

Site Walk of October 30, 2015, 2 PM

Site Plan Amendment

Perley Lane LLC, Joe Caldarola, LLC Manager

Tax Map 1, Lots 16-22 and 16-23 RA District

Present:

Representative Applicants: Joe Caldarola, Perley Lane LLC Manager

Town Planner: Michael Behrendt

Code Enforcement Officer: Tom Johnson

Planning Board Member/Alternate Members: Andrew Corrow, Barbara Dill, Steve Roberts, Lorne Parnell, Wayne Lewis, Jay Gooze

Conservation Commission: Ann Welsh

Member of the public: Larry Zise, Dale Hernpen, Cheryl Hernpen, Judy Curran, Brent & Sue Sadler, Belle Kenayer, Kathy Hall, Dave Kurz

Site walk began at approximately 2:30 p.m.

1. Mr. Caldarola oriented the Planning Board members to the site and explained why began the site walk. He oriented the group to the property and the shared access roads.
2. Group was oriented to the creek and the sewer main that was put in in the 1960s. Mr. Caldarola pointed out the wetland setbacks.
3. Mr. Tom Johnson explained that the application in front of the Planning Board was an amendment to the site plan. The issues were found during his inspection for the final Certificate of Occupancy (CO) for the development. Each individual house already has a CO. The entire site needs an approval.
4. It was stated that this application will be in front of the Conservation Commission on November 12th and the Planning Board on November 18th.
5. The group started behind unit #19. Mr. Caldarola pointed out the rain gardens and stated that they were part of the original design. He worked with the Town and then Town Engineer, Dave Cederholm, on them.
6. The original site plan called for no lawn beyond the decks on the rear of the structures/houses. Yet many of them do have grass lawns. This was so there would be no run-off into the creek. Unit #5 has a 5 foot strip of grass lawn beyond the deck. This was not in the wetland setback.
7. Oriented to rain gardens in between units #4 and #5.

8. On Unit #3 a patio intrudes into the sewer easement but not the shoreland buffer. The patio was not on the original site plan. The CEO, Tom Johnson, stated that there would need to be a fence beyond the patio for life safety reasons. There was also sodded grass beyond the deck. Many of the large rocks that make up the retaining walk behind the unit are in the sewer easement.

[The following four sections were written by Michael Behrendt, as Andrew Corrow had to leave the site walk.]

9. The board continued walking around the entire perimeter of the site. There are other grassed areas that the applicant proposes to replant with native ground covers and shrubs.

10. There is a large and long rock retaining wall along the rear of Units #6 through 9. The original application showed a sloped that would have ended at the walls of the units, so the applicant built this wall. There was some discussion whether a railing was needed behind the houses above, situated on Edgewood Road.

11. There is only one unit that has not yet been built (Unit 9?). The applicant will build this for a buyer but there is no buyer yet.

12. There is grass behind units #11, 12, and 13, situated in the wetland buffer.

The site walk ended and the meeting was adjourned.

Respectfully submitted by,

Andrew Corrow, Secretary