

Minutes of Site Walk: Turtle Cove Subdivision, Map 4 Lot 31A - January 6, 2007

Present: Andy Morrell (BH2M) representing developer, Sam Gifford (Planning Board), Nelson Henry (Planning Board), Robert O'Neill (Planning Board), and Hugh Coxe (Town Planner)

Lacking a quorum the Planning Board members in unanimous agreement choose to invoke the 'Rule of Necessity' and conducted the site walk commencing at 0905.

The site walk proceeded along fire lane 12, which is the right of way into the proposed sub-division; this right of way will be developed to town road standards. Andy Morrell pointed out the proposed change to the existing right of way, which will increase the set-back of the access road from the water. The board questioned the placement of the revised access road. The placement of the revised road will channel road run-off directly into an actively running stream, which in turn empties directly into the lake. Andy Morrell stated that the applicant is considering paving this portion of the road and curbing could be added allowing the run-off to be contained and channeled into a catch basin before entering the stream.

The road as it transitions from the right of way and enters the applicant's property crosses the highest point of elevation. Hugh Coxe indicated that the Town expressed concern that the road grade in this section might hinder emergency access, specifically snow plowing which often precedes the emergency vehicles.

The board continued along the proposed road bed noting that the road terminates in an area of wetland that contained standing water at the time of the site walk. This wetland continues directly to the lake; however no water seemed to be flowing from the wetland into the lake.

The board suggested that moving the road slightly north as it enters the property would reduce the road grade mitigating the problem of emergency access, and then continuing a northward shift of the road would also mitigate some of the wetland impact. Andy Morrell indicated that there was a limit to how far north the right of way could be moved, but that he would look into the proposed road movement and comment on the feasibility of such a move during preliminary review.

Once along the shore line the board questioned the layout of lot #3 in terms of the wetlands and proximity of the building area to the abutter. The proposed movement of the road might allow for increased flexibility with the house placement on this lot. It was also suggested that a no-cut buffer area be noted on the plans for lot #3 to lessen the visual impact to the Sidney property.

Andy Morrell stated that the plans will restrict the cutting of vegetation in all the designated open space areas.

Due to the narrowness of Turtle Cove in this area, Sam Gifford suggested that the applicant seek out comment from property owners directly across the water from the proposed sub-division.

The site walk was concluded at 1035.