

In Attendance:

Stacy Parsons (Chairing)

Joe Trybus

Dean Maynard

Jack Hickey

John Friends, Planning Board, observing

Rita Quirk, 189 Narragansett Ave.

\*See also Attendance Sheet in Minutes Binder

7:00 pm

Request for Determination, 195 Narragansett Ave, P. Simonetta

- Seeking permitting for existing dock through Ch. 91 Waterways program.
- Reviewed Simplified Waterways License Application and WPA Form .
- Unanimous approval. Issuing Negative Determination.

7:15 pm

Request for Determination, 189 Narragansett Avenue, R. Quirk

- Seeking permitting for existing dock through Ch. 91 Waterways program.
- Reviewed Simplified Waterways License Application and WPA Form 1.
- Unanimous approval. Issuing Negative Determination.

7:30 pm

Informational discussion re: request for construction of dugouts at Laston Field.

- Reviewed request by the Girls Softball Association to construct 2 dugouts at the Laston Park. Dugouts will be placed on 5 piers each and located approx.. 50' from the bank. J. Trybus did the site visit.
- No concerns. No further filing required or requested.

7:45 pm

Notice of Intent, Aerial Adventure Park, Brodie Mountain Road

\*See Minutes Binder for abutters and community members in attendance. Moved meeting to the Community Room due to number of people.

Brent White, White Engineering, presenting

- No File Number issued yet for the project. Ramblewild LLC is the actual operator of the project.
- Applicant designed project to support environmental preservation. Seeking to use previously disturbed areas to the maximum extent possible.

- Wetland boundaries were approved by the Commission for Feronia Holdings in February. B. White met with DEP for pre-construction review of the proposal. Karen Hirschberg is reviewing the project for DEP.
- Reviewed site plans. Using the existing curb cut to access the site with no new disturbance to the intermittent stream. Use of existing disturbed area was selected to minimize cut and fill needed with grade change. Expanding existing disturbed area to create the parking area. Proposing planting Canadian Hemlock along parking area per request of neighbor for screening. Intending to use native plantings as much as possible in other areas.
- A 1/3 mile long foot path connects the parking area to the start of the park. Portable bathrooms to be located along route. Pumper truck will be able to access.
- Well and gift shop area are outside the buffer zone. Must have public water supply well. Utilizing old logging road to install it outside the buffer zone. DEP has approved the location of the well and the public water supply. Proposing to use directional drilling to run water lines under intermittent stream.
- Septic is located outside the buffer zone but a small amount of grading does encroach on the 100' buffer zone line. Board of Health will be issuing any permitting regarding septic and well. Perc has been completed. System was designed with a conservative perc rate and meets Title 5 requirements.
- Concerns expressed about lighting and traffic were referred to the Planning Board.
- Discussed expected size and use of the park. Can accommodate 700 people per day. Harnesses are rented for 3 hours each with a possible 225 people using the park at any one time. Parking area is sized for busses. Snow removal will be part of park plan for the winter.
- Park will be gated and locked at close of business. Abutter expressed concern about snowmobiles. B. White explained they would be trespassing. Well is located away from existing snowmobile trail to protect the quality of the drinking water.

*Adventure Park:*

- Re-grading existing gravel path for emergency vehicle access.
- Planning to install a couple of portable restrooms along the path.
- Building a 165' suspension bridge with 5' wide access path. Bridge will be 47' in height. Applicant proposing hand dug, 5' abutments for the bridge.
- Platforms will be attached to the trees; 8'- 10' off the ground. Discussed platform construction. Platforms will be 5'x5' or 6'x6' and hung from the trees. Holds 3 people at a time. Made from cedar and lined with recycled rubber stoppers that are clamped to the tree. No damage is done to the tree.

- Calculations indicate 672,000 sq. ft. of riverfront. Proposing to alter approx.. .06%.
- Existing woods roads will be used. Expecting approx.. 4,000 sq feet of clearing to create the park. No new gravel paths are proposed. Fencing will be installed to keep people on the correct path.
- Discussed use of native plantings. Commission recommendation to use native plantings to the maximum extent possible.
- Some trees will need to be removed. All trees to be removed have been marked and fall within the thresholds for vista pruning.
- Discussed stormwater improvements proposed for Brodie Mountain Road. Proposing to remove existing sedimentation in catch basin at base of access to wind turbines, excavate existing pavement, and create a sump area to settle sediment before discharge. Work will be conditioned to occur only during dry conditions.
- Public hearing continued on site. Set meeting for 7/19 at 5 pm. Public and abutters welcome to attend. No further action taken.

#### Other Business:

- Reviewed budget statements. Submitting invoice for membership in MACC with updated roster.
- Reviewed and issued statement of support for proposed solar project on Prospect Street. Project will still need to go through the permitting process and comply with the Wetlands Protection Act standards.
- Reviewed request by the Girls Softball Association to construct 2 dugouts at the Laston Park. Dugouts will be placed on 5 piers each. No concerns. No further filing required or requested.
- Received updated site and construction plans for 686 North Main Street showing baffles and armoring of plunger pool per the Commission's request.
- Received Forest Cutting Plan for Feronia Holdings, LLC, Brodie Mountain Rd., dated 4/5/13.
- Received copy of Issuance of Simplified Waterways License for 4 B Street, Abrams property.
- Received notice of Planning Board meeting on 8/5/13 for public hearing on Dollar General project.

Adjourned 9 pm