

Planning Board/Conservation Commission
Oct. 17, 2015
Site walks

Planning Board: Chip Current, Chris Smith, Chris Giordano

Conservation Commission: Carsten Springer, Bobby Loree, Jason Holder

9:00 am Site Walk for:

Stage 3 Subdivision proposal for Sapphire Woods, an open space condominium, Tax Map and Lot 4-46, off of Long Pond Road. This is a 72 acre parcel owned by LER Realty.

Others present: Doug MacGuire, Ron Peverly, Janet Denison, Maren Denison, Isaac Denison,

Doug MacGuire passed out plans the group proceeded along an approximately parallel line of the new road. The one wetland crossing was pointed out and the flags to the north indicating the site of the road. The group stopped past the powerlines at test pit sites 25 and 26. More tests will be made, one pit per site will need to be tested. Test pit #22 is in the backyard of units 19 and 20. Mr. MacGuire said the drainage will be reviewed with the Planning Board. He said they tend to underscore the drainage rates.

At station 1250 the group observed the soil is sandy and gravelly which promotes a lot of water saturation. The area was pointed out that will be the stone catchment. Carsten noted the Conservation Commission doesn't want anything disturbed beyond what's noted already on the plans.

The catchment was discussed briefly. Mr. MacGuire explained that if it holds more than 6" of water, it runs the risk of rupturing due to the increased pressure. An easement to the town is proposed for maintenance.

The sites for units 11 and 12 were observed. Mr. MacGuire explained how the topography will change in some places and remain untouched in other areas.

The group walked to the well house location. It was questioned whether or not to have the well house located in open space in order to protect it but that runoff shouldn't be going to the well.

Mr. MacGuire explained the residents will have the ability to put in swing sets etc.

10:30 am Site Walk for:

Site Plan application for Cotton Farms MHP, LLC. This is to remove the two existing four-unit apartment buildings located at 41 and 42 Beatrice Street, known as Tax Map and Lots CF-H and CR-J, and construct two six-unit two-story apartment buildings within the same footprints.

Others present: Charlie Zilch, Charlie Lucas, Jackie Fitzgerald-Boyd, Janet Denison, Maren Denison, Isaac Denison

Chip explained a letter was obtained from Peter Loughlin answering some questions regarding building in the footprints of the existing buildings which are in the wetland setback. It appeared this will not need a variance, but additional parking in the wetland setback may require speaking with the Zoning Board.

Charlie Zilch explained the two buildings were built in 1980 and have reached the end of their useful lives. They propose two buildings, each with three units upstairs and three units downstairs. The leach field between the buildings serves them both while a field across the parking lot is under used. They will tie into the D-box and expand the capacity to 12 units. The total units on the leaching fields are not increasing. A new pump structure will be put in, outside the wetland buffer.

Mr. Zilch pointed out the location of the building that was razed about four years ago. Two units were built on Wesley Street when this was razed.

There was a discussion of work force housing and the number of units allowed.

There are 24 required parking spots. Mr. Zilch pointed out the location of the proposed spaces. He said a silt fence will be used during construction.

The access was discussed with and reviewed by Chief Woitkun. The Chief is satisfied the emergency vehicles will be able access the sites across the right-of-way shown on the plans and that snow removal plans are adequate. The buildings will have sprinklers. A letter from the Chief will need to be obtained for the Planning Board records.

Mr. Zilch met with the Conservation Commission and reviewed the plans. A letter will be drafted to the Planning Board stating their findings and concerns.

No state permits are outstanding. A letter will be obtained from the water company stating they reviewed the plans. The water company has not indicated any concern.

There was a discussion of roof runoff and treatment options. It was agreed that concrete on the back of the building that is in the setback, or a roof over a deck, would not be desirable.