

DRAFT Site Walk Minutes
Pike Property – 279 Packers Falls Road
February 19, 2022 – 11:00 a.m.

Planning Board

Paul Rasmussen, chair
Nick Germain
Chuck Hotchkiss
Ellie Lonske
Bill McGowan
Michael Behrendt, Town Planner

Applicant

Duane Hyde, Southeast Land Trust (SELT)

Others

John Hasseldine, neighbor at 9 Surrey Lane
Rusjke Hasseldine, neighbor at 9 Surrey Lane

Mr. Rasmussen called the meeting to order at 11:02 a.m. Mr. Hyde explained the project. He led the group to the front of the lot and pointed out stakes for the proposed subdivision with the strip of land for the large parcel fronting on Packers Falls Road. He said 50 feet of frontage is required under the Zoning Ordinance and his funders require that the parcel be treated so that it could potentially be used for a building lot.

He explained the side yard variance that was granted by the Zoning Board of Adjustment. He mentioned the lot line adjustment being executed between the main parcel and the adjoining lot also owned by Ms. Pike. The Hasseldines had a few questions that Mr. Hyde answered. Mr. Hyde does not expect that a driveway/road would ever be built within the strip on the conservation lot but it is possible. The Town would in all likelihood use the existing dirt road on the Thompson Forest property for access to this parcel.

The group walked down the field toward the fence. Mr. Hyde discussed the project further including environmental aspects, the prohibition from one of the funders to build trails (unless waived later), the adjacent Thompson Forest owned by the Town, the water intake on the Lamprey River situated on Thompson Forest near the side lot line, and the dirt road on the Thompson Forest property near the side boundary that leads to the water intake.

The meeting adjourned at 11:45 a.m. A few members joined Mr. Hyde to walk the lot down to the river.

Respectfully submitted.
Michael Behrendt, Town Planner