**Newmarket Planning Board**

**Site Walk of Proposed 11-Lot Subdivision at 77 Hersey Lane**

 **Tuesday, August 20, 2019**

**Present:** Planning Board members: Val Shelton, Gretchen Kast, Ted Seely, and Jamie Bruton; Town Planner Diane Hardy; Abutter Jim Navickas, 36 Dogwood Lane; Walter Cheney, Sr. Christian Smith, P.E., Beal Associates, Scott, Colton, and Susan Gove, Luke Hurley, Wetland Scientist, Gove Environmental Services, Inc.

The Planning Board members and interested parties met at the site of 77 Hersey Lane, a 12.81 acre tract, located at the end of Hersey Lane, at 5:00 p.m. where the road turns into a Class VI unmaintained town road and the paved portion continues in a northerly direction to Durell Drive. The group followed the unpaved road for a distance of about 100 feet to a flag located on the westerly side of the roadway right-of way. The proposed road’s centerline was travelled a distance of 600 feet +/- to the end where the proposed hammerhead turn-around would be located. The Board noted some steep slopes and a few areas with rock outcropping along the way. The land slopes gradually from the northeast to southwest. At the end of the proposed road the topography dropped off fairly dramatically and one could view the very poorly drained, prime wetlands below along the southwestern side of the lot and a seasonal drainage swale running from east to west to the wetlands. The entire south and southwestern portions of the side will remain as a thick buffer in its naturally forested state which is dominated by red and white oak and American Beech. A second wetlands was noted in the easterly corner of the 12.81 acre lot which has a small vernal pool and poorly and very poorly drained soils. These wetlands would, too, be protected by wetland buffers. The applicant noted that the proposed open spaces to be protected will provide connectivity to other open space areas that were part of the original subdivision plans for the area which were approved during the mid-1980s. He will provide a map of those areas for the Planning Board. There were several stonewalls found on the parcel marking the lot lines. The applicant has indicated these walls will remain intact as much as possible. Approximately 40% of the site will be protected under the Open Space Design regulations and the highest valued “prime wetlands” will be protected with a 100 foot buffer separating that area from the proposed development.

The application has been continued to the September 10, 2019 Planning Board meeting. The first step in the process is for the Planning Board to approve the Special use Permit for the use of the land for the Open Space Development and, then, approve the engineering details associated with the subdivision, including roadway and drainage improvements. There will be a Technical Review Committee (TRC) meeting to review those items to which the public and other interested parties are invited to attend at a date and time to be determined. The site walk was adjourned at 5:52 p.m.

 Respectfully submitted,

 Diane Hardy

 Town Planner