

Site Walk Minutes
Sandra Hammond
Major Subdivision/Map 15 Lot 9
June 27, 2016
Approved July 19, 2016

Attendees:

Planning Board Members: Roger Sample, Vice-Chair; Scott Williams; and, Russ Wilder.
Agent: Kerry Fox, LLS. **Staff:** Nic Strong, Town Planner.

Roger Sample, Vice-Chair of the Planning Board, called the meeting to order at 4:35 p.m.

Those present viewed the driveway stake and frontage for proposed Map 15 Lot 9-3 on Miramichie Hill Road. It was noted that the two lots with frontage on Miramichie Hill Road were under 5 acres and as such require State Subdivision Approval which application was pending. The lot corner between Lot 9-3 and 9-2 was noted as being at the end of a stub of a stone wall between the lots. The whole parcel was noted as being gently sloping with not much wet and the 3:1 ratio requirement for the shape of the lots was no problem. The small area of wetland on Lot #9-3 was noted as being more of a puddle at the toe of a slope than a major wetland area. Kerry Fox, LLS, stated that the site had obviously been disturbed in the past. The hard pan layer was noted at about 30" with a seasonal high water table between 24 - 30".

The site walk attendees walked around the corner onto Old Wolfeboro Road to view the proposed potential driveway location for Lot #9-2. Good sight distance was noted. The lot corner between Lot #9-1 and 9-1 was viewed.

Kerry Fox, LLS, noted that the property had the remains of old outbuildings and foundations and there had been an old opening in the stone wall at one point for an access that had since been filled in. The driveway for 9-1 was viewed. A road crossing culvert under Old Wolfeboro Road was noted. The lot line between Lot 9-1 and 9 was viewed and Kerry Fox, LLS, noted this was the location of the easement to the cemetery.

Russ Wilder, Scott Williams and Kerry Fox, LLS, walked out to the site of the cemetery. Upon their return to the group, they noted that the stones were marble which Russ Wilder stated were probably from the 1800s and that the trees within the cemetery area looked to be older than the trees on the surrounding lot. He suggested that the easement area be designed to accommodate the town getting back in to the site in case the town ever took over the maintenance thereof.

Nic Strong noted that the well radius on Lot #9 was overlapping the town road which may require an easement or release. Kerry Fox, LLS, stated that it was possible to locate the well radius completely on Lot #9 which would probably be the best idea.

The Vice-Chair closed the site walk at 5:05 p.m.

Respectfully submitted,
Nic Strong, Town Planner

Case #P16-18