

Site Walk
BR-10, LLC
1 Bartlett Road
PID 04084

On Saturday, October 26, 2013, the Derry Planning Board conducted a site walk to view the property owned by BR-10, LLC that is under consideration for an eleven lot subdivision. The site walk began just after 9:00 a.m., at the property located at 1 Bartlett Road.

Present: Dave Granese, Frank Bartkiewicz, Elizabeth Robidoux, Ann Alongi, John O'Connor, Lori Davison. Also present was Tim Lavelle of James M. Lavelle, LLS, and abutters Peter Mize and James Fraser.

Weather conditions were cold with light clouds. The site walk began outside the proposed roadway. Tim reviewed the subdivision on the plan for those present and indicated the area of excavation which is now shown on the plan. The site of excavation is about half way up the proposed roadway at approximately STA 4+00. He noted the area would need to be excavated anyway to get the road base cut. There are no plans to go into the wetland to the right. All work will be behind the wetland where they will create a storm basin. They will replace the culvert that crosses Bartlett just adjacent to 2 Bartlett. The current pipe is 12" in diameter; Tim believed that would be replaced with a 24" concrete pipe. The purpose is to alleviate the ice that currently forms on the road along that area of Bartlett. Mr. Mize noted the existing condition is that water crosses the road when it seeps up from the wetland area. It spills across the road and that is when it becomes icy. Tim said the replacement of the culvert should fix that problem. There will also be new drainage along the road (the side closest to the project) which will also help. Mr. Mize noted it is iciest in the spring months.

Those present began to walk up the proposed road. The centerline of the road was marked and meandered to the right of where the members were walking and then curved back to the left..

Tim noted the proposed locations of the new homes. He believed the style of the homes will be similar to those that are being constructed on Cella Drive. There are two excavation sites, one to the right and one in the center of the proposed roadway. The excavation area to the right is in the proposed location of the first home on the right. Tim thought the far property line was where the trailers were lined up. The end of the cul de sac would be near the tall pine and the road was about 1500 feet in length. Those present noted a control point that was just above the second excavated area. Those present stopped at STA 7+00. Dave Granese asked how much lower would the road be? Tim reviewed the road profile and said he believed that the cut would be six feet lower than the existing grade. The driveways will have an incline and have been designed. At the end point of the cul de sac, the road will be almost level and there will

be minimal cuts. At the excavation site at STA 4+00, they will need to cut about 2 feet to get to the appropriate grade. The excavated material will be stored in the open area to the right (first house lot) and will be used on the site. The lower lots are located to the top of the road and will use a lot of the excavated fill material. It was noted not all of the fill material was clean fill; there was debris such as tires. Tim commented the last few lots to the left will have a nice view of Island Pond. Dave asked if they would try to keep the existing trees? Tim said he thought they would. It was noted the trailers that could be seen to the right were on Bill Dickey's property which was the lot with which they did a lot line adjustment. This lot had a lot of junk cars on it that has since been cleaned up.

James Fraser joined the walk. He had questions regarding the culvert and drainage. He asked if it would raise the creek or cause water to back up onto the street? It is a concern as they have water in their basement now and the curve is all ice during the winter. Tim said they will be redoing that section of the roadway to eliminate the problem. Liz said she would ask Mark L'Heureux to address the issue during the next meeting and explain how the area will be improved. Tim noted the proposed location of the storm basin and showed the drainage improvements to Mr. Fraser and Mr. Mize. He felt this would be an improvement over the current situation. It was noted that state and town requirements ensured that drainage after construction was not more than drainage pre construction. Mr. Fraser noted that water seeps over the road now.

Those present walked back to the entrance of the proposed Steele Road and looked at the area of the existing culvert which is adjacent to 2 Bartlett. The neighbors noted water comes out of the ground at 3 Bartlett and flows down the road toward Island Pond Road. Tim noted the pitch of the road which is part of what causes that water flow.

Tim showed Mr. Mize a location closer to his property. The site walk ended at 9:50 a.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____