

Site Walk Minutes
30 Old Piscataqua Road
October 18, 2019

Planning Board

James Bubar
Barbara Dill
Heather Grant
Michael Lambert
Paul Rasmussen
Michael Behrendt, Town Planner

Applicant

John Churchill
Judith Churchill
Tobin Farwell, engineer

Others

Chuck Ward, neighbor at 22 Old Piscataqua Road

Paul Rasmussen called the meeting to order at 1:00 pm. Tobin Farwell said the first section of the driveway would be 20 feet wide. He said the orange tape is the shoreland zone, 125 feet from the highest observable tide line.

For lot 1 the driveway would come off as shown on the plans or maybe further up the shared driveway closer to the house. Mr. Churchill said there could be a walkout basement. He said the shared driveway could be shifted to the east. He said the house on lot 1 would be set back from the shared driveway. He said there would not be that much fill needed to build on lot 1. Lot 1 widens out but gets lower in elevation as one moves further from Old Piscataqua Road.

Mr. Churchill said the tide gets in along the back of lot 1 about once a month. Runoff from the shared driveway across lot 1 was discussed. Michael Behrendt suggested providing a grading plan to the Town Engineer for lot 1 when it is developed.

The potential need for a culvert under the shared driveway was discussed. Mr. Churchill said there is one there now.

The group walked around the existing house on Lot 2 located high above the river. Mr. Churchill said they are thinking of selling the house and building on one of the other lots. The two houses located to the easts were observed. They are accessed from a shared driveway directly from Route 4.

Route 4 is clearly visible from lot 3 as one moves further north. There is a high ground on the lot that seems like a good spot for a house. Mr. Churchill said much of the runoff from

lot 3 would go toward Old Piscataqua Road rather than toward lot 1. Mr. Churchill said the rocks observed on lot 3 were mainly loose rocks as there is not ledge at the top.

There was discussion whether the shared driveway should be asphalt or gravel. It was noted that gravel might be acceptable if the soils and drainage were good.

The meeting adjourned at 2:06 p.m.

Respectfully submitted.

Michael Behrendt, Town Planner