

These minutes were approved at the ### meeting.

Planning Board Site Walk Minutes
Gerrish Drive Subdivision
May 27, 2020 – 4:00 p.m.

Planning Board

Barbara Dill, Vice Chair
James Bubar
Heather Grant
Lorne Parnell
Sally Tobias

Conservation Commission

Sally Needell

Applicant

Michael Mulhern
Mike Sievert, engineer
Mark West, wetland scientist

Neighbors

Diana Carroll
John Carroll
Christine Conlon
James Conlon
Denise Day
Gail Kelley
John Lewis
Andrew Merton
Kim Sweetman
Mike White
Molly White
Otis Sproul

Mike Sievert led a tour through the property. John Lewis suggested the board walk toward Bagdad Road to see that access way. Lorne said that was not part of the application.

The group started in the right of way and discussed the wetland there and proposed design for the road and drainage structures. The centerline of the road is marked with red stakes. Mike said he has spoken with Gail Lewis and the Whites about shifting the road over a little away from the White property. An alternative centerline is marked with orange flags.

Mike said the full 50 foot right of way will need to be cleared (possibly with some exceptions for trees, see below) including the stonewall that crossed the road at the entrance to the subject parcel. He said the stone wall could be relocated to the right of way line.

Near the second crossing several trees were marked with flags including a large oak tree and a maple tree. Mike said Robbi Woodburn flagged those trees as worth saving if possible. He said they may be able to save it and not clear the entire 50 feet. There are several other flagged trees in the building area.

The group came to the second crossing which is fairly steep. There is a stream running north at the bottom of the ravine. Mike said they are thinking of using an arch there with concrete headwalls. The arch would be corrugated steel about 6 feet high and 13 feet wide. He said this would not disturb the brook and would allow wildlife to pass through. There would be 4-5 feet of earth cover over the arch. It would be a half ellipse with an open bottom that would be left natural.

Mike said all construction will be from Gerrish Drive. They will first clear the right of way and the development area.

The utilities will be underground.

Gail Kelley asked about accessing her house during construction. Mike said they might need to build a temporary access way for her. This would be within the right of way.

On the far side of the ravine Mike showed where the road would split to two private roads. This fork would accommodate a turnaround for plow trucks.

The group walked along the southerly leg to where the first house would be. The drainage structures will be placed below the road within the 75 foot wetland buffer. Michael B asked about water quality in runoff from treatment in the natural buffer compared to treatment in drainage structures. Mike said there is not a lot of treatment in the natural buffer and that they will provide better treatment than from the buffer.. He said all runoff will be collected in the middle, above the roads, run under the roads and then be treated in a forebay. They will snake this through as best they can to get the most treatment. They will have a minimum 50 foot distance from the discharge point to the wetland. Mark West said they will divert some of the runoff above the roads into small rain gardens.

The group walked in the middle area that will be the green. There is a ledge outcrop there. The group looked at the wetland finger that is proposed to be filled for the southerly road.

Mike said there will be minimal regrading in the green. Mike said Robbi Woodburn is marking some trees they would like to save but they are not sure if those trees will be saved.

The group walked toward the access from Dover Road and then along the northerly road. There is a fair drop off beyond the northerly road. Mike said they will not need a guardrail.

The group walked back toward Gerrish Drive.

The meeting adjourned at 5:00 p.m.

Respectfully submitted.

Michael Behrendt, Town Planner