

Planning Board Site Walk
6:00 p.m. July 22, 2025 at 114 West Road

Members Present: Brendan O'Donnell (Chair), Logan Snyder, Megan Portnoy, Joshua Gordon, Scott Doherty (Selectboard Rep)

Members Absent: Rich Marcou (Vice-Chair), Greg Meeh, Hillary Nelson (Alternate), Clifton Mathieu (Alternate)

Others Present: Kal McKay (Admin Assistant), Keith Anastasy (Applicant), Sam Foisie (Meridian), Tim McGibbon (Meridian), Tim Scheedy (Applicant's Attorney), A. Eli Leino (Applicant's Attorney), Jude Mosher (Meridian), Erol Duymazlar (Meridian), Nicolo Anastasy (Meridian), Tom Franco, Kent Ruesswick, Beth Blair (Selectboard), Judy Patterson, Amanda Medeiros, Beth McGuinn

Call to Order

The Planning Board site walk was called to order at 6:08 p.m.

Brendan explained the rules of the site walk and what kinds of questions the Planning Board members could ask.

Site Walk of 114 West Road

The applicant and Meridian representatives showed the group around the property and displayed posters with photos and diagrams for reference. They had marked out the location of the residential road by mowing the field and placing flags. Most of the area for the proposed residences was already a field, a small amount was wooded, and there was an old barn.

There was discussion about where the landscaped sound barriers would be. The applicant plans to have a fence between the front commercial space and the residences. One side of the fence would be landscaped with trees. They also intend to have some landscaping between the access road and the residential road.

There was an abandoned Hummer limo. The applicant was unsure if that was on their property or the neighbors. It was about where the northern property line was.

The field in the middle of the property (just south of where the residences would be) is designated as wetlands. At the time of the visit, it was dry enough to drive a tractor over and had no standing water. There was quite a bit of moss mixed in the grass. Those present believed this area is likely much more wet in the spring.

The eastern part of the property drops off steeply into a brook. The brook mostly follows the property line, going back and forth across both sides. The developers weren't sure who owned the other side.

This property was excavated when I-93 was created. The dip in the land that is now the wet field was where they dug the deepest.

The developer explained that the hill up from the field to the residences would either have residences with walk-out basements or a fire-pond.

There is currently an access road within the tree line between the wet field and the highway. They intend to widen and improve the road enough for two-way traffic. They will keep most of the trees on both sides of the road. They will likely cut the corner a bit to soften the curve, but they are open to keeping a sharper curve and lowering the speed. There is a 12 inch culvert pipe that goes from the highway, under the road, to the wet field.

There was discussion about if this land has ever flooded. It is not within the 100-year flood plain. The wet field likely has standing water at some point each year. The elevated areas where the buildings and roads would be have not flooded as far as anyone present knew.

The group walked along the access road to the southern part of the property where the 2nd commercial area would be. It would extend from the natural tree-line on the east and south (which is just about along the property line) to the beginning of the slope into the wet field in the north.

The developer explained that they will have a storm pond for the commercial area designed to handle 80% impervious surfaces. They don't expect to reach that high of a percentage, but are engineering it higher than needed just in case.

The group split up so that some walked into the wet field to see the culvert coming from the highway and some walked back along the access road. Joshua Gordon, Logan Snyder, and Brendan O'Donnell were the Planning Board members that went into the field.

The group reformed at the barn. Brendan asked if anyone had further questions about the land; no one did.

Adjournment

The site walk was closed at 6:47 p.m.

Minutes submitted by Kathleen McKay, Administrative Assistant