

**WASHINGTON PLANNING BOARD  
and CONSERVATION COMMISSION  
Joint Site Walk on July 12, 2012**

**Site Walk Lot Notes – Nan Schwartz**

**Attending: Nan Schwartz, Lynn Cook, Jean Kluk, Jim Crandall  
and Sandy Robinson**

1. TM 14-38 – 1.39 acres

Maps showed the front of this lot to be in the floodplain as mapped by FEMA. Lot drops off from road. Entering the lot from the right front we found spongy ground and lots of ferns. As dry as conditions are, we could tell that this is a wet lot. We found striped maple, mixed hard woods and soft woods and large patches of golden thread, which grow in moist shady areas. The lot is crisscrossed with intermittent streams, large boulders. Lot rises a bit toward the rear. Lot seems to be a parcel that receives a lot of stormwater during storm events.

2. TM 14-93 - .7 acres, corner lot Ashuelot Drive and Jefferson Drive  
Maps showed this lot to be in the floodplain as mapped by FEMA. It is also partially in the Shoreland Protection Zone. Two active year round brooks run through the property, which join and pass under Ashuelot Drive through a culvert and feed directly into Ashuelot Pond. This lot is directly across the street from the LAE Highway Department lot and public boat launch.

Lot drops off from the road, active stream near Ashuelot Road side, a culvert runs under road to carry the stream. There is a 2nd stream on Jefferson Drive side with large wet area, a culvert under Jefferson Drive carries the stream onto the lot. Lot has mixed hard and soft woods, very wet lot, boulder. This lot is obviously a receiving parcel for stormwater and the 2 brooks that run through it.

It is a very small lot, not suitable for building or driveway access, in 1990 it was found to require in excess of \$20K of fill to create a buildable spot. The Assessors' condition of 50 might be considered

high.