

These minutes were approved at the ###, 2021 meeting.

Planning Board Site Walk Minutes
Gerrish Drive Subdivision
January 13, 2021 – 12:00 p.m.

Planning Board

Heather Grant
Guy Johnson
Lorne Parnell
Ray Philpot
Sally Tobias

Conservation Commission

Sally Needell
Walter Rous

Applicant

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

Neighbors

Diana Carroll
John Carroll
Gail Kelley
Andrew Merton
Alexandria Turcotte
Mike White

Others

Rebecca Kwoka, state senator

Mike Sievert led a tour through the property. He explained the various stakes including for the road right of way and the wetlands. He said they shifted the centerline a little. He said the Kelley driveway will be tied into the new road. A radius could be add for them to turn left onto the road. Installing the tie in will be responsibility of the applicant.

(over)

Mike said they will bring a skidder to clear trees. They will build up the road starting at Gerrish Drive and work into the site. They will excavate the organic materials and move part of the existing drainage channel. They might build a temporary dam. The footings for the wall will go down about a foot. There will be a block and stone base.

The group walked along the centerline of the road. There will be guardrails alongside the road where it crosses the wetland as there will be a drop off. There will be a box culvert big enough for the spring surge. Mark West said the stream erodes further along. He said the flow remains in the channel most of the time.

Mike said there will be around 900 square feet of fill at the second crossing. There will be an arch culvert with no bottom.

The group walked to where Gerrish Drive will intersect with the loop road. Mike said they will submit an application to the Town of Madbury for the subdivision.

Mark discussed the wetlands and the order of quality based on functions: 1, 2, 3, and 4 in order as shown on the color plans. Mark said he has been working with Robbi about the plantings in the wetlands.

Mike said the stormwater system will be parallel to the road. They worked to reduce the wetland impacts and tightened things up further as much as they could. Mike said the gravel wetland system is the best system for treatment of runoff and the highest quality system in the state's regime of systems.

Mike pointed out the wetland finger and said it is the lowest value. Michael Behrendt asked about the tight curve around the road. Mike said it meets the requirements of the fire department.

John Carroll said that Bagdad Road would be an easier route. Mike said he disagrees. He said that all of the road coming from Bagdad Road would be in the wetland or the buffer. They would need to cut down a knoll and the road would be two and a half times as long as the one that is proposed.

Mike said he thinks the use of the sewer manhole at Sumac Lane is looking good at this point.

The group walked back to Gerrish Drive. The meeting adjourned at 1:00 p.m.

Respectfully submitted.
Michael Behrendt, Town Planner