

Planning Board
Emery Farms Site Walk
174 Piscataqua Road
Minutes of Site Walk – October 24, 2018

Planning Board Members:

Paul Rasmussen
James Bubar
Lorne Parnell
Cardon Welsh
Sally Tobias
Michael Behrendt, Town Planner

For the Applicant:

David Hills
Holly Philbrick
Brad Towle

Public Present:

None

Chair Rasmussen began the meeting at 4:00 PM.

David Hill gave an overview of the project. He indicated that the parking area would possibly be pushed about 15 feet towards Route 4 to allow for more event parking, as people are parking on the grassy area and during wet weather it becomes a mess. They are planning to pave a section of the parking lot for handicap vehicles between the animal stalls and the walkway into the current farm stand. They will also be working on the existing parking lot to improve drainage, it will remain pervious.

Much of the work that is being proposed was actually approved in a prior application.

There was a general discussion about burying the utility cables but at this time there was no definitive answer as to how this would be done and a possibility that it might not be done.

We walked the posts that depicted the new farm stand foundation, the current farm stand will be removed as soon as they have permission to build. It was discussed that perhaps the 2 sections of the hot house (hoop house) nearest to the new building will need to be removed for fire safety reasons.

Because of an easement granted to the Portsmouth Water Utility for a pipeline from the Madbury water reserve, they receive their current water supply from those pipes. The fire department requires increased water capacity in case of emergencies and the Applicant is discussing this with the Portsmouth Water Utility but also has the possibility of utilizing a 'dry hydrant' as part of their farm pond.

The septic system was added in 2007 and was designed to accommodate this application. Our Zoning Officer will confirm prior to issuing a building permit.

The dumpster will be located behind the new building and will not be visible from the road or parking lot.

Chair Rasmussen adjourned the meeting at 4:29 PM

Respectfully submitted,

James Bubar, Planning Board Secretary