

Place: Torrent Hall; Safety Complex

Call to Order: 1:00 p.m.

Members Present: Ernest Creveling, Community Development Director; Richard Mailhot, Code Enforcement Officer; Kevin Pratt, Fire Chief.

Others Present: Robert Price, Planning Technician.

Pledge of Allegiance

Public Hearings – Fordway Brook/Overlook Drive Subdivision

Application #2007-035: An application for a 6-lot conventional subdivision has been submitted by Eric Mitchell & Associates, Inc. on behalf of Fordway Brook Development, LLC to adjust the lot line between lot 6 and lot 7, and subdivide the parcel into 6 individual lots. The property is shown on Raymond Tax Map 15, Lots 6 & 7; Lane Road.

The applicant noted that their engineer had not yet arrived at the meeting, and requested to wait until his arrival. The TRC agreed, and moved on to Approval of Minutes.

Approval of Minutes

Fire Chief Pratt requested that the minutes reflect the TRC asking for a status update regarding the Verizon building on Floral Avenue.

The TRC agreed to table the approval of the December 11, 2007 meeting minutes until such time as the language in the TRC's motion to send the Verizon application forward to the Planning Board can be clarified.

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Eric Mitchell of Eric Mitchell and Associates, Inc. presented the proposal to the TRC. He noted that there are two lots involved with the project; Lot 6 consisting of 16.8 acres, and Lot 7 consisting of 11.2 acres. He noted there is currently an existing house on Lot 6. Mr. Mitchell stated the project proposes to do the following:

- There will be a lot line adjustment between lots 6 and 7
- There will be a subdivision of the newly adjusted lot 6, which will give the existing house its own 2-acre lot
- The subdivision will also create 4 building lots; 2 single-family and 2 duplex
- An access easement will continue to Map 15, Lot 4

Mr. Mitchell stated the road as shown is currently at 950 feet to the throat of the cul-de-sac, and therefore they will be seeking a waiver. He added the reason for this length is

partly due to the terrain, but also so the road can be located out of the way of the four lots that are being created. He stated if the access ever is continued through to Lot 4, the cul-de-sac area can revert back to the owners of the lots.

Mr. Mitchell stated they will also be seeking a waiver for straight-tangents on the roadway. He stated from the beginning of the road, they currently show approximately 149.5 feet between the reverse curves, and the requirement is for 400 feet. Mr. Mitchell noted that the plan meets all the national requirements for safety, sight distance and speed limit, assuming a 35 mph posted limit.

Mr. Mitchell stated he realizes they would need to seek a Variance for the proposed setback of the existing house to the proposed right-of-way. He added they still need to submit the plans to the State for a Dredge and Fill permit, a Site Specific permit, and lastly for State Subdivision Approval.

Code Enforcement Officer Mailhot gave pictures to the applicant showing flooding as documented during the flooding event of April 2007.

Code Enforcement Officer Mailhot asked if there was a second means of egress from the neighboring Thompson Engineering parcel (Lot 4). Mr. Mitchell stated he was unaware of one at this point, however the property owner is looking for a second access. Code Enforcement Officer Mailhot stated he wanted to ensure this was not going to be the beginning of a 2,500 foot cul-de-sac, and that there would eventually be a through road. David Thompson, property owner for Lot 4 stated he is hoping to eventually gain access from his property to either John Street or Ashley Court.

Mr. Mitchell explained that they would also be seeking a Special Permit because they have a wetland impact of approximately 1,100 square feet toward the front of the property. He stated the reason for this is so they can locate the roadway in the best possible location to maximize site distance and to keep it situated far enough away from the existing brook.

Code Enforcement Officer Mailhot stated when this was brought forward in a conceptual form a year ago, the applicant mentioned wanting to construct workforce housing. He asked where this stood with the current proposal. Shane Carter of Fordway Brook Development stated he believes with some duplex styles, he can come close to still being able to achieve that goal.

Code Enforcement Officer Mailhot asked about the status of the current Thompson right-of-way across the property. Mr. Mitchell identified the location of the current access, and noted it is shown on the plans. He stated the intent would be to provide Mr. Thompson with an access easement that is actually viable, as the current easement crosses wetland areas. Mr. Mailhot stated he wanted to ensure that the original right-of-way went away and was replaced with the new one, and that no wetland crossings in regards to the existing easement remain in place, and suggested this could be a condition of approval and identified by a note on the plan.

Community Development Director Creveling asked if there were any impacts on 25% or greater steep slopes as a result of the road construction. Mr. Mitchell replied there were none.

Fire Chief Pratt asked what the applicant planned to provide for fire protection. Mr. Mitchell responded they would be installing a cistern. Fire Chief Pratt stated this would be a problem because the cul-de-sac is too long. Mr. Mitchell replied that there are no houses located beyond 850 feet from the intersection with Lane Road. Fire Chief Pratt stated he would prefer sprinklers or a dry hydrant. Mr. Mitchell stated they would go back and examine this situation further.

Code Enforcement Officer Mailhot asked how the backs of the lots that are blocked by wetlands will be accessed. He asked if the applicant was proposing some form of wetland crossing. Mr. Mitchell responded that they are not proposing any crossing, and he believes no one will do much of anything with the land beyond the wetlands.

Community Development Director Creveling asked about a landscaping plan. Mr. Mitchell stated they need to provide a plan, and this will be done.

Code Enforcement Officer Mailhot asked if lot 7 as shown would be buildable. Mr. Mitchell stated it is buildable, and will be accessed via Lane Road. He added it is an existing lot that they have not designed quite yet.

PUBLIC COMMENT

David Thompson stated he will gladly relinquish his original access easement if he is given the new easement.

Community Development Director Creveling recapped the following:

- The applicant shall provide a Landscape Plan
- The fire protection system shall be clarified
- The easement issues need to be resolved
- The application must be sent for State Subdivision Approval, and the other required permits, as discussed by Mr. Mitchell
- The flood levels experienced in April 2007 should be added to the plan, as has been requested of flood-prone subdivisions that have come forward recently

MOTION: Code Enforcement Officer Mailhot made a motion to continue this hearing to January 23, 2008 at 1:00 p.m. at Torrent Hall. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 3-0-0.

Sprinkler Discussion

The TRC held a discussion with Jonathan Wood in regards to his proposal to implement a Sprinkler Ordinance, and also to clarify some issues with doing so, and the best method to approach in drafting a regulation.

Adjournment

MOTION: Code Enforcement Officer Mailhot made a motion to adjourn. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 3-0-0. Meeting adjourned at 2:37 p.m.

Respectfully Submitted,

Robert Price
Planning Technician