

Minutes Meeting of February 2, 2005 – Squannacook Hills

Members Present: Stuart Schulman, Chase Duffy, Robert Cadle, Jay Prager, Cindy Maxwell

The Chairman reconvened the Squannacook Hills hearing.

David Kelley, Land Tech, noted that there would be no traffic report for tonight. He said that he would address PB changes and Con. Comm. issues.

He said that regarding PB suggestion #1, they agree and guardrails have been extended. Regarding #2, #3, and #4, they are waiting for the Fire Chief to okay in writing. #5, he noted that this is a 40B project and not a subdivision. Discussion ensued regarding granite curbing, with him noting that it is very expensive. Mr. Kelley said that he needs to know the pro forma stats.

Mrs. Perkins said that Cape Cod berms are bad when there is snow plowing and are often destroyed.

Mr. Kelley said that sidewalk will support the Cape Cod berm.

Mrs. Perkins reiterated that plows eliminate Cape Cod berms, particularly around curbs.

Mr. Kelley said that granite curbing is a 3 to 1 increase in cost.

Mrs. Perkins said that it is up to the town after a development has been built and the berm fails.

Discussion ensued regarding a private development versus the town's responsibility.

Discussion ensued regarding runoff and possible effects on Townsend Rd./Squannacook River.

Mr. Kelley said that the runoff would be decreasing for the 100 year storm and the 25 yr storm. He said that for a 10 year storm there is a 20% decrease and an 8% decrease for the 2 year storm. He said that #9 is okay.

Discussion ensued regarding dumpster size and location.

Mr. Kelley said that units 1-6 can't be removed.

Discussion ensued regarding how to measure building height (#16). Mr. Kelley said that from the front the height is 37 ft., and from the back without a basement it is 29 ft. Mr. Kelley said that some towns take the average, which would make the height 33 ft.

Mrs. Collette said that if the Board has ever granted a permit for a taller than 35 ft. building, a visual example would be good.

Mr. Kelley said that 35 ft. restriction is for public safety reasons and suggested that if they can get an okay from the Chief there should not be a problem.

The Chairman noted a 40B court case where a town had to buy new equipment to accommodate building height.

Discussion ensued regard water pressure and Mr. Kelley said that the W. Groton district said that there is adequate pressure.

Mr. Kelley said that #22 is okay and the PB can submit additional comments.

Mr. Kelley said that he has a letter from Water Department and will submit a copy to the Board tomorrow, stating that the project won't affect the water supply wells. He said that short of cutting units, he has done everything to revise the plan to satisfy Town Boards.

Mrs. Perkins asked about whether the landscaping plan would have more detail.

Mr. Kelley said that as shown on the plan, the site will be densely planted with evergreens. He said that no specifics and quantities have been shown yet.

Mrs. Perkins noted that she is asking because Mr. Kelley said that more landscaping has been added and it doesn't show up on this plan.

Mr. Kelley said that more detail wouldn't be submitted until the plan is approved. He said that this is an engineer's version of landscaping plan.

Discussion ensued regarding lighting, with Mrs. Perkins asking how much lighting would be around the units.

Mr. Kelley said that a small light by the front door, a small light by the back door and five pole lamps throughout the project are proposed.

Discussion ensued regarding how to regulate lighting put in by owners. Curbing, size of dumpsters, traffic, and pro forma review are issues for the next meeting.

The Chairman asked what would happen related to emergency access if the road was blocked off.

Mr. Kelley said that it would be like with any culdesac.

Discussion ensued regarding whether an ambulance could get up the hill off of the road.

Mr. Morrison, Con. Comm., said that an ambulance won't make it through wetlands, nor would a fire truck or the Chief's car. He said that a 4 wheel drive vehicle might make it with good speed.

Mr. Kelley said that an old drainage channel has turned into a small wetland area.

Mr. Morrison disagreed about the size of the wetland.

Mrs. Perkins said that the fire department would likely go through either abutting properties rather than through the wetlands.

Mrs. Collette said that a major concern of the earth removal committee is storm water management and the impact on the Squannacook River. She noted that there are already existing problems along Townsend Rd.

The Chairman said that the applicant claims that the situation won't get worse but said that is no guarantee.

Mrs. Collette said that the site now contains an empty single family and not 24 families and stressed that there is already a problem. She said that when people are passing and trying to get through to their homes it will be much worse and said that there should be a remedy to keep water off Townsend Road and this should be reviewed by JNEI.

Mr. Kelley said that JENI has reviewed the plan and noted that they are only improving what is there now. He said that he has a copy of 40b erosion requirements and said that other than a final review by the Earth Removal Committee, they comply.

Mr. Kelley noted that the septic location has always been shown but has not been too detailed because they are going to the BOH next Monday. A Microfast (name of company) system is proposed: this is a pretreatment system with three tanks and a chamber. The waste would flow from the top of the hill to a 16,000 gallon septic tank which connects to a treatment chamber and then to a 16,000 gallon pump chamber. The waste is then pumped to a system of stepped trenches going up the side of hill. He said that a major variance is to finger the trenches (BOH). He said that this Microfast treatment reduces nitrates to below Zone 2 standards and because this is not even Zone 3, excellent treatment standards are being provided. He said that there would be seventeen 70 ft trenches and likened it to a gigantic showerhead to pressure dose.

Discussion ensued regard work done by Savos Danos, who did know that the system is a Microfast pressure dose system. Mr Kelley said that this shocks pollutants through and noted that this is much better than a standard system.

Of note: go to Microfast.com to study the proposed septic system.

Mr. Kelley said that vents are required because of the pressure-dosed system. He said that this is the best system for a hillside and noted that the soils and location of the leach fields are beautiful.

The Chairman asked about lot coverage numbers.

Mr. Kelley said that this was requested by the PB and is as of 6 pm tonight.

Agenda next meeting: pro forma, traffic and BOH.

The hearing was continued to 2/23/05 at 7:30 pm.

Mr. Morrison said that the houses should be moved out of the buffer zone.

The meeting adjourned at 9:00 pm.