

**FINAL Site Walk Minutes**  
**Windham Planning Board**  
**Granite Woods Open Space Subdivision**  
**Wilson Rd. (24-F-1100, 1120) Case # 2013-26**  
**October 26, 2013**

Planning Board members Kristi St. Laurent, Kathleen DiFruscia, Sy Wrenn, Vanessa Nysten, and Steven Bookless participated in a site walk which commenced at the existing Wilson Rd. cul-de-sac at approximately 9:15 am.

Peter and Wendy Stamnas (abutters), Bernie Rouillard (Conservation Commission), Wayne Morris (Conservation Commission), Jim Finn (Abutter), Peter Zohdi and Hamid Zohdi (Edward N. Herbert Assoc., Surveying and Engineering), and Jim Gove (Gove Environmental Services) also attended the site walk.

Peter Zohdi, applicant, stated that he met and discussed the project with Fire Chief McPherson and Highway Agent, Jack McCartney yesterday, and they said that the connector road is not a necessity but they do want the road width to be 28 ft.

Mr. Gove, wetland scientist, stated that the crossing of the stream by the proposed road would be a minor wetland impact. He explained the The Natural Heritage Bureau said that *Uvularia Perfoliata* Bellwort, a state endangered plant species, is found in two separate locations here but are not impacted. The second item of consideration is the 17,000+ sf of wetland impact for a possible connector road to Washington Rd. If the connector road is built, there would be a major impact. He's not sure if Windham is part of the MS4 regulated towns regarding storm water. He anticipates hearing back from the wetland's bureau in a month, and probably won't have the permit for the next PB meeting due to government shutdown.

Peter Zohdi pointed out the staking of the edge of right of way at the entrance of the proposed subdivision and then explained that the staking changes to the center line of the road. A box culvert is proposed to be built over the stream.

Mr. Morris asked about basins, swales, treatment areas, and how much land was going to be disturbed and trees cut due to closed drainage. Mr. Gove showed where treatment areas for closed drainage were on the map, explained that there are catch basins on both sides of the road for storage of impervious surface water to be held and lead to treatment areas before being discharged to wetland areas. Mr. Morris stated that the closed drainage would have over

200,000 s.f. of impact to wetlands on the proposed 22 ft. wide road. If the road is widened to 28 ft., the wetland impact will be even greater. Mr. Morris stated that open drainage has less impact to wetlands. Peter Zohdi stated that the Highway Agent wants a 28 ft. road width instead of 22 ft. road width. Mr. Gove said that he thinks that most local towns have a 24 ft. road width but will check this for the next meeting.

Chair St. Laurent noted that Station 12 has wetlands right near it to the left. A yield plan will be completed to show the maximum number of lots allowed in a traditional subdivision.

Mr. Gove stated that the soils are porous and pointed out a path to Town owned land that he believes is conservation land abutting Washington Rd. Mr. Rouillard stated that the Conservation Commission and Peter Zohdi discussed a potential trail right of way in this area of the subdivision leading to the Town owned land.

It was noted that Station 19 is near a treatment swale to a detention pond.

At approx. Station 20, Peter Zohdi stated that the most that they would be cutting off the top of the land is 3 ft. in depth. The cul-de-sac will have an 80 ft. radius. He pointed out where the possible connector road would be. The green flagging designates the center line of the possible connector road. There is a very steep drop in elevation where the connector road would be, requiring a tremendous amount of fill, disturbance and impact to the existing terrain. Mr. Gove explained the existing conditions of the water run-off in this area. Water runs down the steep hill to an intermittent stream and wetlands area. There is Town owned land to the left and some to the right of the proposed subdivision.

On the way back down to the entrance, the second proposed cul-de-sac was identified.

Ms. Stamnas had some questions regarding lots at the entrance of the subdivision which are near her property. Peter Zohdi pointed out where the first driveway is located (at approximately Station 6+00). The second driveway was identified at approximately Station 7+50 and will be approximately 396 ft long. The proposed house will be approximately 55 ft. from Mr. and Mrs. Stamnas' lotline. The nearby culvert will be approx. 3 ft. high by 9 ft. wide.

Chair St. Laurent stated that the hearing on this case is continued to November 6<sup>th</sup>. Mr. Morris asked that the Board discuss open vs. closed drainage, the width of the road, and the possible connector road at the hearing. Mr. Morris discussed having both open and closed drainage as well as a road width less than the 28 ft. He would also like to see the differences in drainage calculations and the impacts to WWPD for a 28 ft. wide road versus a 22 ft. wide road. He

noted that there is a property on Rock Pond Rd. that has an open drainage swale that is mowed and well maintained by the owner.

Site walk ended at 10:47 am.

These minutes are respectfully submitted by Vanessa Nysten, Planning Board Member.