

*These minutes were approved at the June 9, 2021 meeting.*

**Planning Board Site Walk Minutes**  
**19 Main Street**  
**May 26, 2021 – 4:00 p.m.**

**Planning Board**

Paul Rasmussen, Chair (recused for the project)  
Lorne Parnell, Vice Chair  
Barbara Dill  
Nick Germain  
Chuck Hotchkiss  
Ellie Lonske  
Sally Tobias  
Michael Behrendt, Town Planner

**Applicant**

Pete Murphy  
Robbi Woodburn, landscape architect  
Mike Sievert, engineer

**Others** (We apologize for any names that are incorrect or for inadvertently omitting any others who were in attendance)

Peter Andersen  
Janice Aviza  
Annmarie Harris  
Sandra Hebert  
Lyn Howard  
Philip Kincade  
Geoff Lombard  
Eric Lund  
Steve Merrill  
Joshua Meyrowitz  
Kay Morgan  
Robin Mower  
Susan Richman  
Bob Russell  
Peter Schmidt  
John Shevenell  
Kyle Urso  
Sandy Urso

The site walk commenced on Chesley Drive. Lorne Parnell opened the site walk and introduced the project. The group walked into the woods.

Mike Sievert pointed out a blue flag which would be the edge of pavement. He said the highest point of the parking lot would be 17 feet above current grade on the westerly side, It would be about 15 feet in the middle and around 11 feet on the easterly side. A stake was pointed out that would be at the toe of the slope. He said a 2:1 slope is the steepest that they can do. He said there would be around 64 feet between the pavement and the rear property line. He said it would be around 15 feet between the pavement and the Mill Plaza property line but it tapers down from there. Robbi Woodburn spoke briefly about grass proposed to be planted on the slope.

The group walked to the Urso house on the easterly side. Mike Sievert pointed out a stake that would be about 12 feet from the lot line. The finished grade would be around 6" below the current grade at the stake. The group walked to the north to the area behind Bill Hall's house. The group walked to the existing parking lot behind the Red Tower.

Annmarie Harris asked if an image could be provided showing all of the slopes and how headlights will be screened. Mike Sievert said they will provide a model on a plan sheet showing a three dimensional image. There was some discussion about options for renderings that could be provided.

The question was asked why the existing grade could not simply be followed all the way down to avoid adding fill. Mike Sievert said the maximum allowed slope for roads is 8%. The slope for the parking lot will probably be 10%.

Josh Meyrowitz asked about screening headlights. Mike Sievert said there will be vegetation. There will be a guardrail but fencing is not proposed.

There was discussion about the condition of the woods. Robbi Woodburn said it is not a pristine forest. She said the ash trees could be subject to emerald ash borer and there are invasive plants in the woods.

The meeting adjourned at 5:00 p.m.

Respectfully submitted.

Michael Behrendt, Town Planner