

Site walk minutes 9/22/07 (submitted by Patrick Clark)

Valley Heights 8:00 am

Board members & staff present: Pat Clark  
Sam Gifford  
Ginger Wallace  
Patrick Smith  
Greg Foster

Others present: Lee Adams, Applicant  
Lannie Taylor  
Ed Klinkerch  
Keven Faye  
Robert O'Neill (president of spring valley Homeowners  
Association, abstained from planning board)

Begin 8:15

Site walk began by walking the site along the existing Spring Valley Road. Mr. Adams indicated that the existing road was in very good condition. Mr. Clark measured the road in several locations and found it to on average approximately 20 feet wide. Town requirements for private road include 18 foot travel way with 3 foot shoulders for a total of 24 feet wide gravel road and shoulders.

Discussed basic layout of lots and proposed driveways. Some of the driveways would be quite steep. Discussed need to provide topographical survey. Observed the small forested wetland areas which appeared unremarkable. The board generally expressed that the area was quite pleasant and quiet. No traffic occurred while on site.

Mr. Clark asked if anyone had any concerns or issues. Robert O'Neill said that there was one area in particular where sometimes drainage issues occurred. Mr. Adams suggested that he could work with the homeowners association to improve maintenance and fix the drainage issues.

We looked at the large twin 30" CMP culvert(s) near the entrance of the road. Public works expressed concerns about the capacity of this culvert. Observations indicated that the ditch and culvert is stable and showed no significant signs of erosion or failure.

Left site at approximately 9:05.