

**OGUNQUIT PLANNING BOARD
SITE VISIT
DECEMBER 19, 2014**

- A. CALL TO ORDER – 8:30 a.m.**
- B. SITE INSPECTION – 5 Bourne Lane.**

JOHN MIXON – 5 Bourne Lane – Map 5 Block 35A – Residential and Limited Business District. Subdivision Sketch Plan for Phase II (Units 5-7) of a seven unit condominium subdivision.

Mr. Simpson called the Roll:

Planning Board Members Present: Don Simpson, Chair
Rich Yurko, Vice Chair
Jackie Bevins
Muriel Freedman

Also Present:

John Mixon, Applicant
Rich Licht, Applicant's Representative
Scott Heyland, Code Enforcement Officer
Numerous abutters and other interested parties.

Mr. Simpson opened the Site Visit at 8:30 a.m. He noted that this site visit was not a Public Hearing and that no questions from the public would be responded to at this time. Questions from the public may be submitted, in writing, through the Land Use Office, and will be responded to at the next Planning Board Meeting. Questions would be accepted from Board members and Town Staff.

Mr. Licht gave a brief overview of the project's site plans. He noted that the original existing house will remain however the garage will be demolished and replaced with a new dwelling. The access road has been paved however they may top it with "pea stone" to give it a less urban, more rural appearance.

Mr. Licht pointed out the rear of the property where there is an existing swale and where the Applicant intends to install a water garden.

Mr. Licht informed the Board that all utilities will be underground. There will eventually be three underground 1000 gallon propane tanks which will service all the dwellings in the development. He also pointed out the location of the new sewer pump station which is already up and running.

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Mr. Simpson asked that the Board be provided with a copy of the Sewer Easement Deed and Mr. Licht agreed to do so.

Mr. Simpson asked if there would be any fire hydrants within the interior of the development.

Mr. Licht responded that, per the Fire Chief's plan, there is a single fire hydrant at the entrance to the development and there will not be any additional hydrants within the development.

Mr. Heyland asked for the width of the internal roadway.

Mr. Licht responded that it will be 18' all the way to the end where the hammerhead turnaround is located. He noted that he will be meeting with the Fire Chief on site to confirm the details of the road width and hammerhead design.

At this time the group took a walking tour of the property.

Mr. Licht pointed out several areas of vegetation and trees which will be saved, he also indicated the flags which mark the location of the proposed road and three houses.

Mr. Mixon pointed out the row of Blue Spruce trees at the rear of the property, indicating that these trees will remain.

Mr. Heyland asked if the project has a Best Water Management Plan.

Mr. Licht responded that they do.

Mr. Simpson asked if each unit owner will be responsible for his/her own lawn care.

Mr. Mixon responded that they will not. There will be a single lawn care company which will be responsible for all lawn maintenance, as well as trees and common garden areas.

Mr. Simpson asked if there were any additional questions. There were not.

Site Visit Adjourned at 9:03 a.m.

Respectfully Submitted

Maryann L Stacy

Maryann Stacy
Recording Secretary

Approved as Submitted January 12, 2015