

Site walk minutes for 1/19/2008 (submitted by Patrick Clark)

13 lot subdivision, Hancock Land Development 9:00 am

Board members & staff present: Pat Clark
 Sam Gifford
 Greg Foster

Others present (Applicant): Tom Greer, representing Applicant
 Patrick Cayer, representing Applicant

Others present: Approximately 20 members of the public were present (See attached attendance sheet)

Begin 9:15

Ginger Wallace visited the site but excused herself due to the icy conditions which prevailed at the site. Chairman Clark polled members present to determine if site walk should continue, considering that a quorum of 4 board members was not present. Clark suggested that due to the fact that only five active board members remain after recent resignations of two positions, that a majority of three active board members were present, and that based on the "Rule of Necessity" the site walk meeting should commence. All agreed that the meeting could proceed.

Board members and public assembled around Mr. Cayer's vehicle for a brief discussion of the project. Mr. Cayer explained that the plans were revised since the sketch plan meeting but still contained 13 lots. Members of the public were concerned about the number of lots which may be built in the future based on the master plan, wetlands, septic systems, stormwater runoff, lake and wetlands water quality, security and access to existing homes, vernal pools, springs and traffic issues.

Site walk began by traversing the marked trail along the proposed road centerline. Mr. Cayer directed the group and pointed out key locations shown on the reduced plans which he provided.

Board members reviewed the location of the proposed road and lots. Mr. Cayer indicated that the road location was approximate but will generally not change by much.

Discussed basic layout of houses and proposed road. The site was uniformly wooded with medium to mature trees with modest slopes. The road traveled generally along the contour and did not appear to be steep.

The board generally felt that the site was attractive, unremarkable, secluded and generally well suited for the proposed use. We continued down along the trail back to the main road.

Left site at approximately 10:30.