

Date: May 16, 2020

Site Walk Minutes

Reference: Map 6, Lot 4-175-1 Pawtucket Road Landholdings, LLC
32 A & B Valley Hill Road, Proposed 3 Lot Subdivision
Consisting of Duplex Style Units

Members In attendance: Chair, Tim Doherty
Vice Chair, Jim Bergeron
Secretary, Cindy Kirkpatrick
Paul Dadak,
Hal Lynde,
Danielle Masse-Quinn,
Bruce Bilapka,
Mike Sherman and
Richard Olsen.

Abutters: Doug & Donna Vigor, 34 Valley Hill Road
Shaun Parsons, 19 Valley Hill Road
Patrick McGlynn, 11 Brown Avenue (Husband to Karen McGlynn)
Joel and Rebecca Peglow, 25 Brown Avenue
Patrick McGlynn, 11 Brown Avenue

Also in attendance: Karen McGlynn - Public Health Officer

In attendance for Pawtucket Road Landholdings, LLC:
Doug Mcquire, Engineer Representative
Robert Peterson, Contractor Developer

On May 16, 2020 site walk on Pawtucket Road Landholdings, LLC 32 A & B Valley Hill Road begins at 9:00 a.m.

Chair Tim Doherty introduces site walk as a 3 (Three) Lot Development. Here at rock road wants a roadway in 3 (Three) Lots with internal portion at site.

Doug Vigor (abutter) with an address of 34 Valley Hill Road asked, "How did plan change to a 32 A & B Valley Hill Road?"
Chair Tim Doherty states we can not answer until meetings.

Patrick McGlynn (abutter) 11 Brown Avenue, driveway is not town standard.

Doug Mcquire, Engineer: "this is not approved by the Planning Board" and "we hit pause and now proposing a new plan".

Patrick McGlynn (abutter) 11 Brown Avenue, there is debris on his property, stones, cut trees

Doug Mcquire, Engineer: we will take that 1 (one) rock out. Orange Flag Markers are the center of road proposing a 22 foot wide road. All water from paved driveway will run down. Pipe was permitted but not for this design. Small water area we obtain as an "as built" and all of this area was picked up by the Surveyor Department.

Patrick McGlynn (abutter) 11 Brown Avenue: Water on the Right side of driveway is now backing up with water on his.

Cindy Kirkpatrick: When did you add the hay bales?

Doug Mcquire, Engineer: bales were added 2 (Two) months ago.

Patrick McGlynn (abutter) 11 Brown Avenue: What are the green signs on the trees?

Doug Mcquire, Engineer: the signs were put up during occupancy. Mr. Gowan asked us to put them up.

Location: End of Driveway coming up to Lots

Doug Mcquire, Engineer: (end of driveway) make this the low point for water drainage. Drainage will discharge to that system, a wooden site and metered out to the wet lands. The intent of the pond is to filter water and being environmentally engineered.

Paul Dadak: Encroaching on a Prime Wetland? Has Conservation been involved?

Doug Mcquire, Engineer: In the beginning. We presented to the Conservation Commission about Water Treatments, Proposal Systems and proposals for shallow wetland.

Location: Walking into site

Doug Mcquire, Engineer: No more trees taken down near abutters house (at the end of the road)

Cindy Kirkpatrick: Work done for 1 (one) duplex originally?

Doug Mcquire, Engineer: Yes, originally they contemplated 3 (Three) Lots, wasn't economical for 3 (Three) Lots. Extra cost for fuel 1000 ft.

Chair Tim Doherty: Engineer has stump grinder on site.

Joel Peglow (abutter) 25 Brown Avenue: how many more trees will be cut near my property?

Doug Mcquire, Engineer: Lots are 2 (Two) acres lots. Station 800 roadway, start of the P, showing another 10 feet or existing cut. If they hit ledge then will grade up 2 to 1. Drainage at Cul de Sac - low point, to a treatment squall is going to discharge to the wetland area. It will treat water and release it. There are no vernal pools on this site and wetlands flagged (4 Depression Areas).

Chair Tim Doherty: asked Planning Board to move on or end site walk. Already at 1 hour.

Doug Mcquire, Engineer: has no more information unless Planning Board Members have questions.

Vice Chair, Jim Bergeron: Motion to end meeting

End Meeting time: 10:06 a.m.

Submitted by:

Danielle Masse Quinn