Planning Board

November 21, 2020

Site Walk

Members present: Barry Hantman, Chip Current, Richard Atkins, Steve Woitkun

Others present: Gail Turilli, Karl Dubay, Steve Pascoe, Carsten Springer, Bobby Loree, Vince Edwards

Sapphire Woods Open Space Condominium Subdivision, map and lot 4-46:

All stations have been properly marked. Station 1 shows the road center line coming off Long Pond. Additional frontage for the road will be deeded. Station 3 shows only wetland crossing that wraps in a U shape. Natural grade, tight to the road, and limited to the right of way. State requires concrete pipe.

The 72 acre lot will contain houses on 11-14 acres, the rest will be open space. There will be an infiltration basin with a culvert at station 9. Grading will be done away from the buffer along the tree lines. Station 11, middle of the project, will have no homes on either side, cut and fill at grade, and an 18” HTP pipe for drainage will be placed. At station 13, will fill in the ravine within the cul-de-sac. Still at grade, goes up 3ft and wraps around.

The proposed driveway width for the last house is 14ft with a turnaround for safety. Needs more clearing on sides of the driveway. Slope is 8% maximum. Will need to widen shoulders. Trails throughout will remain undisturbed. Condo document restrictions will be followed by the state ordinance.

Notes from the site walk:

1. Look at Fire Department access to the last house unit.

Respectfully,

Gail L Turilli