

Site Walk Minutes
Robert F. Bollinger Subdivision
Map 15, Lot 30
December 5, 2011
Approved December 20, 2011

Attendees: Jeff Green, Surveyor; Doreen Green; Ken Roberts, Highway Agent; Mark Northridge; Sylvia Leggett; Dave & Priscilla Lawrence; Scott Williams; Bill Curtain; Tom Hoopes; Roger Sample; and Ken McWilliams.

Scott Williams, Vice-Chair of the Planning Board called the meeting to order at about 2:10 pm.

First the southern end of the subdivision which is the south end of the proposed Lot 4 was located in the field.

Mark Northridge questioned the location of the northern lot line for proposed lot 4. Jeff Green, surveyor, was asked to verify the location of this lot line. Mr. Green noted that measurement of the lot line would be different if measured horizontally versus along the sloping topography.

Sylvia Leggett asked if the location of the proposed driveway to serve the remainder of Map 15 Lot 30 was measured to the midpoint of the driveway. Jeff Green indicated it was. Ken Roberts measured the sight distance back up the hill to the south for this driveway and confirmed it exceeded the sight distance standard of 250 feet.

Sylvia Leggett noted that the new proposed driveway entrance to the remaining land of Map 15 Lot 30 would require a substantial cut with wide side slopes due to the elevation difference between the road and the land on the west side of the stone wall. There was discussion of combining the driveway entrances for Lot 4 and the remainder of Map 15, Lot 30 where the existing driveway access point is located that presently serves the house located on Map 15, Lot 30. If this were to be done an access easement would be needed and an agreement for maintenance of the shared access entrance.

Mark Northridge noted that the road frontage for the first three lots starting at the southern end of the subdivision are less than 200 feet at the edge of the road pavement. It was noted that the road frontage is measured at the edge of the right-of-way which is roughly where the stone walls are located, not at the pavement edge.

Again there was discussion of combining the proposed driveway entrances for Lots 1 and 2 to minimize curb cuts and environmental impact. Ken Roberts noted that he supported common driveway entrances as a way to minimize driveway cuts.

Mark Northridge questioned the distance from the edge of the proposed driveway to serve Lot 1 and the edge of the wetland immediately north of the proposed driveway entrance. Jeff Green noted it complies with the 25 foot wetland buffer setback.

It was noted that the spring/old well located in the southeast corner of the proposed Lot 1 and the old foundation located in the northeast corner of Lot 1 need to be shown on the subdivision plan.

Mark Northridge raised the issue of what the Planning Board thought should be done about the tree cutting that had taken place on Leighton Mills Road after the subdivision design review application had been submitted. Scott Williams noted from his perspective that the tree canopy was still intact along Leighton Mills Road and that there had not been a lot of tree cutting. Dave Lawrence suggested the Planning Board require the applicant to replant the trees that had been cut as a condition of subdivision approval, if approval is granted. Ken Roberts pointed out that it is the Board of Selectmen who have authority over Class VI roads like Leighton Mills Road including the issue of tree cutting or replanting. Jeff Green explained that the logger failed to get permission for the tree cutting from the Board of Selectmen before the tree cutting started.

Ken McWilliams reminded the group that the subdivision application has been continued until Tuesday, December 20, 2011 starting at 6:00 pm.

The site walk concluded at about 3:15 pm.

Recorder: Kenneth McWilliams, Town Planner