



Planning & Development
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Memo

Date: April 5, 2022

To: Planning Board

From: Planning Office

Re: The Timbers Subdivision – Tax Map 55, Lot 13-EXE and 14-EXE

Site Walk Results

Site Walk Date: 4/2/2022 Time: 8:30 AM

Conditions: Sunny, Cold 40°

Planning Board Members Present: Brian Toomey, Richard DeBold, Charles Anderson

Applicant's Consultant: Patrick Johnson

Town Staff Present: Mike Livingston, PE

No abutters were present.

Comments:

- Proposed roadway well staked
- Proposed building corners well staked
- Sight distances observed, good to the west, significant clearing needed easterly. Existing sign may interfere but appeared high enough to see under it.
- Wetland crossing for lot observed, house site on nice knoll
- Wetland crossing to units is more involved but both possible per MDEP exemption or Permit by Rule.
- Oval road design was nice with middle green space to be maintained
- Good buffer to Route 109 is proposed, low visual impact to the area
- Nice oak trees exist, many to be retained and identified on the plan
- Unit locations look good, grading/ fill is needed to avoid ledge and create positive foundation drains
- Buffers to abutting properties is very good, houses were not visible.
- Septic designs to be finalized
- Building footprints/ envelopes to be created
- The project appears well located for rental units