

Location: Mountain Road and Sachs Road (one lot); Tax Map 72, Lot 150; 150-1; 150-2; 150-3; and 150-4; 150-5.

Notes: The lot numbers have been changed on the application. The southernmost lot (formerly Lot 150-1) abuts Sachs Road and Mountain Road. It will now be identified as the parent lot, Lot 150. In this way a grandfathered driveway for Lot 150 would be allowed off Sachs Road. The other four lots to be developed would be numbered 150-1, 150-2, 150-3, and 150-4 from south to north. If developed in the future, the 72.5-acre remaining Lot 150-5 (formerly Lot 150) would have driveway access off Mountain Road.

The site walk commenced at 9:02 AM. Commission members present were Debra Kimball, Susan Mooney, Paul Miliotis and Liz Kotowski. Others were Ed Kotowski, resident and PLIA Board member; Celia Abrams, former Commission member and botanist; Roscoe Blaisdell, surveyor; Ken and Gloria Sachs, landowners.

The entire property was logged a year ago. Some trees were left on site and other trees were re-sprouting, in addition to native shrubs and annuals. Of interest was the large number of chestnut oaks on all of the lots. Other predominant tree species were white and red oaks.

We started on Sachs Road, Lot 150, noting the frontage on both sides of the road, the possible driveway site and where the house would be situated. The house site is partway up a moderate slope that continues steeply until it falls to a forested wetland. We then backtracked to Mountain Road and headed north along the east side of the road. We went into Lot 150-1 to note the house sites for Lot 150-1 and 150-2 and the view of the slopes in the back. Returning to the road we noted the common driveway area for these two lots. We continued onto Lot 150-3 and again walked to the house site. We looked over to the Lot 150-4 house site and the back area where there are some very poorly drained soils and wetlands. While there we spotted a pileated woodpecker and heard a wood-pewee (bird). Returning to Mountain Road, we noted where the common drive will be located along the common boundary line of Lots 150-3 and 150-4. We did not continue beyond this spot toward Lot 150-5 because there are no plans to build there at this time.

No invasive plant species were seen. Shrubs with berries included blueberry, huckleberry and chokeberry (red?), important food for birds, rodents, deer, etc. Additionally, there were some small black gum trees along Mountain Road.

All participants endorsed the two shared driveway plans and the driveway for Lot 150 off Sachs Road. The latter is much better sited; otherwise, the topography

and limited site distance for a curb cut on Mountain Road would not have been the best location for safety, erosion concerns, and scenic appearance.

The site walk ended at 10:10 AM.

Respectfully submitted: Susan P. Mooney, Secretary

These minutes were accepted as corrected at the meeting held on July 11, 2016.