

Site Walk Minutes
Irwin Marine
Amended Final Major Site Plan Review
Map 15, Lot 16
September 23, 2015
Approved 10-20-15

Attendees:

Planning Board Members: Tom Hoopes, Vice-Chair, Roger Sample, Clerk; Bill Curtin; Peter Bolster, and Scott Williams.

Applicant & Agent: Bruce Wright, Irwin Marine, & Nick Sceggell, Fluet Engineering
Staff: Ken McWilliams, Town Planner.

Tom Hoopes, Vice-Chair of the Planning Board, called the meeting to order at about 6:15 pm.

Ken McWilliams distributed 11" x 17" copies of grading plan for the site plan.

The group proceeded to the southwest corner of the site where the wooded area had been cut and replaced with fill. The wetland area just on the west side of the stone wall and property line was identified. The location of the headwall for the end of the culvert buried under the fill was identified. Ken McWilliams explained that the site plan approved in 2000 required that the wooded area in the southwest corner of the site be retained as a buffer. Further that site plan approval required a 10 foot wide landscaped buffer to be planted along the remainder of the western property line that was not wooded.

Nick Sceggell noted their proposal is to have a gravel surface in the area where the fill was added. He further explained the proposal is to regrade the site so that all the storm water is directed to the northwest side of the open portion of the property where a rain garden will be built as shown on the plans. He noted a grass swale will be reestablished along the west and downhill side of the existing storage building. Nick Sceggell noted the finished slopes will have 3:1 slopes. Scott Williams noted they need to address soil preparation on the slopes and planting areas and identify how the slopes will be stabilized.

The group proceeded to the northwest corner of the site to be used for boat storage. Nick Sceggell indicated the proposal is to fill this area to bring it almost level with the area around the existing storage building. Further a rain garden would be constructed along the west and north sides of this area. Nick Sceggell noted the rain garden would be designed to handle and infiltrate a 2 year storm event. The locations of the spillway and level spreader at the bottom of the spillway were identified.

Nick Sceggell noted the location along the western property line where the Quann home is situated 365 feet to the west in a wooded area consisting of a mix of hardwood and softwood trees.

The group returned to the southwest corner of the site to the area that had been cut and filled. Nick Sceggell identified three locations along the top of the filled slope where soil samples will be taken and analyzed to address the concern that the material used for fill may be contaminated. Nick Sceggell noted that information should be available for the continued hearing on October 20, 2015.

Scott Williams made a motion to adjourn. Roger Sample seconded the motion. All were in favor.

The site walk concluded at about 6:50 pm.

Recorder: Ken McWilliams, Town Planner