

Planning Board
October 1, 2022
Site Walk
8:00 AM

Members present: Barry Hantman, Leo Traverse, Steve Woitkun, Chris Smith, Chip Current, Roger Whitehouse

Others present: Gail Turilli, Carsten Springer, Robert Loree, Brian Heide, Jase Gregoire, Guillermo Sepulveda

Site Walk 567 Main Street, Map & Lot 1-50, Wellinghall Farm Wedding Venue

The Board met at the site at 8:00am along with members of the Conservation Commission and Civil Works New England. Carsten asked about cottages that were mentioned previously. Jase mentioned that those are not part of this plan but, may be in the future, and they cottages were included for the septic design. Carsten mentioned to show the test pits and soil tests. An AOT permit is in process. There will be one entrance to the property which will be paved and transition into gravel with an 8% grade transitioning down to 1 ½% grade at the venue site. A stone filled wetland crossing with 2 18" pipes will be a part of the wetlands permit. The driveway will be 24ft wide with a swale on the right. Carsten question curbing. Jase stated they plan to use sloped bituminous curbing for cost and to keep the water in the roadway. There will be granite curbing at the entrance. The existing culvert at the end of the driveway is a wetland impact to the left. Trees are being removed on the right through the hill section. There will be an access road to access the pond for maintenance. The only stormwater in the road curve on the right is at 2%. A bio retention basis will be in place for sediment with a fore bay filter method. The swale is well buffered from the wetlands. Jase mentioned having an I&M document for stormwater per NHDOT AOT permit regulations. Barry stated to note on the plans that it is a private system that is privately maintained and an I&M plan for all of the systems will be provided.. Carsten noted at the existing culvert, there is minimal impact.

Jase stated that power will be underground at 30", 1200ft to the venue. The driveway will have 2 18" pipes upgraded from stone, rip rap at the inlet and outlet sides for erosion, and headwalls to minimize impact. There will be a guardrail to the left side going the whole length of the road. Water flows through the stone culvert coming into the S-curve with the venue to the left on the hill. A re-charge basin will be to the right of the road. A question came up about Zoning and to clarify what zone the site is located in. Barry stated that this site is now in the Danville Village District due to recent zoning changes.

A bio-retention basin will be put at the wetland finger pocket with rip rap and there will be no impact to the Exeter watershed of the PowWow river. Discharge will go into the wetland complex with a swale on the side of the parking lot. The far end is the high point which will have a treatment swale.

Waivers are being requested for an 8% grade allowance, granite curbing (bituminous required) and 43ft 9in height for the building requirement due to the cupolas. The Fire Department will be

47 consulted with designing a smoke evacuation system for the cupolas. When the design is filed a
48 10% deposit is required and the developer wants to make sure he has the go ahead prior to that.
49 The main house will potentially be used as a rental for guests and is noted on the plans now. The
50 sugar shack is also noted on the updated plans. The parking spaces will be 18ft wide and the
51 parking lot will have 30ft radii's. Signage for the venue will be placed on the road.
52 Chris mentions to take a look at monolithic butminous curbing as it is better for plowing and
53 more affordable for the owner.

54
55 The site walk concluded at 10am.

56
57 Respectfully

58
59 Gail Turilli

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