

PLANNING BOARD MINUTES

Site Walk

March 10, 2006

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Excused
Neelima Gogumalla, Alternate – Present
Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Alternate – Excused

Ross McLeod, Vice Chairman – Excused
Walter Kolodziej, Regular Member – Excused
Pam Skinner, Regular Member – Present
Steven Griffis, Alternate – Excused
Margaret Crisler, Selectmen Member – Present

OTHERS PRESENT:

Wes Aspinwall for the Applicant
Bill Broailly
Mary Walker, 63 Marblehead Road
Pete Hamill, 53 Marblehead Road
Wayne Morris, Trails Committee

Ms. Prendergast opened the meeting at 9:00 am. Ms. Gogumalla replaced Mr. Kolodziej. Mr. Okerman replaced Mr. McLeod.

The Board walked the proposed Gauthier Subdivision, 50 Marblehead Road, lot 25-G-60 (proposing 4 residential lots), beginning with its length of frontage on Marblehead Road, examining the location of proposed driveway cuts and probable location of homes. The Board also walked the length of existing Smith Road, an unpaved gravel road into the subdivision next to the Furlong property.

Discussion: Existing gravel road will be followed as much as possible, although a bend may be needed to accommodate proposed house in that area; relatively good sight distance from entrance onto Smith Road; preserving access to existing house at the end of Smith Road might require reducing the subdivision to three lots; Marblehead to be improved by the Town this summer; abutters prefer to see narrow road with curves and hills in Marblehead Road preserved as a traffic calming measure; proposed driveway entrance opposite Fletcher has poor line of sight; significant slopes and difficult terrain (granite ledge in some areas); proposed driveway entrance opposite 53 Marblehead also appears to have poor line of sight; possibility of a short town-owned road ending in a turn-around if space permits; neighbor prefers that proposed home be built some distance from the Furlong property line; Smith Road partly owned by Frank Trainor; possibility of shared-access driveway to two lots and that would involve giving one lot an easement over the other.

The meeting was adjourned at 10:30 am.

Respectfully submitted,
Ruth-Ellen Post, Board Secretary