

Mary T. Fowler Revocable Trust, 1088 Salmon Falls Road. 4-lot subdivision (by Norway Plains Associates, Art Nickless). Case # 241-10-A-11 **Public Hearing**

- Subject to receipt of the checklist, I recommend acceptance as complete and continuance to May 16 or June 6. Given the impact of four new house lots at this scenic location and a few issues it is best to get input from the board and the public and continue one meeting.

*Note. This project was postponed from the April 4 meeting. The applicant is still in discussion with Strafford Rivers Conservancy. The comments herein are the same as presented for the April 4 meeting.

Public Works related issues

- Access is a key issue. It makes sense that there is a shared access between lots 10-2 and 10-3 to be located opposite Sullivan Farm Drive. It would thus need to curve/bend across lot 10-3 with an easement for lot 10-2. The other access should be shared between 10-4 and 10-5, right in the middle. Note that lot 241-10-1 will take access from the existing driveway but it is probably better to have lot 10-4 share the driveway with 10-5 rather than take it from the existing driveway. If the latter, some improvements to the driveway might be in order and the number of access points would not be reduced.
- Sight distance looks very good in both directions
- One new shared utility pole (with underground from there) should probably be placed to serve lots 10-2 and 10-3 with the line crossing Salmon Falls Road. One new pole should be placed at the northwesterly corner of lot 10-4 with underground and an easement from there to serve 10-4 and 10-5. Alternatively, should underground lines be required for all four lots from the existing pole located on lot 214-10-1?
- Melodie is examining the drainage at this location to see if any necessary improvements should be made to serve these four lots.

Police Department related issues

- The department noted that sometimes in icy conditions vehicles coming down Sullivan Farm Drive have slid across Salmon Falls Road. This should be considered if the access is to be right across from that street.

Conservation Commission related issues

- The Conservation Commission is exploring with the property owner establishing a conservation easement for this property. The commission discussed this at its meeting on March 23.
- The wetland buffer must be shown on lots 10-2 and 10-3

Planning related issues

- The Planning Board approved creating a new lot in the middle of this

subdivision (lot 241-10-1) on December 6, 2010. That lot has not yet been recorded.

- Note that this is a very large parcel, 209 acres. If the back were to be subdivided access could likely be obtained from the existing driveway shown on this plat and other locations further to the northwest up Salmon Falls Road.
 - With new houses, I think there should be a requirement to plant 2 shade trees on each new lot, close to the street. These can be conditions prior to CO.
 - We will request consent to a condition prohibiting mobile homes
 - It would be best for new houses to be placed roughly in line with the barn on the adjacent Fontneau property. If new houses are set back far onto the lots the scenic view is impaired. We can ask the applicant to agree to defining the location for the houses along these lines.
-