

PLANNING BOARD
APRIL 3, 2012 at 6:00 PM
WILSON'S LANDING/FULLINGTON FARM SITE VISIT

In attendance:

Members: Kate Connolly (Selectmen's Representative), Judith Esmay (Chair), Joan Garipay, Jim Hornig, Michael Mayor

Alternates: Bill Dietrich, Iain Sim

Staff: Vicki Smith, Jonathan Edwards, Judy Brotman

Others: See Attendance Sheet

ESMAY read notices: Continuation of review of applications.

ESMAY noted that site walks are an informal time with lots of questions. She declared the public hearing reopened.

Applicant, Nik Fiore, gave the tour.

SIM asked about plantings around the parking.

MAYOR asked about use of barn's lowest level.

Fiore talked about difficulty storing rigged boats in the barn. He pointed out 3 evergreen trees north of the bank that will be removed. The driveway will be gravel. The parking area is a grass/paver system, as shown on detail #6 on Sheet C3.1.

John Creagh asked about TST#2. Nik explained it is a temporary stormwater collection basin.

The Board looked at the barn's lowest level. Nik described the proposed grading on all sides of barn.

Carol Weingeist was concerned about the view of the parking on the west side of the barn from the River. Nik thought screening the west section of the parking lot would look odd.

SIM asked about fire truck access. Nik said ambulances will be able to drive through the parking area. The fire truck will be able to pull into the driveway but will not be able to drive around the barn.

Dartmouth canoes and kayaks will be stored in the north part of the basement of the barn. The new boat shed will store 20 8-person & 4-person boats, and 30 singles & doubles; about half that number of 8-person & 4-person boats will be in the shed in the summer & fall. No shells will be

stored in the basement of the barn. The footprint of the 57'^(width)x71'^(length) boat storage shed is indicated by stakes placed in proposed corners. The stakes are as tall as the proposed storage shed.

Creagh asked if the shed could be moved south. Fiore noted that if it were any closer, the boat trailer storage area would be lost.

Creagh asked for clarification about how many boats would be stored in the proposed sheds.

All trees in the area of the shed will remain. The existing sheds will be removed. Pruning of the maple tree must be done to protect the roof of the storage shed.

Uchida said that FoHC is committed to maintaining the structural integrity of the house. The roof and walls will be maintained so that they are sound. The house will be shored up first and then it will be painted. The roof will be checked for leaks and fixed if necessary. GARIPAY asked if mold would be removed. Uchida said "not in the immediate future". The house will not be heated.

Grading for the pedestrian path was discussed. The post and rail fence will remain. There are no plans to upgrade the access road. It is maintained by the Town. Creagh noted that with more use, there will be more dust floating over to the Creagh's property from the road.

Fiore pointed out where the septic system is and where the new septic tank will be located.

The path on the trail easement was discussed. There is the possibility that will be improved.

The culvert under the access road connecting the backwaters is plugged up.

At Wilson's Landing, Nik pointed at the high water level and where the approximated low water level would be. The location of the bulkhead for the new dock & the slight grading improvements associated with it were described. Some shrubs will need to be removed.

Visiting team boat trailers will not be kept at Wilson's Landing. Coach launches for visiting teams will not be launched from Wilson's Landing. Visiting team coach launches are NOT brought to races. Only shells travel. Nancy Carter described the fueling system. Visitor parking will occur at the Richmond Middle School. Shuttle buses will transport visitors to the River at the Chieftain.

Weingeist asked where UVRF youth come from. Carter replied, "all over". UVRF youth are aged 14-18.

There is no defined access to the peninsula to the south. Birders stay in the parking area.

Hanover DPW puts out the Town dock when they have time in the spring.

The new storage shed will be visible from Wilson's Landing.

DPW grades the access road once a year according to a convenient DPW schedule. Between 6 and 9 coach's launch boats will be docked at the new dock.

The Site Visit completed @ 6:50 PM and the meeting adjourned until 7:30 PM at the Town Offices.

Respectfully submitted,

Vicki Smith