

Planning Board
August 30, 2021
Site Walk
6:30pm

Members present: Chip Current, Chris Smith, Roger Whitehouse,

Others present: James Seaver, John Jalbert, Tim Lavelle, Robert Loree, Rick Atkins, Holly Bright, Gail Turilli

Stage Coach Estates Subdivision, Map and Lot 1-19-B:

Chip stated this is a requested site walk by the Planning Board for a re-submitted subdivision application.

The “finger” shown on the plan, down to Main Street ROW will have an easement at the top for lots 19-3 and 19-4. Tim Lavelle stated that the drainage structure has been enlarged at the cul-de-sac shown on sheet 10. All lot lines will remain the same. There is currently fencing along the abutting property line (1-20-B). The grade will pitch away from the road, 2% vertical curve to 6% and back to original grade at station 150. Trees will be planted on both sides of the road. The site has been surveyed and Mr. Lavelle agreed with the survey stakes that are in place.

The abutter’s present have a concern with water running off the corner of their property in the spring. West side drainage structure runs along the road. A culvert is proposed uphill on the wetlands at station 375/380. The road will be hugging the tree line. Station 100 will have 4ft of fill and a grass line swale with rip rap is proposed at the end of the road.

Notes from the site walk:

1. James Seaver would like to discuss street trees
2. Mr. Lavelle asked to be put on the agenda for Conservation’s meeting on Thursday

Barry Hantman was unavailable but did do a site walk on his own on 8/28/21 and his notes are as follows:

1. Difficulty seeing boundary lines, lot lines, road center, etc. due to site not staked out normally.
2. Consider an additional sign on Sandown Rd heading east alerting drivers to the intersection with Emily Lane. Road Agent should look at this due to the ability to see up over the rise where Emily Lane meets Sandown Rd.
3. A culvert will be needed under Emily Lane if one is not shown on the plan
4. The road being close to the abutting property line is not perceived as an issue. The distance from the proposed road to the nearest house is more than adequate. The house on the abutting lot is significantly higher in elevation than the proposed road so vehicle

lights, etc. should not be an issue. Any vegetative buffer or fence would be at a much lower level than the abutting home and would therefore provide little value in terms of visual or audio mitigation.

Respectfully,

Gail Turilli