

Site Walk Minutes
27 Durham Point Road-Driveway and Conditional Use
May 23, 2018

Attendees

Bob Brown, Planning Board Secretary
Michael Behrendt, Durham Town Planner
Lorne Parnell, Planning Board
James Bubar, Planning Board
Sally Tobias, Town Council Alternate to Planning Board
Mike Sievert, MSJ Engineering
Barbara Dill, Planning Board
Paul Rasmussen, Planning Board Chair
Greg Sancoff, Applicant
Mark Boisvert, Applicant's Staff
Andrew Corrow, Town Council Rep to Conservation Commission
Carden Welsh, Town Council Rep to Planning Board
Walter Rous, Conservation Commission

Chair Rasmussen called the meeting to order at 4:00 pm.

Mike Sievert shared the site plan on the driveway near the barn. The group moved to the point of the driveway nearer Durham Point Road to view the part of the road that is on the wetland and inside the shoreline setback. There was discussion regarding what can be done to minimize/mitigate drainage from the road into the wetland. Some options were discussed including a swale on the upper side of the road to absorb some of the drainage.

There was discussion about how the road got built and it was explained the road was a logging road that required improvement to continue harvesting timber. Mr. Sancoff explained they plan to hydroseed the side of the road to minimize drainage issues. There were two culverts identified, one near the entrance from Durham Point Road, and another midway between the entrance and the barn. There was discussion of the overhead utilities and Michael Behrendt will research the subdivision regulations to determine if overhead utilities are in compliance.

The group then walked to the other driveway/road access to the property, proceeded to the top of the roadway and reviewed the accessibility of fire and emergency vehicles. It was noted the fire department has concerns about its ability to handle a fire emergency using this roadway, given sharp turns and an 18%

grade. There was discussion of pork chop subdivisions and that there are currently three homes serviced by emergency vehicles, and adding a fourth will present challenges. Also discussion of the need for pull offs along the driveway to accommodate more than one vehicle.

The group then moved to the area where soil and gravel were being processed. It was noted there will be a need for a berm on the back side of this area to mitigate drainage runoff. It was also noted that this area will work well for a turnoff when construction is completed. There was discussion of the dam and pond. Wetlands on both sides of the driveway were pointed out. As the group proceeded to the site of the proposed home and barn and entered into the Shoreland Protection area. The footprint of the proposed home was pointed out with green stakes, and the applicant noted he has reduced the size of the house by 50%, staying within the footprint of the original plan. Location of the pool and septic was shared and it was discussed that with reduction of the house size, the pool likely will be out of the setback and may not need a conditional use. There was concern about drainage on the property nearer the Oyster River. Also discussion about removal of horse manure if horses will be housed in the proposed barn near the house.

Chair Rasmussen adjourned the meeting at 4:59 pm.

Respectfully submitted,
Bob Brown, Planning Board Secretary