



**Planning & Development**  
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**Memo**

Date: April 5, 2022

To: Planning Board

From: Planning Office

Re: Eastwood Estates Subdivision – Tax Map 60, Lot 10

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**Site Walk Results**

Site Walk Date: 4/2/2022 Time: 9:45 AM

Conditions: Sunny, 43°

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

Applicant's Consultant: Dana Libby

Applicant: Mark Patterson

Town Staff Present: Mike Livingston, PE

Abutters: Hamlyn Family members from Map 68, Lot 8B

**Comments:**

- Entrance location well marked and cleared for division lot road
- Centerline of roadway and front lot corners well marked
- Buffer to lots/homes on El Velvel Road observed, homes on Lots 7 and 8, Tax Map 67, were visible from the proposed road.
- Road location good for grades, no ledge visible
- MDOT approval of the road entrance on Route 109 was conditional on the construction of acceleration and deceleration lanes in Route 109. Speed limit reduction to 35 mph would minimize these lane requirements, but the speed limit is MDOT/ State Police jurisdiction
- Wetland on Lot 4 may need alteration
- Trail to conservation land in 50 foot wide ROW was observed. Limited buffer to Hamlyn lot. A 25 foot no-cut buffer along the 50 foot wide ROW was discussed.