

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254

Site Visit Minutes

October 9, 2013

CG Roxane, LLC (408-1)
Site Plan Amendment
455 Ossipee Park Road

Present: Members: Peter Jensen, Vice Chair, Judy Ryerson, Josh Bartlett, Paul Punturieri,
Bob Goffredo; Russ Wakefield (Selectmen's Representative)
Alternate: Keith Nelson
Staff Present: Town Planner, Bruce W. Woodruff
Also Present: Yannick Rousseau, Nick Sceggell, Christina Ashjian, Bud Heinrich and Others

Mr. Jensen called the Site Visit to order at 5:00 PM. He gave a brief outline of protocol for Site Visits, that this is a fact-finding and seeing visit only, instructing the Board to avoid deliberation amongst themselves and to ask all questions of the applicant (through the Vice Chair) so that everyone could hear. He also instructed the Board to refrain from making any determinations until the Public Hearing is re-opened at the regular meeting. Mr. Jensen stated that the group should stay together and that any questions or comments be directed through the Chair. Nick Sceggell was then asked to point out the site improvements/changes and explain what was changing on the site for improvements which include changes to parking, grading, landscaping, signage and drainage.

The question was asked on saving the evergreen tree(s) in the landscaped island that was going away. The tree will not be saved. There were several questions on drainage including on how the catchbasin system works, where the outfall lies and whether the rip rap swale and level spreader were initially constructed as per the original site plans or not. A request was made for the engineer to test the catchbasin system to ensure that it is functional. Mr. Sceggell agreed to do that and report back his findings. There was some discussion on the extent of the 1991 site plan improvements. The Plant Manager indicated that in addition to the paving for the truck parking area, the entire paved lot would be overlaid at that time. A citizen had a question about the amount of screening of the plant and truck parking area.

Discussion on whether more up to date treatment and infiltration techniques could be employed at the outfall took place. Mr. Sceggell said he would investigate the outfall further for the Board. There were several questions from the Board regarding maintenance of the catchbasins and how it could be monitored going forward after this improvement.

Members had questions on how the site would be graded and how that would affect drainage amounts and patterns. Members viewed the entrance improvement for the truck radii and had questions about drainage, especially on how it may affect the cottage structure down the hill. A member had a question about the area by the cottage that had cattails and whether it was a wetland or not, and whether the additional pavement would affect that more. Mr. Sceggell indicated that there would be an increase in

the amount of runoff, but that it would be following the relocated ditchline to the existing catchbasin next to Ossipee Park Road near the cottage.

Questions about no idling and no overnight parking signage were asked, including where are they needed, how many and what size.

The site walk ended at 5:33 pm, and there were no decisions made.

Respectfully Submitted,
Bruce W. Woodruff
Town Planner