess, Ed Lang, Sayra Devito

Others Present:

Cindy Lavash, Jim Macomber, David Cogswell, Charlie Zilch, Cathy Smith, Rob Turilli

Site Plan Review, map and lot 4-191-1 & 2:

Carsten recused himself from any discussion.

Chip asked where the state easement ends and the town maintenance begins. Knowing this is not necessary for this plan but it is important to know. It was guessed that this line is at the first telephone pole, marked 34-1.

There was some discussion about access off Route 111A. No formal plans have been submitted to the state for this and that is not part of this application.

Charlie Zilch explained the plan. Carsten and Ms. Lavash stood on the proposed northern corners of the building, currently in the corral area. It was noted the parking lot does not extend further than the current corral fence line.

The southwest corner of the proposed building was sited. Carsten pointed out the dry areas amid the vegetation. The wetlands are at the southern edge of the properties.

It was suggested that the developer propose a tree buffer between the parcel and Olde Road to serve as a sound and light barrier. Mr. Macomber said he will be happy to fill in the pothole at the end of Olde Road. Vehicles cutting the corner break up the pavement on the corner.

The cistern on the plan has an existing easement. It is unknown if the fire department tests it regularly. The fire chief has said he wants a Knox Box and sprinklers in the building. He is happy with the proposed fire lane.

The area for drainage was viewed. The employee parking area will be unpaved.

There will be a lighted sign on the building. The newly revised zoning ordinance would allow a sign along Route 111A.

Respectfully submitted,

Janet S. Denison