

These minutes were approved at the ### meeting.

Site Walk Minutes
Gerrish Drive Subdivision
May 8, 2020 – 12:00 p.m.

Conservation Commission

Bart McDonough, chair
Mary Ann Krebs
Jake Kritzer
Sally Needell
Walter Rous
Michael Behrendt, Town Planner

Applicant

Michael Mulhern
Mike Sievert, engineer
Mark West, wetland scientist
Robbi Woodburn, landscape architect

Neighbors

Diana Carroll
John Carroll
James Conlon
Gail Kelley
John Lewis
Andrew Merton
Otis Sproul
Kim Sweetman
Alexandra Turcotte (and husband?)
Michael White

Mike Sievert led a tour through the property. The group started in the right of way and discussed the wetland there and proposed design for the road and drainage structures.

The group walked to the second wetland crossing. It is quite steep. Mark West was not sure at this point if it was a perennial stream or an intermittent stream. There was discussion whether the crossing would be a bridge or arch. It would probably not be a culvert. An arch would either just cross the stream or have a flat bottom.

There was discussion about extending Town sewer. Mike Sievert said the Mulherns want to do this but it would depend on the cost. There was a sense from everybody that this would

be desirable. Michael Behrendt said in these matters the applicant usually pays 100% of the cost. There could be discussion whether the Town would participate in some way and if the neighbors were interested in contributing. Michael said the sewer ordinance requires abutters to tie in but there are several scenarios possible including waivers. He said do not hold him to this but he thinks it likely that abutters would be required to tie in (at their own expense) when their leach fields fail (or possibly when the property is sold).

The group walked along the road centerlines and into the area that would be the green. It is high ground. Mike Sievert said they would not need to do a lot of grading in the green. Robbi Woodburn said it would be mainly a landscaped area but if there were high value trees they would try to preserve them. Mike said the runoff would go toward a detention basin downgradient from the green to be collected and then go under the road for treatment in a forebay, swale, and finally to a wet pond. There would be an overflow outlet from the wet pond.

The group walked to the westerly end of the site which would be the end of the northerly leg. Mike Mulhern said they are looking at living in the duplex there.

The group walked to the end of the southerly leg. Michael Behrendt asked about the wetland finger there. Mark West said he wasn't sure about it being a wetland at first (It was delineated by another wetland scientist) but then agreed. The soils may be clayey affecting the hydrology. There does not seem to be much wetland vegetation there but there are some sedges starting to come up. The roots of one tree are shallow. There could be a rock underneath or it could be a sign of a high water table.

John Lewis asked about using the Bagdad Road location for an access. Mike Sievert said the applicant did not own it and that was not an option. He said there would be a larger impact on the wetlands there. John Lewis suggested walking that area to see the wetlands. Michael Behrendt suggested not walking to that part of the site unless there was some potential that that access would be workable. The group walked back toward the beginning.

The meeting adjourned around 12:15 p.m.

Respectfully submitted.

Michael Behrendt, Town Planner