

Place: Torrent Hall, Safety Complex

Call to Order: 9:00 a.m.

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

Also present: Robert Price, Planning Technician; Bette Patterson, Administrative Assistant; Eric Weinrieb, Engineering Review Consultant

Public Hearings

An application for an 11-lot Conservation Subdivision has been submitted by Abdallah Construction Corp. An application for a Special Permit was also submitted for the purposes of roadway wetland crossing. The property is shown on Raymond Tax Map 8, Lot 15; Lane Road.

Eric Mitchell and George Chadwick of Eric Mitchell and Associates presented the Plan. Mr. Mitchell presented the following points:

- 11 Lot Conservation Subdivision with an application for a Special Permit for wetland crossing of the roadway.
- Wetland permits are going forward. Approval for the wetland crossing has been received. Site specific has been amended and they are awaiting State approval.
- Conservation Commission has walked the site.
- There was a boundary question the first time this application was submitted and those issues have not changed. For the purposes of this application, the plan does not include any of the disputed land in the calculation. The applicant intends to do a quick claim deed back to those lots and include a conservation easement to protect the land that abuts the Abdallah property.
- There are three waivers being requested. One is for the length of cul-de-sac to allow 1,050 feet to the throat of the cul-de-sac. The second waiver is to allow one access instead of the two required. The cul-de-sac is placed to make better use of land with less disturbance. The last waiver is for width of pavement for the road.
- The conservation land will be under the Homeowner's Association.
- No logging is planned.
- The road will be public.
- Conservation land will have walking trails.
- The plan shows a 50 foot right-of-way to the Chandler property. It would be deeded to the town as fee simple like the lot.
- The buildings will have individual sprinkler systems

TRC COMMENTS

Code Enforcement Officer Mailhot stated the land is clouded but if there is an agreement that can be presented it would be good. He suggested a noticed meeting with the abutters and engineer to get it settled.

Eric Mitchell reviewed his list of conservation purposes with the TRC.

Code Enforcement Officer Mailhot stated that he was not sure the road width is appropriate because the road could become a connector road in the future.

Public Works Director McCarthy stated that there is a 50 foot right-of-way so it could be expanded.

The TRC discussed paving the road for 22 feet but doing the road base at a 50 foot width.

The TRC discussed having diversity in the housing that is proposed. It was recommended that seed money could be put into a fund that would allow the Homeowner's Association a "start" at installing some type of recreation area if they so choose to do so. A bus shelter and an entrance sign were suggested as well.

ABUTTER COMMENTS:

Ron Boisvert asked about the overlap of the property and what would happen.

Mr. Chadwick stated that it would be better if they met individually to discuss this.

Katherine McCarthy asked if the applicant can move forward.

Code Enforcement Officer Mailhot replied yes, but they may have to go to land court.

John McLain stated that for the record this is not a good time to have a meeting. He stated he is concerned with the waivers and one access.

Fire Chief Pratt stated that the applicant's homes are going to have sprinkler systems and the utilities are all underground which covers the fire protection for the property.

John McLain stated that there is standing water behind his property and if the contours change is there any way to work with the developer to fix this?

George Chadwick responded that Mr. McLain's property is up-grade so it wouldn't be affected.

Public Works Director McCarthy stated that they will be required to have an engineering review of their hydro-geological design.

David Chandler stated last year the Planning Board was concerned with steep slopes.

George Chadwick stated that they are staying out of the steep slopes and he believes this meets the Town requirements.

Anthony Spinazzola asked if there would be blasting because there is a lot of ledge on the property.

Mr. Chadwick replied that the ledge across for Mr. Spinazzola's property will not be touched. There may be blasting for a foundation.

Katherine McCarthy asked if there would be a study done for the road coming out onto Lane Road.

Public Works Director McCarthy stated that the TRC would be addressing that later.

MOTION: Code Enforcement Officer Mailhot made a motion to move this application to the Planning Board for yield plan review and waiver requests only. The TRC recommends that the property boundary issues be resolved. Public Works Director McCarthy seconded. Voted unanimously in the affirmative.

MOTION: Public Works Director McCarthy made a motion to recommend the waiver request for an single access. Fire Chief Pratt seconded. Voted unanimously in the affirmative.

MOTION: Code Enforcement Officer Mailhot made a motion to recommend the waiver request for the distance to the throat of the cul-de-sac. Public Works Director McCarthy seconded. Voted unanimously in the affirmative.

The TRC discussed the connection to the Chandler property. Code Enforcement Officer Mailhot stated the applicant could provide proof that the engineering could be done and would satisfy him.

MOTION: Public Works Director McCarthy made a motion to recommend the waiver request to construct the road with less than the required width so long as the applicant shows evidence that the standard road could be constructed within that right of way and if needed a slope easement would be provided. Fire Chief Pratt abstained noting that he is concerned with fire trucks being able to pass each other. Voted in the affirmative.

Continued from 3/20/07 – An application for an 11-lot Conservation Subdivision known as “Lamprey Falls” has been submitted by REI Development Company, LLC. The property is shown on Raymond Tax Map 44, Lot 13, Critchett Road.

Allan Clark of REI presented a waiver request for the length of road to the throat of the cul-de-sac for 1,030 feet.

MOTION: Public Works Director McCarthy made a motion to recommend the waiver request for the distance to the throat of the cul-de-sac. Code Enforcement Officer Mailhot seconded. Voted unanimously in the affirmative.

Approval of Minutes

MOTION: Fire Chief Kevin Pratt made a motion to approve the minutes of March 6th, 2007. Community Development Director Creveling seconded. Voted in the affirmative.

MOTION: Public Works Director McCarthy made a motion to approve the minutes of March 13, 2007. Fire Chief Pratt seconded. Voted in the affirmative.

MOTION: Public Works Director McCarthy made a motion to approve the minutes of March 20, 2007. Fire Chief Pratt seconded. Voted in the affirmative.

Adjournment

MOTION: Code Enforcement Officer Mailhot made a motion to adjourn. Public Works Director McCarthy seconded. Voted in the affirmative. MEETING ADJOURNED AT 11:01 A.M.

Respectfully submitted,

Bette Patterson
Administrative Assistant