

Site Walk Minutes
19-21 Main Street Parking Lot
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November 25, 2019

Planning Board

James Bubar
Barbara Dill
Lorne Parnell
Sally Tobias
Heather Grant
Paul Rasmussen
Michael Behrendt, Town Planner

Applicant

Pete Murphy
Tim Murphy
Max Schrader, engineer
Mike Sievert, engineer
Chris Wyskiel, attorney

Others

John Carroll
Andrew Corrow, HDC
Heidi Ely
Rich Hallett
Annmarie Harris
Roger Hayden
Sandra Hebert, Police Department
Dave Kurz, Police Chief
Suzanne McDonald
Jean McPeak
Dennis Meadows
Josh Meyrowitz
Jay Michael
Robin Mower
Joe Persechino
Ari Pollack
Bob Russell
April Talon, Town Engineer

Paul Rasmussen called the meeting to order at 11:00 am. Attendees introduced themselves. Mike Sievert explained the project (These are his comments below except where otherwise noted). He explained the entrance from Main Street. The grades will change a little. It will be lowered a little next to Red Tower. There will be a landscaped island at the entrance. The utility pole will remain but be moved slightly. Utilities into the site will be underground. There will be a traffic report.

The billiard house was used for billiards by Hamilton Smith. It will be retained. The lot will be reconfigured behind the Red Tower. The lot drops down significantly. Snow will be mainly pushed toward the back. The parking lot will be about a 5% grade. The site is now mostly 10-15% grade. There will be a retaining wall at the back but they don't have details yet. The ranch will be removed. The site is about two acres. The front two lots are in the Historic District.

Stormwater will be directed to the southwest corner. The site is not in the wetland or shoreland overlay districts. The parking lot would be about 90 feet and 50 feet from the rear lot line. There will be a walkway to Mill Plaza. There is a stone wall on the westerly and southerly lot lines. There might be some impact on the westerly wall. It is possible it could be restored or rebuilt. There will be a lot of fill in the back and a lot of cuts on the east side. There won't be a tree buffer on the east side. The applicant is focusing on option c. There would be a total of 190-220 parking spaces.

Pete Murphy said all the spaces on site now are used by students. They pay extra for a space.

(Rich Hallett, a forester, told Michael Behrendt the spruce trees on site were about 50 years old. He could not say how old the deciduous trees were without further analysis.)

Mike Sievert continued. There is a trench with an active sewer line. It has holes in it and will be cleaned and repaired. It will be shown on the plan. There will be a guardrail at the bottom. There will likely be a combination of a retaining wall, probably 7-10 feet high, and regrading with about a 2-1 slope (2 feet of run for each 1 foot of rise). A combination of regrading and a retaining wall. A higher retaining wall reduces the amount of clearing needed and a lower wall requires more regrading and clearing so it is a balance. The pedestrian access to Mill Plaza will be at the second story.

The blue stakes don't signify anything. They are shots taken by the surveyor. The orange stakes show the lot corners. At about the middle of the lot, going from front to back, the grade of the parking lot will be about eight feet above the existing grade. The finished grade at the bottom of the lot will be about 12-16 feet above the existing grade. An option is to pull back the section at the southeast and push out the section at the southwest (still providing the same number of spaces) so the rear line of the parking lot would be straight across but the existing grades suggested the design with the parking lot extending further in the southeast section.

There is only one small wetland on site. It is not a vernal pool. It is below the threshold for the wetland overlay district so no buffers would apply. The question was asked if the southerly stone wall could be restored. Mike Sievert said he did not know.

Some lighting will be needed. It is possible that a sensor could be used but probably some lights would need to be left on.

It is possible that an underground stormwater system would be used. It was asked if there could be a deeper cut near Main Street so the rear of the lot would not be raised so high. Mike Sievert said that would be difficult with the existing buildings but they would look at that. They have not done borings yet. They won't have to deal with ledge very much since there will be a lot of fill. It was asked if there would be a safe zone for walking. Mike Sievert said they would look at that.

A certain number of spaces could be reserved for Mill Plaza if that project goes forward. Pete Murphy said they are doing this project either way. The parking lot could serve various potential users. It could be permit parking. Most will likely be for students.

There was a question about having an additional level for a parking deck. Mike Sievert said the grade of a raised deck would be about the same as the grade for the parking lot if there were no deck. Pete Murphy said they are open to having this conversation with the Town if the Town is interested.

The meeting adjourned at 12:15 p.m. +/-

Respectfully submitted.

Michael Behrendt, Town Planner