



Planning & Development
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Memo

Date: April 17, 2023

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Marks Organix – Tax Map 114, Lot 35
Site Walk Results

Site Walk Results

Site Walk Date: 4/15/2023 Time: 8:45 AM
Conditions: Sunny, 58°

Planning Board Members Present: Paul Baratta, Brenda Durand, Richard DeBold, Steve Koeninger, Josh Lagasse

Applicant: Mark Quinn and property owner representative

Applicant Agent: Ken Wood, ATTAR Engineering

Town Staff Present: Mike Livingston, PE

Abutters: None

Comments:

- Fire lane recently disturbed for utility line. The plastic grid system was evident, but partially removed. To be repaired/re-installed with grass.
- Swale exists between 2-story building and 1-story building.
- The building overhang appears to have been removed. To be verified.
- Drainage flows onto abutting land. No easements or treatment. No erosion evident.
- No significant change in lot coverage proposed.
- Buffering along lot lines of residential uses to be considered.
- Building façade and landscape improvements look good.
- Original signs removed, a new one (smaller) was installed near entrance.
- Route 1 landscaping looks good as is.
- Where will fire service connection be made from?
- Parking looks sizeable and adequate.
- Sight distances onto Route One are good.
- Inside of building also observed.