

Site Walk Notes, Cooper & Associates

Date held: August 13, 2008, 6:00 p.m., Corner of Stark and Lawrence Roads

Present:

Planning/Planning Board/DPW: George Sioras, Ginny Roach, Dave Granese, Jan Choiniere, Phil Picillo, Randy Chase, Mark L'Heureux, Elizabeth Robidoux, Ann Evans

Applicant/Agent: Tim Peloquin (Promised Land Survey), Todd Connors (Sublime Civil Consultants)

Public: Thomas Mosco, Donna Mosco, Monica Cataldo

The site walk began on Stark Road. Mark L'Heureux described the road width at this location, and how the proposed road improvements will taper from 30 feet of improvement, just below the sheep hold area, to 20 feet. The road improvements will include a 4 foot shoulder, a 2 foot drainage swale, followed by a 2:1 slope heading to the property line. The driveways will be constructed with culverts under the driveways.

The walk continued to the existing location of the John Stark monument. Tim Peloquin showed the 20 foot distance off of pavement for road improvements and that the monument is located within that area. The existing stonewalls will remain. The drainage swale will cut just beyond the current location of the monument, and drain to a detention pond, which will filter the stormwater before it enters the wetland. The last pair of driveways will be in the location of the existing monument. Mr. Connors noted the monument cannot stay where it is because of the drainage swales. The monument could be pushed back, but then it might be on private property. Mr. Sioras asked the abutters present if a lot of people stop at the monument? Mrs. Mosco advised that she does see people stopping occasionally. Visitors to residents in the area generally walk to the location. Mr. Mosco agreed that increasing visibility of the monument would be a benefit, but still had concern with regard to traffic risks. Those present noted the number of cars traveling the road during the site walk and the speed of those cars.

Abutters expressed concern over relocation of the monument and the reasons for the relocation.

The walk continued back up to the corner of Stark and Lawrence Road. Mr. Connors explained the proposed driveway construction. There will be 12 feet of flat area from

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the edge of pavement. The maximum grade will be 5% after the platform. Mr. Peloquin noted the intent is not to create a parking area for the monument unless they are asked to by the Board. There will be a gravel shoulder which will allow room to pull over. They will be meeting with Highway Safety at their next meeting and discuss possible signage. The intent is to cut trees around the edge of the stonewall of the sheep hold and place the monument in the sheep hold.

Mr. Connors reiterated the intent is not to create a parking area. The most likely place for a wider shoulder would be at the end of the sheep hold, further down Stark Road. Daughters of the American Revolution (DAR) will have access to the monument area for maintenance, similar to what they have now. The stonewall will remain as part of the DAR easement.

There was a short discussion regarding the Lawrence Road drainage issue raised by Mr. Gregoire. Mr. Connors advised the proposed driveway will act as a berm and will control the stormwater flow toward the abutting property. Runoff will not be increased as a result of this project. Mrs. Mosco advised that abutter had many issues with drainage from Lawrence Road and has worked for several years to correct the damage to her property. Mr. Peloquin stated in this case the grade changes will help mitigate some of that.

Several people present walked up to the location, which is at the far right (frontage) corner of proposed lot 9. Mr. Connors noted the proposed location of the homes will be beyond the high point of the land. He explained the purpose of the proposed rain garden.

Site walk ended at 6:40 p.m.