

Planning Board Minutes of November 9, 2002

PLANNING BOARD SITE WALK MINUTES

LOCATIONS:

MCINTOSH HOLLOW (Searles & Gov. Dinsmore Roads) & HANCOCK ROAD

PLANNING BOARD: CONSERVATION COMMISSION:

James Finn, Chairman - Present

Ross McLeod, Chairman - Present Dianna Fallon, Vice Chairman - Present

Wayne Morris, Vice Chairman - Present

Lee Maloney, Secretary - Present **TOWN OF WINDHAM:**

Walter Kolodziej, Regular Member - Excused Alfred Turner, Director of Planning

Lisa Linowes, Regular Member - Excused

Russ Wilder, Regular Member - Present **DEVELOPER REPRESENTATIVES:**

Roger Hohenberger, Selectmen Member - Present Sam Naser, Developer

Alan Carpenter, Alt. Selectmen Member - Excused Peter Zohdi, Herbert Associates

Roy Dennehy, Alternate Member - Present

Nancy Prendergast, Alternate Member - Excused

Site Walk Observations and Notes:

MCINTOSH HOLLOW

Site walk was called to order at 8:00 a.m. Apple Acres retail establishment.

The attendees walked across Apple Acres (pumpkin patch) farmland toward the eastern portion of Governor Dinsmore Road and Searles Road intersection. Gov. Dinsmore Rd. is a paved road, measured to be approximately 16' wide, with a rise coming off Searles Road. It

was observed that at the intersection, the site line was short on Searles Road and that there is a large pine (excess of 12" diameter) obstructing part of the line of site.

Attendees proceeded east down Gov. Disnmore Rd. stopping at a proposed culvert site (#40), then proceeded down hill where the road curves to the south. Flooding may be a problem at the curve because at present there are no provisions for drainage on the north side of the road. The road cut at this point appears to be 4' or 5' to make a 4% grade.

Attendees proceeded south along the unpaved ROW bordered by stonewalls on both sides. This area is the beginning of a proposed cul-de-sac and is a 6% slope. Attendees proceeded to a railroad bridge then turned southwest through a heavily forested, crossing small mounds of sandlike soil, possibly a test pit, and continued through proposed driveway at lot 13c11 to a stonewall with an adjacent residence. Soils in this area were unremarkable, and attendees turned east continuing through an apple orchard to a small pond on Apple Acres farm.

The site walk at McIntosh Hollow ended at 9:40 am and members proceeded to Hancock Road.

HANCOCK ROAD

Attendees arrived at the base of Hancock Road and walked up hill to the end of the temporary cul-de-sac. Attendees observed front yards on both sides of the street sloped toward the street and several septic systems were located in front yards making some tree planting difficult. Breakthrough and clearing for a new development has already begun. It was explained to attendees, by Mr. Turner, that home lots located contiguous to the existing cul-de-sac would gain approximately 20 more feet of frontage once the Hancock Rd. is extended.

The site ended at approximately 10:30 a.m..

These minutes are submitted in draft form and have not been approved by the Planning Board.

Respectfully,

Lee Maloney, Secretary, Windham Planning Board