

Draft Site Walk Minutes

New Durham Planning Board

June 16, 2007

Site Walk for DeLong Subdivision, Quaker Road Map 5, Lot 29-2.

Present: Cathy Orlowicz, Chair; Peter Rhodes, Robert Craycraft. Excused absences: Paul Raslavicius. Others present: Ken Hynes abutter, Ernie Vachon and Tom DeLong, Mike Clarke High Department Forman.

Meeting was convened at 8:00 AM because it was posted as such. During the June 5th meeting members voted to begin at 7:30 AM. To comply with the posting the meeting was not called to order until 8:00AM.

Cathy Orlowicz called the meeting to order at 8:00 AM. She stated the purpose for the meeting, also explained the members are walking the property and would not be making decisions about what was seen or questions asked.

Members began by walking the proposed lot numbered 29-2A on the subdivision plan. M. Clarke has suggested the road width be up graded to a twenty foot travel surface with three foot shoulders. Culvert at end of what may become the proposed driveway for this lot will need to be set down and back from the shoulder. Also expressed concerns with site distance at end of proposed driveway, but felt trimming of trees may correct the issue. Mr. DeLong asked questions regarding slope of the proposed driveway (he estimated a 15% slope.) and he suggested he may culvert the proposed driveway to deal with the flow of water into drainage ditches. M. Clarke suggested Mr. DeLong consider stone checks in the ditch lines to slow the flow of water. Mr. Delong was asked to have his surveyor show on the plats the septic system and well locations of the abutter's property for lot 29-3A. Members were not able to locate the test pits on this lot. Questions about the amount of road frontage for this lot were brought up, due to the conflict in the regulation regarding five area lot size.. R. Craycraft mentioned several ways Mr. Delong could approach resolving this issue. Mr. DeLong took this under advisement.

Lot 29-2B: The culvert under Quaker Road, across from Lot 37 on the plat, M. Clarke suggested creation of a detention area and a "level spreader" at the other end of the culvert, outlet on to Lot 37. Suggested riprap in the bowl above the culvert, intake end. He also suggested moving the stone wall back for drainage and to include in the deeds easements for up keep of the drainage ditches by the town.

Lot 29-2: Road travel surface was measured at the culvert near Lot 36 and is only eighteen feet. Upgrading the culvert size to three feet, level spreader and riprap of bowl for the culvert were suggested by M. Clarke.

M. Clarke stated the Road Agent felt there was no need for an engineering study for this subdivision.

Mr. Delong gave permission for R. Craycraft to walk the balance of the property and Ernie and he would join him. P. Rhodes had to leave the meeting for 9:15 AM.

Motion was made by P. Rhodes to adjourn the site walk meeting at 9:17 AM, seconded by R. Craycraft. Vote was in favor by all to adjourn.

Addendum: R. Craycraft was able to locate the test pits for septic systems.

Respectfully submitted: Catherine Orlowicz

DRAFT