

Site Walk Notes: 499 A & B Mammoth Road, Pelham NH 03076  
Corey Construction, LLC  
Map 27 Lot 3-125 Case # PL2020-00003

Date: June 6, 2020 8:00 AM

#### Board Members in Attendance

Jim Bergeron, Vice Chair  
Cindy Kirkpatrick, Secretary  
Danielle Masse-Quinn  
Bruce Bilapka, Alternate  
Richard Olsen, Alternate  
Mike Sherman, Alternate

Jeff Gowan, Planning Board Director

#### Attendance for Corey Construction, LLC

Robert Peterson  
Doug MacGuire, P.E. of The Dubay Group, Inc.

#### Abutters in Attendance

Meghan Gauthier, 13 Bear Hill Road  
Debra Westger, 13 Bear Hill Road

Site walk begins on June 6, 2020 at 8:00 AM with Vice Chairman Jim Bergeron filing in for the absence of Chair Tim Doherty; we have quorum on record.

Doug MacGuire: this is a Proposed Standard Subdivision, 10 Lots in back off property, piece standing on part and Duplex is part of Proposal.

#### WALKED LEFT SIDE OF DUPLEX TO BACKYARD

Doug MacGuire: Property was once wooden. Drain flows conditions so we can match site. Drainage comes down lull gully to spring and runs off. Comes down through property ends up in pond in abutters property. This will maintain the same force pattern. Drainage flow patterns seasonally comes through a seal channel to flow and becomes a define channel to come down hill.

We propose a drainage pond; only water is to collect supplements for cut trees and roadways.

We have received a revised plan from Mr. Keech with adjustments to be received to review.

Sent electronic stuff to Steve. Detention System still need to get.

Put in a 12-16 Foot Compact Gravel with loom to look like lawn area; access to pond.

Larger area system to large pond for drainage.

#### MOVED UP TO FLATTER SURFACE

Doug MacGuire: 30/40 feet to abutters; dirt road is in alignment of the roadway marked with orange stakes. One house will have a flat yard grade with walk out.

Benefit for homes on high side is to have potential for a garage. One acre per home, spaced out.

Tree Line will be Four (4) Homes on the high side, shape of the roadway and Five (5) Homes low side.

Cindy Kirkpatrick: Was this wooded when you started the Project?

Doug MacGuire: Bob bought this property 5 years ago. Bob was going to propose a 55+, cut the trees down from Bush Hill Road.

Jeff Gowan: This is clearly unsafe. Need a new point from A + B. If you do not need the acreage...

Doug MacGuire: as a Subdivision it comes in with Thirteen (13) acres off. The 55+ got removed when the Town voted the re grouped, cluster housing off. This Subdivision makes more sense because of the grade.

Bob wanted value out of this property so he built a duplex and the Variance will go with the duplex.

Jeff Gowan: Variance goes with the lot? Orphan lot is preserved and cut off; kind of unfair.

Abutter: Four (4) Houses back here?

Doug MacGuire: the entire property will have One (1) Home, Two (2) Home, Three (3).

Jim Bergeron: Regular Subdivision with at least an acre land plus acre minimum.

Jeff Gowan: Twenty-Five (25) Slopes lots are bigger

Robert Peterson: Fifty (50) foot fence for abutters

#### WALKING UP HILL

Doug MacGuire: This is Station 300; One Hundred Feet (100) to Road to continue on.

Jeff Gowan: Hill comes down roughly.

Doug MacGuire: we are down a Four (4) Foot cut 25% would be at a 6% Coming down to a Three (3) and a half percent to Bush Hill Road.

One (1) Proposed home on Bush Hill Road; another home to have their own driveway to Bush Hill Road; Four (4) were revised to the proposal regraded and modified so house can sit here and use this driveway. Provides safe access of proposed road.

This lot could support a Duplex on this side. One (1) per cut where stake is out; Four (4) Curb cuts on Bush Hill Road to Two (2). Second curb cut on the corner of the Apex cut.

#### MOVING MORE TOWARDS BUSH HILL ROAD

Doug MacGuire: More clear cut power lines; One Hundred (100) Foot in off Bush Hill Road with orange markers. Twelve (12) Cut roadway to feel good; First driveway off Bush Hill is at Grade 300.

A front yard is Eight (8) to Ten (10) percent driveway. That's the plan for this area.

Also, two (2) Test pits per home lot; didn't encounter ledge; didn't go down Twelve (12) Feet.

#### NEAR BUSH HILL ROAD

Doug MacGuire: This is the edge of Town property where it comes in at rock. At turn on Bush Hill Road it will pull water off the edge of the road.

Cindy Kirkpatrick: This started with a Duplex here on this road? Where?

Doug MacGuire: more on the slow side of the road. Center line of proposed road.

#### MOVING DOWN BUSH HILL ROAD NEAR TURN

Doug MacGuire: Right of way goes back in. Mr. Keech asked me to do a site distance from both directions. Site Distance, Tri Angle, cars can stop and not rear end one another or have a collision. Both these concerns will be looked at.

Jim Bergeron: 1000 cars per design, construction design

Jeff Gowan: Town Selectmen may have to accept to be safe. Can't close down Bush Hill Road. May need Police detail to maintain traffic.

Robert Peterson: Shouldn't have to disrupt the traffic.

Doug MacGuire: We can work from the inside out

Robert Peterson: Eight Hundred (800) feet of this land will be manipulated.

Jeff Gowan: Any changes to plan I will need by Wednesday

Doug MacGuire: We will do Fourteen (14) sets

WALKED BACK TO DUPLEX

Jim Bergeron: It's 9:15 AM

Danielle Masse-Quinn: Motioned to end site walk/adjourn meeting

Richard Olsen: Seconded Motion

Site Walk/Meeting Adjourned.

These site notes are respectfully submitted by Danielle Masse-Quinn