

Site Walk

On Saturday, March 10, 2012, the Derry Planning Board conducted a site walk to view the property owned by Jean Gagnon that is under consideration for a 10 lot subdivision. The site walk began just after 10:00 a.m., at the intersection of Bayberry Lane and ~~Old~~ ChesterAdams Pond Road.

Present: David Granese, Jan Choiniere, Frank Bartkiewicz, George Sioras, Dave Milz, Randy Chase, Darrell Park, Elizabeth Robidoux, Ann Alongi, Mike Fairbanks; Nate Chamberlain, Eric C. Mitchell Associates; Jean Gagnon, owner; and ~~residents of~~ Bayberry Lanemembers of the public.

Weather conditions were cold and clear, following a light snow the evening before (1-2"). The walk began at the corner of Bayberry Lane and commenced up ~~Old~~ ChesterAdams Pond Road to the Adams Pond Dam. The walk paused at the dam. Nate pointed out the primary spillway and the secondary spillway. He noted that the furthest spillway needed to be rebuilt. ~~The members~~ Those present viewed the potential parking area. Nate advised that the entrance would need to be graded if the area was constructed; this all depends upon the final decision regarding the dam. If the town takes over the dam, then the dam and pond will stay. He stressed this is still in negotiation. Mr. Gagnon will need to decide what he is going to do with the dam by December of 2012; per state decree.

Mrs. Martin asked if the public access could be placed on the other side of the dam, closer to the existing home? Liz noted there is a fire cistern in that location as well as a deeded 50 foot fire department access easement. Jean Gagnon advised he is trying to accommodate a request from the Town Administrator as part of their discussions. Mrs. Martin clarified she was not referring to the land between the existing home (PID 12119) and the dam, but rather usage of a part of the land contained within 12119-009, and stated she felt that would be a safer location, as it would be away from where the water flowed over the dam, which poses a hazard to boaters, and away from the dangerous bend in the road. Mr. Gagnon and Nate responded there was no interest in using 12119-009 for public access.

The site walk moved back down the road toward Bayberry to the location of the centerline of the proposed Deer Run Road. It was explained the intent was to keep the stonewall in place along the frontage. The town has requested the shoulders of the road be shimmed and repaired. There will be good sight distance at the entrance. They will tie the curb into the new shoulder of the road per the suggestion of the review engineer. ~~Abutters~~ Members of the public expressed concern that headlights from cars exiting the new road will shine directly onto the front of the home across the street from it.

The walk continued into the woods. Not all present attended this portion of the site walk. The walk paused at the left hand lot corner of the beginning of the lot. Regina

Coel noted that with the construction of these lots, the number of people accessing her property will increase. Doug Rathburn felt that because of the wetland, they could not get through. He walks the area frequently and believes that the majority of people are coming from Halls Village Road. Ms. Coel said people portage their canoes in. She noted she will have to put up no trespassing signs.

~~Mr. Schnitzlein~~ One abutter/resident (Abutter 1) expressed concern regarding drainage. The drainage from Bayberry and the streams on those properties end up in the pond. If the land is raised up in this location for the new homes, will it affect the drainage on Bayberry? What keeps the streams from backing up? Nate explained they will keep a positive drainage on their property. There is only one real runoff area and they will install a culvert to handle that drainage. Their drainage study shows the one wetland crossing. Mr. Rathburn noted the other stream is on his property. ~~Mr. Schnitzlein~~ Abutter 1 advised he has a pond in his yard that continually drains. Nate stated they conducted an extensive drainage study and have accounted for all of the drainage and runoff. It will continue as it is today, meaning that they can't change the drainage pattern. There can be no increase in pre development runoff. The drainage study has been reviewed by both the Town Engineer and the outside engineering consultant.

Mrs. Schnitzlein asked if the engineer was present? He was not. Liz explained that per state law, they have to meet the drainage requirements. ~~Mrs. Morgan~~ Another abutter/resident (Abutter 2) asked if it will be on record that they won't have drainage problems? George noted that this lot (12119-008) sits down from Bayberry and the water flows south to the pond. He understood the abutters on Bayberry wanted to make sure there were no issues. Nate said the flow has been accounted for and analyzed.

Regarding the road profile (the group was standing at STA 5+00), there will be a cut. The water will flow into the cut and be treated, and then it will flow on toward the pond. The water is treated such that a vegetative swale filters out contaminants and sediment prior to the water being directed on toward the pond.

~~Mr. Schnitzlein~~ Abutter 1 asked if the catch basin on Bayberry would be affected? Mr. Rathburn advised that catch basin directs water under his driveway and outlets to the east and leads directly to the pond. All the catch basins here will be treated and then flow to the pond.

The group continued on and paused at the entrance to the cul de sac (STA 9+50). It was explained the developer wants to put the homes as close to the road as possible. Jean stood in the approximate location of the house for Lot 12119-008. There was a faint view of a home on Bayberry through the existing foliage. He explained the homes will be around 2300 to 2500 square feet, with garages attached or under. The location of the garage will depend largely upon the placement of the septic systems on each lot. Test pits showed the soil to be all sandy material. The septic beds will be slightly raised, and likely located to the side or front of the homes. For this particular lot,

because of the topography, the garage may be located under. Where the group was standing at the entrance to the cul de sac, the ground was at grade.

~~Mrs. Morgan~~Jean confirmed most homes were planned to be around 2500 square feet. ~~Mr. Schnitzlein~~Abutter 1 confirmed the intent is for stick built, vinyl siding, colonial mix construction. The façades will be different. Jean advised his company will build the homes. He will try to keep the homes consistent in style. They will be similar to what was constructed on Lampton Drive.

Mrs. Martin asked for an explanation of the binding versus non-binding plan. George explained the Planning Board can say they agree with the general location of the proposed homes. The exact location on the lot may change given the fact that septic locations play into the final location of the home. Mrs. Martin asked to what extent the location of the foundations can deviate from the plans. The answer was ~~it~~ is difficult to say without the construction of the septic system and locating the well, exactly where the home will be. The septic design has to fall within the 4000 square foot area. The houses are based on that location. Nate explained they have followed all of the state guidelines. The systems have d-boxes and a leach field.

George stated the abutters were welcome to come to the Planning Office and review the plans to see the location of the test pits for the lots. It was noted the building envelopes for these lots are tight. It is more economical to keep the homes close to the roadway. There is not a lot of flexibility in the proposed plan.

Jean said the lots are on three acres of land, with 200 feet of frontage, so the homes are not all that close. There will be green area in between the homes. He will keep as many trees as he can. He noted there were some nice oak trees on the lots. ~~Mrs. Morgan~~Abutter 2 asked with regard to tree clearing. Jean said he will keep as many as he could without killing the trees or their roots. He clears for the house, leach beds and driveways. ~~Mr. Schnitzlein~~Abutter 1 asked how long will construction take? Jean said he will come in and put in the foundations, and clean up the lots. He will then frame the homes a few at a time. Mrs. Martin asked why he would do all of the foundations at once? Why not do them one at a time and leave the lots with the trees. Jean said if he did them one at a time, it would be more disruptive. The road work, green areas and utilities get disturbed. ~~It is~~He felt it was better to put in the road, driveways, foundations and install the utilities all at once so that the site can be stabilized. It is better to put in the foundations, because it will keep the lots clean. Nate noted that different builders construct in different ways. Jean said he wants to cut the lots at the same time as the road to minimize the disruption. When asked how long he thought it would take to complete the project, Jean said he did not know, he was working on a project in Auburn currently. However, he completed Lampton Drive (33 homes) in a bad economy in just about five years.

It was noted this development would have underground utilities.

The group began the walk back to ~~Old Chester~~Adams Pond Road. George spoke with

Jean with regard to the road name. The Highway Superintendent has suggested the name be changed from 'Deer Run Road' to "Deer Run". With the new regulated sign sizes, the sign will be very large.

~~The abutters~~Members of the public were informed that more information will be provided at the public hearing on March 28th. ~~The abutters~~Members of the public asked that the questions from the site walk and the previous meeting be answered at the next meeting.

The site walk ended at 11:07 a.m.