



Planning & Development
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Memo

Date: September 22, 2022

To: Planning Board

From: Mike Livingston, Town Planner

Re: Sea Orchard Subdivision Amendment – Tax Map 135, Lot 9-5
Site Walk Results

Site Walk Results

Site Walk Date: 9/21/2022 Time: 5:00 PM
Conditions: Sunny, Partly Cloudy, 64°

Planning Board Members Present: Dennis Hardy, Brenda Durand, Brian Toomey

Owners: Grace and Mariusz Chmielewski; HOA President Norman King

Applicant Consultant: Jake Liston, Arborist

Town Staff Present: Mike Livingston Abutters: Demarco (M138/17), Bergin (M135/9-6)

Comments:

- The existing buffer area was observed
- The arborist spoke of the potential hazards of the existing pine trees
- The existing pine trees do not significantly add to the visual screening of the buffer
- The existing fence provides good screening to the abutters
- The northerly abutter, Demarco, had no issue with the tree removal
- The owners to consider if the 5 proposed trees or if all the large pine are to be removed
- The southerly abutter, Bergin, had no issue with the tree removal
- The HOA president had no issue with the tree removal and agreed the HOA was responsible for the fence and would continue to maintain the fence
- The fence provides a good screen, replacement plantings may not be needed
- A fence on the Bergin lot has been extended over the property line, onto the HOA land and across the buffer. The fence must be removed in order to be in compliance with the existing subdivision approval and HOA Declaration.
- The requirement for a new plan by a licensed surveyor to be recorded was discussed
- Past violations and previous amendment plan for Lot 6 were discussed
- No action to be taken on the application until a plan is completed
- Attendance at the September 26th meeting not necessary to just report the site walk results.