

Site Walk Notes  
Saturday, March 13, 2021  
PID 11059, 15 Forest Street

Present: George Sioras, Elizabeth Robidoux, John O'Connor, Jim MacEachern, Mark Grabowski, Lori Davison, David Granese; Tim Peloquin, Promised Land Survey; Brent Cole, Granite Engineering, LLC; Tom Lannan, Steve Lannan, JAL, LLC; and approximately 8 abutters.

The site walk began at 9:00 a.m. Conditions were clear, sunny, windy, and cold. The Sukeforth's (18 Daniel) and the Levine's (16 Daniel) had forwarded questions to the Planning Department. Copies were provided to interested parties. Tim endeavored to answer the questions.

The questions are summarized for brevity purposes. Not all questions were answered.

What is the difference between pink tape and the orange stakes – which ones indicate the property lines? Tim Peloquin advised the orange stakes denote the property line. The posts with pink tape are traverse locations used by the surveyor to know where they are on the ground. When they are surveying, they try to keep to their client's property; for this site walk, the Planning Board had asked that the property line be staked out. There is a wetland to the rear and it is possible there had been some confusion over the location of the line. Mr. Sukeforth advised they are aware the property line is not where the previous owner told them it was.

What are the state and local laws for wetland impacts? Tim explained there is a Department of Environmental Service process and the Conservation Commission is also involved. The developer needs to show they are minimizing the impacts to the wetland. Brent Cole advised they are currently going through the state process. The state will review the plan and it will be revised per the DES comments with regard to the Alternation of Terrain permit and the Wetland Crossing permit. The state has a very strict process and the Army Corps of Engineers also get involved.

How will the driveway to the new lot adjacent to the Sukeforth's not impact the wetland? The new driveway will enter the lot in an upland area and not impact the wetland.

How will the buried utilities affect the existing pole at the end of the cul de sac and will the existing residents get buried utilities also? Brent advised the pole is currently located near 18 Daniel. There will be a drop feed from the pole into the new development; he does not anticipate that the pole will be moved to a new location, but that will be up to Eversource.

When will construction start? What is the overall timeline? With regard to the construction timeline, as soon as the project receives state permits and Planning Board approval they will begin construction. JAL can begin once the approvals are in place. There are a few more months in the process. John O'Connor advised if the Planning Board approves the plan, there is a 30 day period in which anyone aggrieved by the decision can file an appeal. George Sioras added that once construction begins, DPW inspects the work in the field to make sure that everything is being constructed to plan.

Will the lots be clear cut? Brent noted the plan shows the proposed tree line. It is possible a future owner may clear cut a lot, but for now, only the first quarter of the lot is intended to be clear cut for the home and septic.

Where will the vertical granite curbing start in the road? The existing roadway has a small hump just before one enters the cul de sac. The road will head toward the wetland. There will no longer be a sag in the middle of the cul de sac as there is now. The vertical granite curbing will begin where the existing cul de sac starts. The existing driveways will be continued to the new road; all pavement that is not road, will be removed, loamed and seeded.

Tom Lannan stated their intention is to work with the landowners to align the new driveways.

Jeff Levine, 16 Daniel, asked who will do the road construction. American Excavating will handle all of the road construction; the paving of the new road will be done by Continental.

Serena Levine stated the driveways will need to drain properly and she does not want the water to pond. Brent explained the plans only show the drainage work to the existing property line because JAL can't go into the Levine's property without permission. If the Levine's and other affected abutters allow a small encroachment it will help to create a better product. Tim noted the property line in the field and confirmed granite bounds will be set to mark the property lines once the cul de sac 'ears' have been removed and the area has been established.

There was a short discussion between the abutters Anna Caron and Tyler Wands and the representatives of JAL, LLC with regard to how their driveway might be aligned with the new roadway.

It was confirmed at some point a sign would be added to the subdivision denoting Denali Estates. It would be a temporary sign, likely about 32 square feet (4 x 8) and that would be obtained through a permit issued by the town.

The plan notes there is a lot of ledge on the lot adjacent to the Sukeforth home. How much blasting will occur and for how long will it take place? What if blasting damages the foundation? Steve Lannan explained they will conduct a pre-blast review where permission is asked to video tape and photograph the interior and exterior of the property. John advised that will be addressed as a condition of any Planning Board approval and NFPA, Fire Code and other regulations need to be met. There will also be seismic meters placed as well. Brent added blasting is very regulated by the Alteration of Terrain Bureau, Drinking Water Bureau, [State Police], and Derry Fire. The intent is to protect the foundations and wells. The videotaping provides information on the pre-blast condition of the foundation, and will protect everyone.

Is there any intent to expand the subdivision beyond the 12 lots currently proposed? Brent stated there is always potential to advance a development.

How long will the residents on Daniel Road live with heavy construction vehicles on their street? Tom said the road construction should take about three to three and one half months. The construction of the homes would be related to market conditions and he would have to defer to his

real estate agent who will be marketing the lots. They don't intend to build all twelve homes at once and he anticipates there may be three to four homes under construction at one time.

Mrs. Levine asked if the demolition of the land will all take place at once? Tom said it possible that blasting might have to occur later on some of the individual lots.

Mr. Levine asked how long will the project take to complete? They have lived here for 40 years and he felt that there should have been a bit more empathy for the abutters. John explained the Planning Board is holding the site walk because the abutters had questions about the project. The Board does not always hold site walks. The Board members wanted to hold the walk to get in the field to address some of the concerns. The developer also has rights. Mr. Levine explained he would have preferred to have been contacted about this development before he was notified of the Planning Board's hearing. Steve explained he and Tom have been lifelong residents in Derry. He hopes their company is well respected. They are going to do the best they can in this neighborhood. He also had a subdivision occur beyond his home where his front yard and driveway were affected. His first awareness of that project was when he received the notice of hearing. He understood the developer had a right to develop his property. His company respects the general public and has never gone out of its way to disrupt the public. Mrs. Levine stated she appreciated that they would be able to work with the developer moving forward. With regard to the water line shut off at their property, what will happen to it? The line can be extended if the Levine's want construction in that area. The only landscaping proposed in the area where the 'ears' of the cul de sac are to be removed will be loam and seed. The new grades of the driveways where they meet the new roadway will be discussed with the affected abutters.

Brent discussed the new storm water flow. The storm water will be shifted to the wetland below. The exiting catch basin in the middle of the cul de sac will be removed and two new catch basins will be installed – one on each side of the roadway.

With regard to mail delivery, the developer will do what they need to do and the work will be close to the roadway, but they will make sure the abutters can get their mail.

John asked about the encroachment on the lot lines noted on Dattilo Road. Tim advised the developer will work with that landowner.

Accepted by Planning Board \_\_\_\_\_

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Chairman

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Secretary