

Minutes
Sitewalk for Muldoon
3 lot subdivision on Lombard Road
Tax Map 32 Lot 12
11/20/21

Present: Chair Rich Ganong, Susan Roth, Susan Sinnott, Paul Green, James Lowrey and Staff Lee Jay Feldman.

Others: Bill Walsh of Walsh Engineering, and Several Abutters

The Sitewalk began at 9:00 A.M. by the Chair. Bill Walsh provided an overview of the property and what the applicant wanted to achieve. Bill pointed out the location of the Wetlands and the shoreland zone. A question was posed by James Lowrey regarding the limits of the Shoreland zone being 250' from the resource. Lee Jay answered by indicating that the way the law was developed, the zone is 250' but only regulated the first 100'.

Bill Walsh indicated they have made adjustments in the plan to limit the access to a private road design located on the West side of the property meeting the Private Street standards. The Board agreed with the general location of the access but wants to make sure that the existing tree line which is a nice buffer with the neighbor stay and not be cut. Bill will adjust the design to address that issue for the board.

Tom Grondin proposed an alternative design to the board and asked several questions regarding the process and some issues that he wanted to discuss with the board regarding the process such as abutter notification and where the board will be going with the process. The Chair responded to Mr. Grondin.

The Sitewalk adjourned at 9:40 AM

Respectfully Submitted

Lee Jay Feldman

Contract Planner