

New Durham Planning Board

April 10, 2010 Site Walk

Tax Map 261 Lot 4

Members Present: Bob Craycraft, Paul Raslavicus, Scott Drummey
Others Present: Thomas Varney PE (arrived 17:01 hrs)

Bob Craycraft Called the meeting to order at 17:00 hrs

The Planning Board members and Tom Varney met at 364 Route 11 to conduct a site walk for a proposed gas station and store. The planning board members asked for clarification regarding items on a Site Plan dated March 12, 2010. Site specific observations included:

- The board members viewed the proposed location of the business sign. Mr. Varney indicated that a final sign detail is pending.
- Mr. Varney pointed out the proposed location of the “Pump Island” canopy and indicated the specific canopy design has yet to be determined.
- Mr. Varney indicated that the applicant proposes landscaping select areas adjacent to Route 11 with a 4” layer of loam and seeding the sections with grass that will be maintained at a height of 4”.
- Mr. Varney identified the area where five parking spaces and additional pavement was proposed.
- Mr. Varney identified proposed location of an approximately 1000 gallon stormwater management drywell with grate and filter.
- Mr. Varney indicated the snow storage location, outlined on the plat, that would be accessible via the existing gravel driveway.
- The board members observed the locations where septic systems (one for the proposed store and one originally used in conjunction with the discontinued building) were located. Leach field locations were not verified but may be located immediately adjacent to or in wooded areas characterized by maturing trees.
- The board members walked around the discontinued building. The building exhibited evidence of two deteriorating chimneys, one of which was leaning and was steadied with support beams, as well as scattered rotting clap-boards.
- The board members and Mr. Varney viewed what appeared to be the existing well, detailed on the Site Plan, that is located in an existing shed that is in disrepair. The well appeared to be a dug (shallow) well located adjacent to the paved surface and near the underground storage tanks. Mr. Varney will seek additional information.
- Board members viewed the stream, and existing vegetative cover, located behind the proposed gas station and behind the discontinued building.
- Board members observed discarded items such as metal and plastic debris on the property.

The Site walk adjourned at 17:37 hrs

Respectfully submitted by Bob Craycraft

Town of New Durham