

**TOWN OF DEERING
PLANNING BOARD**

**AMENDED & APPROVED
Site Walk Minutes
March 20, 2019**

Members present: Dan Goddu, Chairman; Katherine Jenkins, Vice Chairman; Beth Kelly

Public present: Dan Higginson, Higginson Land Services; Joe Taber; Joseph Taber, Sr.; Brian Houghton, Deering Road Agent

The continuation of the public meeting continued from, March 13, 2019 was opened at 5:58 pm. at the site of the proposed subdivision on Old County Road, Tax Map 241, Lot 18.

Mr. Higginson had the driveways properly staked. All agreed that the driveway for Lots 18-2 (most southerly) and 18-1 (middle) met the proper town required line of site of 250 ft; all agreed Lot 18 did not.

After some discussion, it was agreed to move the driveway for Lot 18 north within 50 feet of the designated wetland area on that lot. This will require the Board to approve an exemption per Section 4.5.8 b) of Article 4, Section 5 of the Wetland Protection. Moving the driveway for Lot 18 to within 50 feet of the wetland will require a buffer impact mitigation to fall slightly within the wetland area. Mr. Higginson was concerned that this would require a revised storm water management plan. Vice Chair Jenkins recommended that an addendum to the existing plan would be sufficient. Mr. Higginson did not think that was going to be enough to restart the study. After some discussion, it was agreed to leave the storm water management plan as is and to document the buffer impact mitigation in a separate plan.

Mr. Houghton requested that when the owner applies for a driveway application for Lot 18 that it be stated on the application that the line of site looking north is 215 ft. and looking south is 225 ft. A condition on the approval of the driveway permit for Lot 18 is that the mailbox for property at Tax Map 241, Lot 13 be moved 30 feet south with the owner's notification.

Mr. Higginson reminded the Board that the driveway of Lot 18-2 (most southerly lot) was also encroaching on the required 75 foot wetland on its lot. This will also require the Board to approve an exemption per Section 4.5.8 b) of Article 4 Section 5 of the Wetland Protection.

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 6:50 pm.

Respectfully submitted,

Daniel E. Goddu
Planning Board Chair