

Site Walk Minutes
22 Old Piscataqua Road – 2 lot subdivision
January 24, 2020

Planning Board

James Bubar
Barbara Dill
Heather Grant
Bill McGowan
Lorne Parnell
Sally Tobias
Carden Welsh
Michael Behrendt, Town Planner

Applicant

Charles Ward
Pam Wright
John Churchill
Paul Dobberstein, engineer

Others

John Churchill, neighbor

Barbara Dill called the meeting to order at 3:03 pm. Paul Dobberstein introduced the project. He pointed out the lot lines and lines for the buildable area. Charles Ward said they will move the shed and probably the greenhouse also.

The board looked at the area above the retaining wall. It is a fairly small area. Paul Dobberstein said they could keep the retaining wall and/or have a walk out for the house to the lower level. He said they would likely need an agreement between the two lot owners about maintenance of the retaining wall.

Paul Dobberstein said they could put a conduit for electric lines under the road when it is dug up for the sewer project. But they would still ask for a waiver to keep the existing above ground electric for the house. [Bill McGowan arrived.]

The group walked to the lower level below the retaining wall. Michael asked if there were concerns about the small area above the retaining wall and constructing a new house here and if there should be any parameters for a subdivision approval. There seemed to be a general consensus that it would not be problematic for a new buyer; they could build on the upper area, remove part or all of the retaining wall and include that in a new house perhaps with a lower level walkout, or they could remove the retaining wall and regrade to expand the area.

It was noted that for the new house a pressure sewer would likely be needed. Charles Ward said they have natural gas at their house now.

Charles Ward said there is existing lawn down to the scrub area. Pam Wright said they might include some kind of requirements for the new house but weren't sure. Charles Ward said he might build a spec house there himself.

The meeting adjourned at 3:30 p.m.

Respectfully submitted.

Michael Behrendt, Town Planner