The Dublin Planning Board met for a site visit at Norm Davis’ property Map 8, Lot 37 on Saturday, June 20, 2015 at 9:00 AM. Present were Chairman Bruce Simpson, Steve Baldwin, Dale Gabel, John Morris and alternate Neil Sandford. Presenting for Norm Davis was his surveyor, Ed Goodrich. Also attending the site visit were two members of the Conservation Commission, Chair Miriam Carter, and Wendy White.

The purpose of the visit was to assist the Board in deciding whether the applicant met the requirements to proceed with a conventional rather than an open space subdivision plan. Ed Goodrich showed everyone the plot map of the 117 acre site and where the group was located at differing times during the site visit. The group visited each of the proposed new lots; two accessed of of Rte 137, and a third off of the cul-de-sac on Greenwood Drive.

Ed gave an overview of the almost 117 acres that would be divided into three lots. The three lots would be 44.8 acres, 33.2 acres and 38.3 acres. The first lot has an approved crossing over the wetlands with a 4 foot culvert even though the culvert under route 137 is only a 2 foot culvert.

Some of the questions and resulting discussion included:

1. The present road off of Route 137 ends about two thirds of the way into where it would end when completed if the three lot design is approved.

2. Access to the third lot would be a recommended 750 ft driveway in from cul-de-sac at the end of Greenwood Drive. That lot takes frontage from both Richardson Rd and Greenwood Dr.

3. Ed indicated that more than half of the tract was wetlands and/or wetlands buffer, all of which was protected under state and local rules. He also stated Norm Davis had no desire or plan to subdivide further and if he or anyone decided to do that in the future they would have to come back before the board to present an open space subdivision that met all the criteria of the ordinance.

At 10:03 AM, the site visited ended.

Respectfully Submitted, Neil R. Sandford, Secretary