



**WORKSHOP  
MINUTES  
PLANNING BOARD  
FEBRUARY 15, 2012**

John Potvin - Regular 2014  
Don Fellows - Regular 2015  
Jeffrey Ganong - Regular 2015  
Dan Nezol - Regular 2011  
Francis Drake, Jr. - Regular 2011  
Gerry Kamke - Associate 2014  
Steve Warren - Associate 2011

1. **CALL TO ORDER:** The Chairman, Mr. Ganong called the meeting to order at 2:00 PM.
2. **ROLL CALL:** Regular members present were Dan Nezol, Jeffrey Ganong, Francis Drake, Jr., and Don Fellows. John Potvin was absent, excused. Associate members present were Steve Warren and Gerry Kamke was an excused absence. Also present were, Michael Cote, Code Enforcement Officer; Scott Benson, Economic Development Director; Ryan Leighton, Town Engineer; Bill Bauer, Water Commissioner, Paul Adams, Water Department; Stephanie Hubbard, Wright Pierce.

3. **OTHER BUSINESS:** Kelly Park Subdivision

Ms. Hubbard said Kelly Park is intended to be a four-lot facility with the possibility of smaller lots coming in as an amended plan. There will be a 1,550 linear foot roadway with a hammerhead turnaround at the end of Lot 3, which will go to a 12-foot wide gravel road to Moody Road, which will be maintained as an emergency access. There are two storm water detention ponds, which require DEP permitting, and which are intended to be under drain soil filter ponds to treat the linear roadway. As future development occurs, we will be developing lots with their own storm water treatments. The infrastructure would be water, sewer, storm drain, and there is natural gas on Rte. 196. There will be sidewalks, which can tie in with the Lisbon trails. Mr. Cote pointed out that the name Kelly Lane would have to be changed because there already is a Kelly Lane in Lisbon.

Mr. Fellows suggested bollards like on the Trail at Moody Road that could be removed in an emergency. Ms. Hubbard said the Fire Dept. and Police Dept. could have keys; there would be signs for no throughway. She said she hesitated to put something in that cannot be removed. There is no mandated egress. Mr. Adams said it does cross into District 1 and needs to be looked into closely. Mr. Bauer asked if Kelly Lane would be a public or private road. Ms. Hubbard said it would be public and that there will be hydrants. Mr. Bauer said it would need to be a particular kind of pipe if it is a public road. He said that Scott Kelly indicated there is plastic pipe buried on the property, which would need to be changed. He asked if there is sufficient room for a tractor-trailer to turn around. Ms. Hubbard said as the lots are developed they will be looking for flexibility to accommodate those vehicles, for now there is the hammerhead turnaround at the end of Kelly Lane.

Ms. Hubbard said there is no timeline for marketing, but they are actively marketing now. No commercial businesses have been assigned to specific lots. She said the sewer line would connect with the sewer line on Rte. 196. The storm drain is separate so that it can be piped across to the Sabattus River. This will provide overflow into the Sabattus River after the storm water has been treated. There will be opportunity for recharge areas.

Mr. Warren said a variance would be needed for the road coming in off Rte. 196 if there is another option. Mr. Cote said Moody Road is not an option. Ms. Hubbard said we want to stay out of the Zone 1 area; that road would be for emergency access. Moody Road would need a lot of work to make it a viable option. Mr. Fellows said he thinks Moody Road should only be an emergency exit.

Mr. Adams asked for a copy of the plans for the Water Dept.

Mr. Warren asked about pedestrian sidewalks. He said sidewalks along the back of the property would be good for the village area businesses. Ms. Hubbard said the walking path could have seating around the pond, perhaps a picnic area. Mr. Ganong asked about the vegetation around the pond. Ms. Hubbard said she has a list of possible landscaping and existing vegetation.

Mr. Fellows asked about the timeline for when you want to start. Ms. Hubbard said Mr. Kelly is ready to move forward this spring with the roadway, cleaning up slopes and re-vegetating them, which will take some time. Mr. Warren said he would like to do a walk-through.

Mr. Ganong said we would have a walk through on Wednesday February 22 at 2:00PM.

He said we suggest signs and bollards for the emergency road, and that Water Dept. gets a copy of the plan. A preliminary plan will be in board member's packets for the March meeting.

#### **4. ADJOURNED: 2:50 PM**

Respectfully submitted,

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Jody Durisko  
Administrative Assistant