

TECHNICAL REVIEW COMMITTEE NOTES
SUMMIT LAND DEVELOPMENT
LOCUST ST. & CENTRAL AVE. (P08-13)
MARCH 6, 2008

STAFF PRESENT: Tom Clark, Bruce Woodruff, Eric Hagman, Fire; Marn Speidel, Police; Dave White, Engineering

OTHERS PRESENT: Chad Kagelery, Applicant; Bob Stowell and Barry Gier, Tritech Engineering

Redevelopment of existing Moore Business Forms building.

1. Fire Department supported, had no concerns.
2. Police asked whether community trail was still viable give this plan.
3. Does the parking lot across the street be an active part of the site plan proposal – Answer was yes and no.
4. Show zoning boundary, calculate wetlands impact area.
5. Question about providing adequate screening from parking areas and whether wooded areas would serve. Screening needed some areas.
6. Discussion on Community Trail, easements and timing of granting and deciding where trail would feasibly go.
7. Discussion on wetlands and maintenance dredging – as pertains to DES Wetlands Bureau permitting.
8. Indicate 50 foot setback from zoning boundary.
9. Engineering asked for design of trail and location of easement from the applicant – possibly build as well.
10. Needs a landscaping plan. – Need fence or screening from existing car lights for duplex on Locust St. Close up guardrails on southwest corner of property. Engineering asked about how sidewalk works in front.
11. Widen turnaround area at end of aisles.
12. Drainage issue discussion. Need to assess stone culvert condition/capacity. Need a drainage study done and submitted. Engineering asking for drainage easements. Need detail for engineering overflow on detention pond.
13. Need a revision to the lighting plan prepared.

TIMING: Applicant wants to firm up plans before going to Planning Board. Planning will wait to hear from TriTech.