

Planning Board
Sept. 6, 2015
Site walk

Members Present: Barry Hantman-Chairman, Chip Current, Roger Whitehouse, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Others Present: Bobby & Marsha Loree, Carsten Springer, Charlie Zilch

Caleb Corners II, a 10 lot single family home subdivision, off a road to be known as Rookery Lane, parcel known as Tax Map and Lot 1-45-15

The Board met at the entrance to the proposed new street, and observed the sites that will be the first two lots. Mr. Zilch said the plan hasn't changed much since it was previously granted conditional approval, with the exception of the proposed bridge and the expanded right-of-way.

There was a discussion of the new requirements for a ROW. The lot to the north is already sold, making expansion in that direction impossible. Mr. Zilch said the road can be moved to the south but that will change the calculations for the entire length of road. He was told he could ask the ZBA for a variance if this is in the Zoning Ordinance, or he may speak to this Board about a waiver if this is in other regulations. The expanded ROW will also change the acreage of the lots. Mr. Zilch pointed out that this will be the only street in this development with different dimension and that it is a dead-end road. Board members expressed their opinion that it will set a bad precedent if the first road subject to the new specifications is granted a waiver.

Mr. Zilch pointed out that the first two lots will have trees planted; the rest of the lot is wooded. Carsten asked about the boundary to the town-owned land and a black rock in a stream marking that boundary. Mr. Zilch said there can be language in the deed referencing this.

The type of bridge to be built (con-span) was discussed briefly and it's benefits to wildlife. It was noted the steepest grade will be 5%, which will not require riprap on the slopes. The overall road length will be 1500'. Mr. Zilch pointed out the houses will each be on lots of at least two acres each and are shown on the plans as being setback far from the road. The plans are for four-bedroom homes. Mr. Zilch said the soils are well-drained, making it good land for septic systems.

Carsten said he didn't see anything that warranted comments from the Conservation Commission. He will discuss the site walk with the Commission during their next meeting before making a final determination. A letter will then be forwarded to the Board.

Respectfully submitted
Janet S. Denison