

**Site Walk Minutes**  
**18 Main Street**  
**19 December 2018**

**Planning Board**

Paul Rasmussen  
James Bubar  
Lorne Parnell  
Carden Welsh  
Michael Lambert  
Sally Tobias

**Town**

Michael Behrendt, Town Planner  
John Powers, Deputy Chief Fire Dept.

**Applicant**

Peter Murphy  
Mike Sievert

The discussion began at 2:00PM

Mike Sievert discussed the options for an entrance and exit off Main Street, noting that the existing utility pole and lamp post combined with the western property boundary made expanding the existing driveway unworkable and that it would become an exit only with no left turn allowed and then just to the east of the utility pole would be a new entrance. He indicated that he would like to lower the sidewalk to match the road level for the new entrance. The Town is planning to replace the side walk along the north side of Main Street from the Post Office to Park Street. There was a general discussion regarding the slope of the entrance. April Talon asked about the catch basin and how rain water runoff would be handled. There was a brief discussion about relocating the utility pole.

Mike Sievert indicated they were planning to lower the southern part of the driveway and that would ease the new entrance slope somewhat and talked about widening the exit drive by approximately 1 foot. John Powers indicated that the plan was workable, and the Fire Department had suitable access into the parking lot.

Mike Sievert lead the group to parking lot expansion area, pointing out the corners. There was considerable discussion regarding screening the parking lot from the neighbor, but Peter Murphy indicated that the neighbor did not want screening as it would prevent or at least reduce the sunlight coming in their lower level windows.

Mike Sievert then pointed out the rain garden area on the north side of the parking lot and how it would drain across a neighboring property, also owned by Peter Murphy. After the rain water runoff was treated it would eventually daylight into a stone ditch and then run into catch basins.

The northern property line is very close to Cowell Drive and there was a lengthy discussion about creating a walkway across the neighboring property connecting to the drive way as many people take this shortcut. Michael Behrendt requested that they pave this walkway instead of creating a crushed stone walkway as overtime the crushed stone doesn't seem to hold up well. His suggestion was accepted.

Respectfully submitted.

James A. Bubar  
Planning Board Secretary