

MONT VERNON PLANNING BOARD

Mont Vernon, NH 03057

Site Walk MINUTES –Sunday, October 23, 2016

In Attendance:

Planning Board Members: Bill McKinney, Chairman, John Quinlan, Annette Immorlica, Stephen Bennett
Larry Yetter, Shelly & David Brooks representing the Conservation Commission
Joanne Draghetti, Barry Salussolia & Tony Immorlica members of the public
Chris Guida- Representative from Fieldstone.

9:00am

The group started walking south on Purgatory Road towards Wilton Road and stopped in front of the open field/orchard area. The culverts and drainage were discussed. Guida stated the flow calculations after development are not allowed to exceed pre-development calculations. Annette Immorlica asked about clear cutting, if a lot owner chose to clear cut their land, could that affect drainage. Larry Yetter stated that the Conservation Commission is very concerned with the culverts and the drainage flow. Annette Immorlica asked about erosion control and Guida stated the process is permitted through the state and they would follow best management practices. Annette Immorlica suggested the town hiring an engineer to assess the plan.

The group next made their way over the stone wall and into the open field/orchard area. They walked up towards one of the proposed house locations and to the existing wetland crossing near the small pond. Tony Immorlica asked if there was a culvert under the crossing. Guida stated it was likely just fieldstones, and that a driveway culvert would be installed. Draghetti asked what would happen to the pond, and Guida stated there was no plan to disturb the pond. Shelly Brooks wondered if the water from the culvert would disturb the pond. Annette Immorlica wondered about the safety of the dam on the pond, and if it would need to be reinforced. Annette Immorlica also asked about vegetative swale being used on the project in place of rip rap. McKinney pointed out that rip rap can slow water. Salussolia asked if the pond was considered a wetland, considering it is manmade. Guida stated it is a grey area, and that a wetland permit is only needed for the driveway crossing.

The group then moved northeast into the woods, and briefly discussed the berm at the Gun Club, and Upton Road, which is a class 6 road. Quinlan stated he is hoping for conservation/protection of Upton Road. Draghetti stated the Conservation Commission is working on crafting conservation language for the possible conservation easement for the subdivision. Annette Immorlica asked about the value of the wood, if a cut was to be considered. McKinney stated there is not a lot there to be cut, and Quinlan stated he believed a cut had been done 30-40 years ago.

Yetter asked about invasive plants on the property, and stated they would need to be managed on site when the property was developed. Black swallow wort is thickly spread everywhere through the open fields.

The group next made their way back towards the open field/orchard area and cut across the area behind the existing house and back down to Purgatory Road. Culverts were discussed again; McKinney stated the culverts would be discussed with the road agent. Guida stated typically an 18-24 inch culvert is used. He also stated it depends on the crossing; if there is no year-round flow a smaller culvert could be used. Annette Immorlica stated again that the Planning Board can ask for an engineering review. Annette Immorlica asked if an environmental report was needed. Yetter stated the area is a habitat for certain animals, and Draghetti specifically mentioned the cottontail rabbits in the northern area of the property. Yetter also mentioned the Appalachian oak pine which exist in the area.

The group made their way to the common driveway. Draghetti stated this is close to the area of the possible conservation easement, which has been proposed at 8.5 acres.

The group walked past the high point of Purgatory Road ad down to the culvert which faces the Wah-Lum conservation area. McKinney noted it is a concrete pipe, and wondered if it was sufficient. McKinney also noted there was maintenance needed as the culvert had a large amount of sand washed into it. Bennett wondered about

the electric poles, and McKinney stated he believed they plan to use the existing poles and bury the electric up the driveways.

The group walked down to one last culvert; it appeared to be a smaller culvert and was very filled with sand. Guida stated that the road doesn't wash out at that location. Annette Immorlica stated a maintenance easement would be needed for the culvert. Guida stated there is no proposed change at that culvert location, except grading and gravel – ie- the road would not be paved at that location. McKinney asked where the paving is proposed to end. Guida stated at approximately where the clear cut lot on the south side of Purgatory Road is located.

Annette Immorlica next asked about the road, and thought it would need to be a 20 foot road with 4 foot shoulders. Draghetti asked if they had submitted a waiver. McKinney stated he believed a waiver had been submitted to be allowed to reduce road width. Annette Immorlica wondered if there was a safety issue regarding snow and plowing, and wondered where the snow would go. McKinney stated the board could refer to the DPW for an opinion on that matter. Yetter asked if Purgatory Road was a scenic road. McKinney stated he didn't believe Purgatory Road was listed as a scenic road.

The group next walked up the last driveway to look at the wetland areas and the shared driveway, noting the driveways were very long. There were wetlands located in the area behind where the house is proposed, a small area perhaps 1000 square feet.

The group made their way back out to the road. McKinney stated he would like to take out the plans for the approved subdivision on the south side of Purgatory Road to compare the drainage easement locations and the culverts. McKinney thanked Guida for leading the group, and thanked everyone who walked that day.

Respectfully submitted,
Amy Wyman
Planning Board Administrative Assistant