

**NEW LONDON PLANNING BOARD
SITE WALK
Meeting Minutes**

Cherry Hill Homes, Inc. Subdivision Plan
Hall Farm Road/Seamans Road/Blueberry Lane
Tax Map 086-022-000 and 086-021-000
Tuesday, July 29, 2014

MEMBERS PRESENT: Bill Helm (Chair), Jeremy Bonin, Emma Crane, Bill Deitrich (Alternate). Chair Helm could only stay for the first 10 minutes.

MEMBERS ABSENT: Paul Gorman (Vice-Chair), Peter Bianchi (Board of Selectmen's Representative), Michele Holton, John Tilley, Deirdre Sheerr-Gross (Alternate), Michael Doheny (Alternate) and Liz Meller (alternate).

STAFF: Lucy St. John (Planning and Zoning Administrator), Deb Langner (Town Health Officer).

OTHERS IN ATTENDANCE: Jennifer McCourt, McCourt Engineering; Peter Schauer, Soil and Wetland Scientist; John Langill and Christopher Grondrin, developers; Larry Ballin (abutter at 244 Blueberry Lane); Françoise Crowell (abutter at 50 Blueberry Lane) and Robert Crane (resident).

Weather Conditions: The day was sunny and in the mid 70's. The previous day it has rained approximately 1 to 1 ½ inches.

Meeting began at 2:00 along Hall Farm Road. Chair Helm explained that he would be there for only a short time and wouldn't be able to participate in the site walk.

Ms. St. John explained the purpose of the site walk and that the quorum of the Board was present.

Jennifer McCourt gave a brief overview of the issues discussed at the Planning Board meeting of July 22nd. General points discussed included: test pit data, drainage, areas of wetlands, view easement, water flow, location of septic system and fill needed for the placement of the septic system, topography relative the placement of the homes and providing views, probable locations of homes, site conditions as a result of the logging operation, location of skid tracks and how filling them in might impact drainage on Blueberry Lane, no vernal pools, driveway access along Blueberry Lane and Seamans Road, traffic count data for Seamans Road, culvert locations, culvert improvements, the existing Town turn-a-around on Blueberry Lane, well locations, had a cluster been considered, placement of overhead utility poles and underground utilities.

Abutters Larry Ballin and Francoise Crowell asked about having the driveways on Seamans Road rather than from Blueberry Lane, their concerns about the sight distance on Seamans Road, particularly for those turning left (from Blueberry Lane), due to the hill.

Jennifer McCourt stated that Blueberry Lane is an existing Town Road which meets the sight-distance requirements.

Larry Ballin expressed concern about the drainage and that all the culverts aren't shown on the plan. He also noted that he is concerned about how the drainage might change if the old logging skid tracks are filled in, as there is already a drainage issue along Blueberry Lane.

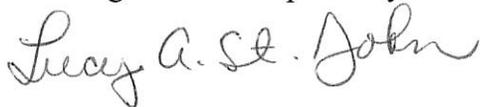
Francoise Crowell expressed concern about the removal of vegetation across from her property for the ROW access. She also expressed concerned about the drainage along Blueberry Lane and how it might change and flow into her property,

The participants on the site visit walked at various paces and thusly may not have heard all of the questions or responses given. The purpose of the walk was to review the site conditions. The Planning Board members in attendance did not make any decisions for the Board during the site walk.

The participants walked the site through areas of vegetation starting on Hall Farm Road, to Seamans Road, along Blueberry Lane, along the easement area (from Blueberry Lane), and then returned through the woods of Larry Ballin's property (lead by Larry Ballin) to Hall Farm Road. Along the way, the location of the proposed lot lines and other lots details were observed.

The site visit concluded at 4:25 pm.

Meeting Minutes Prepared By:



Lucy A. St. John,
Planning and Zoning Administrator.