

These minutes were approved at the ### 2020 meeting.

Site Walk Minutes
ATO Fraternity – 18 Garrison Avenue
April 29, 2020 – 4:00 p.m.

Planning Board

Paul Rasmussen, Chair
James Bubar
Heather Grant
Sally Tobias
Michael Behrendt, Town Planner

Applicant

Bruce Scamman, Emanuel Engineering, engineer
J. J. MacBride, Emanuel Engineering
Robbi Woodburn, Woodburn and Company, landscape architect

Others

Christine Soutter, Economic Development Director

Paul Rasmussen called the meeting to order. Bruce Scamman discussed the water and sewer. The gas line is on the opposite side of Garrison Avenue. They will connect to it. Eversource will replace the existing pole at the northeasterly corner of the site.

They will remove the existing accessible ramp. They will put in a new crosswalk and move the sidewalk. They would like to have a 6 foot green strip between the sidewalk and the curb. It will be a private sidewalk. All sidewalks will be concrete. They are talking with Public Works about these elements. Bruce Scamman thinks there is enough space for the on street parallel parking. The group discussed vertical vs. sloped curbing.

The group looked at the two Norway Maples. They obscure the building when greened out in the summer. Robbi Woodburn explained that it is desirable to remove most of the invasive species but these trees are mature and in good condition and add to the appearance of the property. It would not do much good to remove them as there are Norway Maples all through the town. Bruce Scamman pointed out some other invasive species on the site including extensive multiflora rosa. These will be removed except for those that are in the wetlands. The Norway Maples in the rear will be removed. The pine trees on the east side of the site will remain.

The group walked around the proposed parking lot and rear of the site. He said they will use hanging bike racks. He pointed out where the wetlands are flagged and where the berm to

(over)

prevent snow melt from going into the wetland will be. The berm will be about two feet high. He said most of the runoff will percolate into the porous pavement and the ground before it reaches the berm.

There was discussion about the condition of the wetlands. Michael suggested having the fraternity do what it could to clean the wetlands, such as removing trash, whatever they could do short of needing a permit. Robbi Woodburn said there is probably buckthorn and honeysuckle, invasive shrubs, in the wetlands. But they can't remove it without a wetlands permit.

Robbi Woodburn said the owner could mow the grass, where wildflowers are proposed, once or twice each year – early spring and late fall.

Bruce Scamman said they will remove the shed in the rear including the oil tanks there. They will use natural gas. He said the sewer line will be sleeved under the retaining wall so it can be maintained.

Bruce Scamman said Robert Roseen will be present when the porous pavement is laid to oversee the process. He said there will be two drywells installed at low points so if the pavement gets clogged runoff will go to the drywells and go from there to the subbase of the pavement. He said porous pavement is much stronger than it used to be. He said the success has more to do with the installation than anything. The temperature must be right when it is installed.

The group looked at Pettee Brook at the base of the slope. There was a clear sense that it was not worth trying to clear around the brook for a path as it is mostly adjacent to wetlands. It was noted that the large culvert under Garrison Avenue is deteriorated. An underground pipe extends from there probably to around the New England Center. Bruce Scamman has conveyed to Public Works the condition of the culvert.

The meeting adjourned at 4:45 pm.

Respectfully submitted.

Michael Behrendt, Town Planner