

**PLANNING BOARD MINUTES**  
**October 14, 2006**

**Sitewalk #1 – The Willows Site on Mammoth Road**

**ROLL CALL:**

Phil LoChiatto, Chairman – Present  
Nancy Prendergast, Secretary – Present  
Ross McLeod, Regular Member – Excused  
Neelima Gogumalla, Alternate – Present  
Margaret Crisler, Selectmen Member – Present

Ruth-Ellen Post, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Excused  
Pam Skinner, Regular Member – Excused  
Rick Okerman, Alternate – Excused  
Alan Carpenter, Selectmen Alternate – Excused

**OTHERS PRESENT:**

Ken Bergeron, owner  
Jim Finn, Conservation Commission  
Wayne Morris, Conservation Commission

Peter Zohdi, Herbert Associates  
Bernie Roulliard, Conservation Commission

*Mr. LoChiatto opened the meeting at 1:00 pm.*

Mr. Zohdi displayed the site plan drawings and gave a description of the proposed project. A 21-unit adult community is proposed with access to 8 units from Cobblestone Road and 13 units from Mammoth Road. Five of the units are proposed as 1-bedroom and the remaining 16 as 2-bedroom units. A 5-foot wide walking path with benches is a proposed connection.

The sitewalk began at the Cobblestone Road proposed access and the attendees walked the centerline of the road as staked. The walkers observed the staked locations of the proposed units and noted the fairly level topography. Discussion: Single stand-alone units versus duplex units, single units would require longer road increasing impervious surface.

The attendees then proceeded to the property line. Discussion: Road and unit locations and orientations, solar benefits in relocating the units, landscaping berms and buffer along property line. The WWPD was observed and the trail along the brook was discussed.

The attendees then walked along Mammoth Road to the next set of units. The attendees proceeded along the staked centerline of the proposed road. The staked locations of the units were observed along with setback distance from Mammoth Road. Discussion: Existing cross culvert, wooden foot bridge to cross brook. The WWPD line and its proximity to the units was identified and discussed. Tree lines were also observed and the applicant has no intention of cutting. The sitewalk adjourned at 1:50 pm. The applicant is not scheduled to return to the Planning Board for further discussion.

**Sitewalk #2 – 90 Indian Rock Road, Granite Hills Condominium Association**

**ROLL CALL:**

Phil LoChiatto, Chairman – Excused  
Nancy Prendergast, Secretary – Present  
Ross McLeod, Regular Member – Excused  
Neelima Gogumalla, Alternate – Present  
Margaret Crisler, Selectmen Member – Present

Ruth-Ellen Post, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Excused  
Pam Skinner, Regular Member – Excused  
Rick Okerman, Alternate – Excused  
Alan Carpenter, Selectmen Alternate – Excused

**OTHERS PRESENT:**

David DeVries, owner  
Jim Finn, Conservation Commission  
Marilyn Bailey, Heron Cove

Joe Maynard, Benchmark Engineering  
Bernie Roulliard, Conservation Commission  
Barbara Dooley, Heron Cove

*Ms. Post opened the meeting at 2:00 pm.*

Mr. Maynard displayed the revised grading and utilities plan for the site and discussed each issue. Unit A has been built and the locations of Units B, C, and D were staked. Mr. Maynard identified where existing fencing was removed and where new wells were drilled. The attendees walked to the edge of the lawn area and witnessed the existing silt fencing and hay bales. The attendees proceeded toward Unit D and the treatment area that are located in the low spot on the property. Discussion: Slopes, erosion, drainage flow across the property, drainage to the pond, no erosion during heavy spring rain or recent rain, fertilizer is low nitrate in accordance with Shoreland Protection, amount of drainage treatment, and landscaping.

The attendees then walked the trail to the pond and continued along the pond. Observed thinning of the trees and existing stairs from the property to the water. Discussion: Steep slope down to the water, existing trail narrows at some points, proposing to improve the trail to no more than 3 feet wide, may not be possible along full length of trail, how will the improvements be made – manual or equipment, erosion concerns if slope disturbed, apply for a permit from the Wetlands Board, and Special Permit is required for a portion of this trail within the WWPD. The sitewalk adjourned at 2:45 pm. The applicant is scheduled to return to the Planning Board on October 18.

These minutes are in draft form and have not yet been reviewed and approved.  
Respectfully submitted, Nancy Prendergast