



September 5, 2021

To: Planning Board

Re: Case # 21-012-SUB, Application for a Back Lot Subdivision on Gile Road,
Map 28, Lot 10, a Scenic Road.

(Note: This case previously had been identified as Case #21-007-SUB)

Board Members and Staff:

Per request to the Board in a letter dated 7-23-21, the Commission requested that if the Board requested from the applicant any other driveway design than the initial presented and this new design would appear to potentially impact wetlands, steep slopes and/or roadside trees thus presenting additional concerns under the purview of the Commission that the case be referred back to the Commission for additional review.

The Commission is grateful for the opportunity to again consider the revised application.

At the Commission meeting held on August 30, 2021, Mr. Peter Landry, surveyor and Kerry and Nathan Tandy were in attendance. Mr. Landry showed and reviewed the new plans for the proposed driveway that would provide access to the proposed back lot. No large trees along Gile Road, a scenic road, would be disturbed; the wetland on the parent lot would not be disturbed. The driveway will, however, impact steep slopes. Mr. Landry indicated that the proposed design would be the least disruptive and would be designed to minimize runoff during and after construction.

The Commission was satisfied with the care and attention given to the new design minimizing negative impacts to the scenic and environmental features of the site. A site walk was not determined to be necessary.

Respectfully,

Sam Demeritt, NCC Chair.