

On Saturday, June 28, 2014, the Derry Planning Board conducted a site walk at 130 North Shore Road. Board members and staff present were David Granese, Frank Bartkiewicz, John O'Connor, Mike Fairbanks, Lori Davison, George Sioras and Elizabeth Robidoux. Also present were Sean O'Keefe, 130 North Shore Road; Steve Pascoe, AAA General Contractors, Jay Tokie, Keith; Bernie Temple of ECM, and approximately 8 abutters.

Steve advised he and Keith are now the current owners of the property. They have received a letter sent by the Santiago's legal counsel and would request they not participate in the site walk. Dave noted they had stated during the public hearing that the public could attend. Steve explained that was prior to receiving this letter. Mr. Santiago said the letter is not threatening suit, it has more to do with liability. Dave advised that at this time, the Santiago's would be excluded from the site walk but would be provided a copy of the notes and a copy of any pictures taken today; they could have those prior to the next public hearing. Dave asked that any questions about the site walk or project be sent to Liz ahead of the next meeting.

Bernie described the existing conditions. The property has been staked out every 100 feet up the centerline of the proposed driveway. There are flags every 50 feet and he has staked out the proposed location of the pipes and detention pond. He noted the area of right of way that is to be donated to the town. Mrs. Howard did not believe they could just donate the right of way to the town; it would need to be accepted. George explained the process, if this plan is approved, is to have Town Council accept the dedication of the new portion of the right of way. That is handled through DPW. If Town Council accepts the dedication then the town would take over maintenance of that new portion of North Shore Road.

Bernie advised there would be little water coming down the lot once they have the improvements in place. There will be a culvert under the new driveway. He noted the property line follows the trees and is about 10 feet back from the existing edge of pavement. Mrs. Howard asked who would pave the right of way. Bernie advised the town regulations require them to pave the driveway to the road.

John asked for the location of the 15" culvert that is buried in silt. Bernie said there is a culvert to the right of the driveway. Liz noted Mark L'Heureux had reported the opening to the culvert to be clear. Dave asked for the location of the new driveway (replacing the gravel driveway). Bernie said it was about 200 feet to the left of where everyone was standing. There was a short discussion about locating culverts. Mrs. Howard said they could not put culverts on her side of the street because it would put all of the water to the lake. She explained how the water flows from one side of the road to the other to Island Pond. The water flows from this lot and travels down the road. Mr. Howard noted they have had several 200 year storms over the last few years.

The walk proceeded to the existing gravel driveway. Bernie said they are not proposing a culvert here. They will be taking trees down to enable sight distance. Most of the trees will be removed between the driveways. They will minimize the increase in flow once they have stabilized the treatment plan; it should take care of any existing flows. Mr. Howard asked that hay bales and silt fence be utilized for erosion control along the right edge of the new driveway in this location.

Sean advised when they worked on the old well, it took care of much of the wash outs. With the existing topography, any water from No. Shore will still run across Mr. Hemond's lot. He noted there is no culvert under Mr. Hemond's driveway. Dave asked if the stonewall indicated the property line. It does.

Steve advised he would allow the Santiago's to attend the site walk.

One of the waterfront property owners indicated he has some concern regarding silt because it travels across North Shore and ends up in Island Pond from the drainage. Dave said the applicant will employ the appropriate erosion control during construction. Bernie reiterated the new drainage plan will minimize the existing flow. Steve said this plan will reduce the flow. He does not feel additional culverts are required. It was noted again that when DPW staff reviewed the two culverts, the openings are currently clear of silt.

Sean said there has been no build up of silt out the ends of the culverts. Any silt from his property would show at the openings. The gravel driveway is the original driveway for the home and has been there since 1911. He constructed in 2010-2011. That is when there was an issue with siltation. The Howards have acknowledged the issue has died down since he worked on the old well. Steve said they will perform the work properly according to the design. Dave said he will ask Mark L'Heureux during the next meeting to explain the runoff. If he says it is fine, the Board will go by that. Steve recalled Mark had stated at the last meeting the drainage would work as designed. John noted the plan will now be redesigned. Steve said they have made adjustments for the neighbors and will make sure it works. Mike asked that during construction they make sure that BMPs are in place. Bernie said that will be part of the construction sequence. They will make sure everything is in place.

George asked if Sean would be living here during construction. Steve said as the new owner, he is not sure who will be living in the house; it is uncertain if he is going to sell the house or not. George felt it was important that whoever was living in the house was on top of what is going on in the field and is aware of what will be happening. Steve said he will be supervising the work whether he is living there, has a tenant, or if there is a new owner.

The walk continued to the first flag which denoted the centerline of the driveway. The stone wall to the left can be seen on the plan. A small headstone was noted indicating the remains of a family pet. Bernie said to meet the town regulations they will need to come down and come up; that is why the driveway takes a hard right. There will be cuts and fills on this whole section. That will slow the water. It will be channeled and put into a small pond and which will release the water slowly to a treatment swale. If there is any overflow, it will have a place to go. One of the abutters asked if the water behind the existing house will be diverted by the berm. Bernie said the water will continue to go as it does now. The pond has been designed to hold a 100 year storm; there will be an overflow weir.

The walk paused at Sta 72+50 which is the location of the first culvert crossing. Sta 72+00 is near the Santiago's property line. It was estimated to be 60 feet to their property line. Trees will be removed in this location almost to the building setback. Steve addressed a concern expressed by Mr. Hemond. The plan is for one new house lot; not a new road for several houses.

Bernie explained the area of the diversion berm. It is designed to catch the water from the driveway then the land comes back up to keep the water away from the abutter's property. Keith noted that the ability to develop this lot is going to make the current situation better.

The walk paused at Sta 73+00 and again at Sta 74+00. This is the area of the proposed detention pond. The emergency overflow is a 12' wide stone rip rap weir. If it ever overflows it will be directed over the stone and directed back to the drainage system.

The walk continued to Sta 75+50, a location of one of the level spreaders. Steve noted an abutter had a concern regarding sodium levels and the effect it may or may not have on well water. Bernie said the salt from the driveway would be trapped in the pond and level spreaders which will reduce the amount of sodium. Jay said there are different salt applications available.

The walk paused at Sta 78+00 which is another level spreader/crossing location. At Sta 79+68 it was noted no abutting homes were visible. Keith noted the tree line to the rear is where the property line for Anna Circle starts. Bernie said they did test pits and they won't need to bring a lot of fill up. He has not yet designed the septic system and is unsure how deep the well will be.

From the current location (end of proposed driveway), the back property line is approximately 400 feet away; the driveway ends about 900 feet from No. Shore Road.

Dave asked that abutters forward their questions to the Planning Office prior to the meeting and they can be addressed at the next public hearing. Abutter will be allowed to ask questions at the next hearing.

The site walk ended at 9:36 a.m.