

Approved: January 15, 2013

Site Walk Minutes
Hertel Subdivision
Major Subdivision Review
Map 19, Lot 62-1
December 22, 2012

Attendees: Planning Board Members: Scott Williams, Planning Board Chair; Bill Curtin; Roger Sample; and Dave Collier. Applicant Representatives: Jeff Hertel and Wes Smith, surveyor. Abutters: Susan John, Rory McDonald, Luc Chagnon, Bill & Judy Breen, and Duane Hammond. Staff: Ken McWilliams.

Scott Williams, Chair of the Planning Board called the meeting to order at about 9:35 am.

The site walk started at the proposed location for the driveway to serve Lot 4. The land rises abruptly from the edge of the minimal ditch line along Rines Road into the lot, flattens off a bit, then rises steeply again up to the flatter area on the north side of the lot.

Storm water flows off the site were discussed briefly. Scott Williams noted that the post-development stormwater flows off the site cannot exceed the current flows off the site. The Planning Board will discuss whether to require a storm water management plan and storm water calculations.

The site walk proceeded to the west along Rines Road. The group noted that the ditching along the north side of Rines Road was minimal to non-existent.

The group observed similar conditions on Lot 3 that existed on Lot 4.

Dave Collier who walked up into Lots 3 and 4 observed some very large boulders as well as ledge outcroppings.

The group observed that the slopes along the proposed driveways to serve Lots 1 and 2 were not as steep as Lots 3 and 4. These lots appeared to be more reasonable to develop.

The site walk concluded at about 10:05 am.

Recorder: Kenneth McWilliams, Town Planner