



Planning & Development
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Memo

Date: September 23, 2022

To: Planning Board

From: Mike Livingston, Town Planner/Engineer

Re: Moody Medical Center Site Plan Amendment – Tax Map 108, Lot 33-28
Site Walk Results

Site Walk Results

Site Walk Date: 9/22/2022 Time: 5:00 PM
Conditions: Sunny, Partly Cloudy, 65°

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

Owner: Joseph Lindsey

Applicant Consultant: Ryan McCarthy Town Staff Present: Mike Livingston

Abutters: None

Comments:

- Dumpster location options discussed. Excess parking would allow close to where currently located, if spaces are eliminated
- Change in lot lines well marked with grade stakes
- The vegetated buffer installed along the proposed southerly lot line is a perfect example of a vegetated screen/buffer.
- Building addition proposal and history described
- Owner plans on repaving and installing concrete curbing
- Entrance was observed and discussed. No executed easements are recorded for shared entrances/exits. Option to widen the existing and make two-way does not appear problematic. Signage and pavement markings would need to be extensive on both properties to maintain the current configuration.
- The existing ash tree could satisfy the street tree requirement and be considered grandfathered. Other trees could interfere with sight-distances.
- An existing tree is close to the southeast lot corner at Mariner Lane and may be adequate to satisfy the street tree requirement. Location to be verified and depicted on the plan or a new tree to be needed
- No drainage issues evident