

Planning Board Meeting Site Walk Minutes

Location: 845 2nd Crown Point Road

Date & Time: October 10, 2023 4:00PM

Voting Members Present:

Phil Auger – Chairman
Tim Reed – Vice Chairman
Charlie Moreno
Terry Hyland

Non-Voting Members Present:

Don Clifford – Alternate
Susan Arnold – Alternate

Others Present:

Dal Riley – Applicant
Ray Bisson – Applicant’s Engineer
Cody Heath
Adrian Heath

Members of the Planning Board met with Dal Riley and Ray Bisson at the driveway entrance to the property. Phil Auger brought the meeting to order at 4:01PM, and the site walk began with all present walking down the driveway heading into the property. While walking to the rear portion of the property, the Board observed the existing building on the right hand side that is located within proposed Lot 17-1C. The driveway consisted of reclaimed asphalt, which was commented on by members of the Board. The swale along the driveway was lined with concrete. The property was in good condition with new grass growing in several areas after having obviously been seeded recently. There was a garden hose extending to a sprinkler system within one of the newly seeded areas. At this point, Cody and Adrian Heath joined the site walk.

The site walk continued to a clearing along the northwest property line. The Board observed several pieces of equipment in this area, including a portable saw mill. Ray indicated that this area, and the area to the south where an existing trailer is currently, was within the 5.51-acre exclusion area where several future uses are planned, including a barn and an indoor riding rink. The Board paused briefly at the southern limit of the exclusion area before continuing down the slope toward the rear portion of the parcel.

The group split up, and Dal, Ray, Phil and Charlie continued farther into the back part of the lot, while Tim, Terry, Susan, Cody, and Adrian cut across the property to the southeast. Don had to leave and walked out of the woods alone. The remaining parties joined back up at the end of the woods road south of the existing trailer. Phil indicated that something they discussed was the language in the deed restriction. Currently, the proposed deed restriction allows for clearing to create pasture in the rear portion of the property. Phil and Charlie indicated that this type of use would be “hard on the land” and expensive considering the soils present at the site, and they would prefer that the rear portion of the property remain wooded. Tim questioned whether allowing the clearing is something that should be decided by the Board rather than just Phil and Charlie. Tim indicated that the applicant intends to have horses on the property and identified the location on the drawings called out as “potential

pasture/field.” Tim also pointed out that the conservation subdivision can be viewed as development avoidance rather than land preservation.

The site walk continued up the woods road and back to the driveway. A large hole was observed near the existing trailer. Cody indicated that the hole was in the location of the proposed house, and leaving the hole open saves the cost of having to dig the foundation again.

Walking back along the driveway, there was discussion about the land located between the exclusion area and proposed Lot 17-1C. Charlie and Phil are less concerned about clearing this upland area and suggested having two separate “conservation areas” depicted on the drawings. Conservation Area 1 might be identified in the restriction as suitable for agriculture, Area 2 restricted as forest land. Clearing for pasture (Area 1) could be allowed between the exclusion area and proposed Lot 17-1C and prohibited elsewhere within conserved areas.

Tim asked how many Planning Board meetings are left for this application. Ray indicated that he was hoping that the next meeting would be the last meeting required. Phil asked if there were any other items that needed to be discussed. There being none, Phil asked for a motion to adjourn the meeting. Charlie motioned to adjourn the meeting, which was seconded by Tim. The meeting was adjourned at 4:55PM.