

PLANNING BOARD
Site Walk - Riverwoods
Wednesday, June 14, 2017 at 4:00 pm
Town Council Chambers
MINUTES

Site walk for the proposed Riverwoods development located on Stone Quarry Drive including the proposed marketing center.

Planning Board members present:

Bob Brown
Andrew Corrow
Barbara Dill
Jim Lawson
Nathaniel Morneault
Lorne Parnell
Paul Rasmussen
Carden Welsh

Members of applicant team present:

Jeff Clifford
Robbi Woodburn
Sharon Cuddy Somers
Tommy Lombardozzi
David Choate
Mike Miller
Gene Guskowski
Jim Klett
Russ McLaughlin
Cathy Toomey

Others present:

Lee Skinner
Sally Tobias, Conservation Commission
Bruce Mast
James Long
Lynn Holmes
Michael Behrendt, Town Planner

Chair Rasmussen called the meeting to order at 4:00 pm. Jeff Clifford led the site Walk, shared maps for reference for attendees. The walk began at the barn and house. He indicated they would be asking for a conditional use permit, will be restriping the parking lot. He discussed changes to the barn and house. They will be removing and replacing 865 square feet of pavement. He discussed the septic system and sewer and said they will drill a well if needed. There will be a sign at the Stone Quarry Drive entrance identifying the Marketing Center. He discussed the potential land swap with the Town of Durham, a win-win allowing for trails and parking to be used by Riverwoods residents and available for Durham residents.

Carden Welsh asked Sally Tobias of the Conservation Commission what the Commission had approved, answer was they approved and moved it to the Planning Board [The commission reviewed the application for the Marketing Center, not for the main Riverwoods project – MB]. Jeff Clifford mentioned the wetlands drains under Rte 4, and there was discussion of drainage and wetlands. Jeff Clifford explained the barn will be restored, an improvement over the existing condition and will include offices and meeting space to meet with potential residents. They will be cutting pavement near the barn to pull away soil. Carden Welsh asked how far the well is from septic and Jeff responded over 35 feet. Barbara Dill asked for the location of the well to be pointed out. They will build a wall if needed, the septic will be torn up.

Jeff Clifford asked the attendees to look up at the property and discussed current and future elevations. He commented that the woods were very good. Bob Brown asked about the “talk” that DOT was planning to cut down trees along the exit ramp off Route 4, Robbi Woodburn commented it is only talk, in fact some DOT employees had not heard of this plan. Planner Michael Behrendt recommended the applicant stay on top of this issue with DOT, and Jeff Clifford responded they would as they will have much interaction with DOT during this project.

The group walked through the scrub and woods starting behind the existing office, moving in a counterclockwise direction. The group passed the location of the existing leach field for the offices. The highest point of the existing site is 80 feet elevation. There will be cuts to bring the finished floor elevation to 62 feet. There will be retaining walls on several sides at the periphery.

There will be at least one month site preparation before the foundations are poured. A land swap with the Town is proposed. This is depicted on the drawings. This

would allow for parking to be pulled further from the wetland. The applicant will need a conditional use for activity in the wetland buffers.

Jeff Clifford handed out a plan showing where each of the flags on site was placed. The group stopped at C-9, C-7, C-6, Park-B and C-2.

The southerly side of the site will need to be cleared pretty much to the existing fence and lot boundary with the Route 4 right of way. Some large trees will be removed. The retaining wall on this side will be around 10 feet from the lot line.

At C-7, the ground will be excavated down the equivalent of about 2 stories. The elevation at C-7 is about 80 now. There will be a cut of about 8 feet at C-6. The land drops off significantly at C-6.

There is a stream in the low ditch area to the west of Park-B and Park-A. The stream was running and is believed to be a perennial stream, though there has been a lot of rain this spring.

The site walk ended on Stone Quarry Drive near C-2.

Respectfully submitted,
Bob Brown, Planning Board Secretary, and
Michael Behrendt, Durham Town Planner