

The Planning Board for the Town of Derry held a site walk on Wednesday, May 14, 2008 at 107.5 Kilrea Road to review the subject parcel of a proposed 12 lot subdivision.

Members present: David Granese, Randy Chase, Gary Stenhouse, Ann Evans, Jan Choiniere, and John O'Connor

Also present: George Sioras, Director of Community Development; Elizabeth Robidoux, Planning Clerk; Peter Zode, Edward Hebert & Associates, and Dean Smith, applicant; Sean O'Connor, Colette Murray, Stephen Chinosi, William Diadamo, abutters.

Sean O'Connor advised his question had to do with the conservation easement abutting his property and potential access from Hampshire Drive onto the abutting parcel currently owned by the Garabedien family. Mr. Sioras explained to Mr. O'Connor's satisfaction and he departed the site walk.

Mr. Smith reported he had been advised by his attorney that abutters could not take place on the walk. Mr. Granese explained that during the public hearing, the Board had been assured that abutters were welcome. If abutters were not going to be able to attend the walk, then the walk would not take place. Mr. Zode asked that the walk of the property begin, abutters included. He provided two copies of the road profile plan as guidance during the walk.

The walk began at 6:10 p.m.

John O'Connor inquired where the utilities box would be located, and that location was pointed out on the plan. The parcel was accessed through a gate, and those present were advised that the project parcel actually begins at Sta 6+00.

Randy Chase and Stephen Chinosi joined the walk. Mr. Granese asked that the engineer conduct the site walk and point out pertinent locations, rather than the abutters. At Sta 11+00, Mr. Zode pointed out the area for Catch Basin 2 and the treatment swale, which would be located to the left of the station. He advised that this was where the edge of Hydric B soil was flagged by Jim Gove of Gove Environmental. Mr. Sioras commented Mr. Gove is very reputable. Just prior to Sta 11+00, a small depression was noted to the left of the centerline. Mr. Zode inquired of Mr. Smith what had been excavated? Mr. Smith explained he excavated a couple of loads of dirt for his home site when he was building it a few years ago.

At or around Sta 15+00, the trail, which is depicted on the proposed plan, will go off to the right of the centerline of the road. Those present on the walk noted the trail they were walking on had a bed of crushed gravel. Mrs. Murray reported a

previous owner of the property had been conducting illegal rock crushing on the property and had been denied the use by the Town.

There was a short discussion with regard to the hiking trail. Mr. Zode explained the existing trail would be relocated along lot lines so that it does not interfere with property owner's use of their backyards.

There was some discussion with regard to the depth of ledge on the property and if there would be acceptable drinking water available for the wells. It was noted the property contained ledge close to the surface and there was not a lot of topsoil present. Mr. Zode stated they had dug a few areas and water tests had been provided to the applicant. Mr. Chinosi advised that his well, is 1000 feet deep and runs dry at least 3 times per year.

The walk proceeded to Sta 20+00 and several of those present walked the area of the proposed 'bulb' of the cul-de-sac.

Mr. Stenhouse, Mrs. Robidoux, Mr. Chase, Mr. Smith, Mrs. Murray and Mr. Chinosi walked to the quarry location. Mr. Chase, Mrs. Robidoux, Mrs. Murray and Mr. Chinosi walked to the summit of the hill.

Mrs. Robidoux took pictures of the cul de sac area, the excavated area to the left of the proposed cul de sac, the quarry and the summit. Permission was obtained from Mr. Smith prior to taking pictures.

The site walk ended at 6:50 p.m.

Minutes prepared by Elizabeth Robidoux, Planning Clerk.