

Planning Board
September 24, 2020
7:30pm

Members present: Barry Hantman

Members present via Zoom: Richard Atkins, Chip Current, Roger Whitehouse, Jennifer Heywood

Others present: Gail Turilli, Carsten Springer, Charlie Zilch, Chuck Merrill

Barry noted this meeting was being held in conjunction with emergency ordinances passed by the State, allowing committees to conduct meetings remotely and constituting a quorum.

Meeting minutes from 9/10/2020 were reviewed with Chip's corrections. Roger **made** and Chip 2nd a **motion to accept as amended**. Jennifer abstained, all other board members in favor. **Motion passes to accept minutes as amended**. Richard was designated as a voting member for this meeting.

Barry stated this meeting is for a Phase 3 Subdivision located at 16 Happy Hollow Road, Map 2 Lot 55. Proposal is to make one lot into 2 lots. Abutter list checked and confirmed, also a waiver request for Engineer Review was noted to be reduced to \$1000.

Charlie Zilch of S.E.C., representing Sunshine Holdings, confirmed this is a 2 lot Subdivision. Map 2 Lot 55, 16 Happy Hollow Road, containing 5.52 acres with 469 ft of frontage. There are wetlands on site to the easterly property line consisting of poorly drained soils. The rest of the property is relatively flat, moderately sloped up and away from the wetlands. Existing lot has 2.19 acres with a residential dwelling, proposed 2nd lot east of existing dwelling will contain 3.33 acres, and each lot will have an excess of 200ft of frontage.

Sheet 3 of the plans show there is a buildable area just beyond wetlands in the middle/rear of property. Barry noted that the driveway goes through the wetland setback. Charlie stated that Woods Road commences at Happy Hollow and runs south through the site. Access is proposed to be a new driveway slightly east of Woods Road, then following the woods road for less site disturbance, and a buffer on both sides and within 75ft of wetland setback.

Barry asked about a driveway permit application. Charlie noted a signed permit application per Road Agent. Carsten stated that Conservation Commission reviewed this and approves of the driveway provided that Planning Board has no objections. There are 2 trees east of the driveway that will need to be taken down and also some shrubbery that needs cleaning up.

Chip **made** and Roger 2nd a **motion to accept application**. All in favor, motion passes, application is accepted.

Barry advised the application will now be reviewed by the board. Roger questioned drainage for the wetlands. Charlie noted adding gravel shoulder and erosion control, consisting of a core log,

on the east side, as well as adding a stone lined trench for infiltration of runoff from the driveway to the wetland. Barry asked about fire suppression. Charlie stated the developer can add to the plan but doesn't need too. Barry noted there are no drainage calculations and will need to ask for a waiver if none provided. The waiver requested on application to reduce engineer fees to \$1000 was discussed. Culvert is needed per Road Agent on accepted driveway permit. Slope on Happy Hollow is about 6% back up the hill to the existing dwelling.

Chip **made** and Roger 2nd a **motion to accept waiver for reduced engineer fee**. All in favor, **motion carries, waiver granted**. Chip noted he has walked the property and would be in favor of a waiver for drainage calculations. Barry states a waiver will need to be submitted, if desired.

Charlie noted erosion control will stabilize the site over time and usually lasts a couple years. Infiltration trench will release stormwater into the ground, not into wetlands. Roger questioned needing a Variance from ZBA for the wetland setback. Barry advised that it is not necessary as the driveway is permitted to be in the setback.

Chuck Merrill, abutter across the street, is concerned with the culvert underneath Happy Hollow Road. The culvert has collapsed and water does not flow freely to the south side of the road. Barry asked that Charlie look into this and alert the road agent to have culvert cleaned out if needed as it should be maintained by the town. Sheet 3 shows the proposed entrance, culvert is on town land.

Barry stated no need for a formal site walk of the property, but board members may do this on their own if inclined to do so. Chip **made** and Roger 2nd a **motion to waive site walk**. All in favor, motion passes.

Town engineer has reviewed initial application. One state permit was needed and granted. 3 items need to be addressed before final approval, a culvert detail, 2 trees east and brush cleanup to the west of driveway, and drainage calculations or a waiver. Barry proposed coming back before the board in 2 weeks with these items addressed.

Review of current budget discussed, proposed different amounts for some line items for 2021 which is now increased to a total of \$3700. Chip **made** and Roger 2nd a **motion to forward** proposed budget to Selectmen and Budget Committee. All in favor, motion carries. Jennifer requested the board be notified of proposed budget as well.

Roger **made** and Chip 2nd a **motion to adjourn**. All in favor. Meeting adjourned at 8:30pm

Respectfully,

Gail L Turilli

