

Place: Torrent Hall, Safety Complex

Call to Order: 9:03 a.m.

Members Present: Ernest Creveling, Community Development Director; Richard Mailhot, Code Enforcement Officer; Dennis McCarthy, Public Works Director; Kevin Pratt, Fire Chief

Others Present: Eric Weinrieb, Altus Engineering Consultant

Staff Present: Bette Patterson, Administrative Assistant; Robert Price, Planning Technician

Public Hearings

Continued from 1/09/07 – An application for an 11-lot Conservation Subdivision of Land of Bruce & Norman Stevens from REI Development Company, LLC. The property is shown on Raymond Tax Map 44, Lot 13, Critchett Road.

Community Development Director Creveling turned the Chair over to Code Enforcement Officer Mailhot.

Steve Bibeau of RSL Layout & Design and Lee Tessier and Allan Clark of REI Development Company presented the plan to the Board for a conservation subdivision. Mr. Bibeau stated there were a few items changed on the plan from the previous meeting. The changes include:

- Note regarding minimum shore land protection on sheet 1
- Yield Plan – 10 conventional lots asking for a bonus of 10% for one additional lot make the conservation subdivision a total of 11 lots.
- Waiver request – Road length 1,157 feet with added future 50 foot right of way. Waiver should be temporary.
- Plan has been submitted to State for subdivision approval. It came back with some items to be completed.
- Lighting and landscaping plan have been provided.

Acting Chairman Mailhot asked the applicant to speak to why this should be a conservation subdivision.

Mr. Clark stated he looked at the Master Plan, Subdivision and Zoning Regulations, all of which indicate that the town wants to preserve open space. A conventional subdivision would have all the lots lines extended to the river. Owners would then be able to utilize the river front. A conservation subdivision would limit cutting, fertilization and better setbacks. This site did have a gravel pit on 70% of the property. Most of the open space area has not been altered. The existing access lot would be turned back into its natural state. The intended use is to protect the view space and open space. It would not be open to the public. The homeowners would own and manage it, and all of them would have

direct access to the open space. A conservation subdivision creates the best possible relationship between the project and the land. This would maximize the river views.

Public Works Director McCarthy stated that the yield plan and the conservation subdivision plan are also identical. What's conservative about the plan?

Eric Weinrieb stated that lot 13 has a small building envelope and he is concerned that this is not a viable lot.

Steve Bibeau stated the purpose of the conservation subdivision is that we are saving impact on the river.

Code Enforcement Officer Mailhot stated that restrictions can be placed on the property to protect the river.

Public Works Director McCarthy stated we really can not make the decision if this is a conservation or conventional subdivision. It should be a Planning Board decision.

Mr. Clark stated that by eliminating two lots on Critchett Road, it lessens the impact. By utilizing the conservation requirements, we would reduce the size of the lots, allow better view scapes and protect the impact on the river.

Cheryl Killam, Conservation Commission Chairman, stated that there is a lack of open space for recreation for either the public or the community on the plan.

Eric Weinrieb stated that shore land protection requires a 75 foot buffer minimum.

Code Enforcement Officer Mailhot stated that the applicant will need to get a waiver request from the Planning Board before we can consider a zoning determination.

Steve Bibeau stated that all the homes will be sprinkled so the length of road waiver should be a reasonable request.

Mr. Clark stated there is a substantial amount of land that could be designated a recreation area.

Cheryl Killam stated that she has not seen the site, however the Conservation Commission would like to visit this property. She also asked that the applicant set up a meeting with them.

Mr. Clark stated that, as a result of this discussion, they would like to go back and redesign this project.

Eric Weinrieb stated that based on his site walk, he saw material on the site and we need to know that the site is not contaminated. He added that the topography does not reflect the current conditions. He added that the site also needs to be stabilized.

Mr. Clark stated that this will all get taken care of through the subdivision process.

Abutter George Treantafel was concerned with the traffic impact particularly since he is handicapped.

Code Enforcement Officer Mailhot stated that the Board would take this into consideration.

MOTION: Public Works Director McCarthy made a motion to continue this meeting to March 6th at 9:00 a.m. Community Development Director Creveling seconded. Voted unanimously in the affirmative.

Approval of Minutes

MOTION: Code Enforcement Officer Mailhot made a motion to approve the TRC minutes of 01-09-07 as presented. Fire Chief Pratt seconded. Voted unanimously in the affirmative.

MOTION: Public Works Director McCarthy made a motion to approve the TRC minutes of 01-23-07 as presented. Code Enforcement Officer Mailhot seconded. Voted unanimously in the affirmative.

Adjournment

MOTION: Fire Chief Pratt made a motion to adjourn. Community Development Director Creveling seconded. Voted unanimously in the affirmative. MEETING ADJOURNED AT 10:35 A.M.

Respectfully submitted,

Bette Patterson
Administrative Assistant