

DRAFT MINUTES OF SITE WALK

WILLIAM AND DONNA VELLO PROPERTY, 54 SOUTH SHORE DRIVE, (TAX MAP 120-025).

JULY 11, 2010

The Board convened a previously announced site walk of above described property on July 11, 2010 at 6:30 pm.

Board members present: Paul Raslavicus, chair; David Bickford, Selectmen's Representative, Scott Drummey. Board members excused: Bob Craycraft, Dot Veisel.

Also present: Arthur Capello, William Vello, Bryan Berlind, Mrs. Berlind, and Robert Lenahan.

With a quorum of the Planning Board present, the site walk took place as planned. Mr. Berlind made available engineered plot plans to the Board. He and Mr. Lenahan, the architect, demonstrated the approximate foot print of the intended new reconstructed dwelling, which will move the lake frontage further back from the lake shore by approximately ten feet. The re-siting of the leaching field to the Vello property across South Shore Road will make that land area available for the siting of the road end of the newly constructed building. The area of land impacted by the construction was delineated; the intent to preserve the currently existing woods on the property was emphasized. Mr. Berlind noted that the slope of the lakeside lot was approximately 20%.

The slope of the land across South Shore Road, upon which the septic system will be installed, is approximately 10%. Mr. Berlind stated that the DES will require the movement of the new septic field to be no less than 100 feet (?) from the adjacent field.

The PB noted that they have no jurisdictional authority over the permitting of septic systems.

The Board noted that a variance has been granted by the ZBA to proceed with the construction that will impact less square feet of the 50 foot shoreline buffer than the current structure. It will view the actual documentation at the time of the continuance of the Public Hearing on August 3, 2010. The Board also noted that with the property under development being below grade of South Shore Road, there were no apparent issues that would impact the Town road.

The site walk was adjourned at 7:00 PM.

Respectfully submitted.

Paul Raslavicus, Chair