

Site Walk for 19 Moulton Ridge Road Subdivision Application (Map 11 Lot 41)
Tuesday June 7, 2016

Planning Board Attendees: Bob Solomon, Kate Mignone, Jim Thompson, Peter Merrill, and Joan Whitney.
Others: Julie LaBranche (RPC Circuit Rider), Jonathan Ring (Applicant's consultant), Dennis Quintal (Planning Board's consultant), Leslie Hansard (3 Moulton Ridge Road).

The site walk began at 6:06pm with inspection of the drainage swales, catch basins and outfalls along Housac Road. Consultants Ring and Quintal recorded the locations of catch basins and swales, and the diameter of several culverts. Mr. Quintal noted that the existing well on proposed Lot 1 was improperly located on the site plan (at the corner of the easterly outbuilding, not the corner of the main dwelling). Mr. Ring acknowledged the location of the well would be corrected on revised plans. Attendees walked to the western edge of the property at 19 Moulton Ridge Road, walked along the frontage to proposed Lot 2 then walked across the open field across proposed Lots 3, 4 and 5. Mr. Ring and Mr. Quintal noted the existing drainage patterns, soils and topography on the site, and the locations of proposed driveway cuts through the stone wall/frontage along Moulton Ridge Road. Driveway site distances were estimated on the ground and from the site plans.

Attendees then entered the property at 3 Moulton Ridge Road with owner Leslie Hansard who showed attendees the location of the culvert exiting onto her property from the south of Moulton Ridge Road. The culvert discharges stormwater that flows across the back yard and exits to proposed Lot 6. Notable scouring, erosion (gullies) and sedimentation was observed on the property. Ms. Hansard used her cell phone to show attendees a video she recorded of a rainfall event on April 7, 2016.

Attendees walked from the Hansard property across proposed Lot 6 to the school house property adjacent to Route 150. Stormwater drainage sheet flows across the schoolhouse property to an existing cement inlet and pipe crossing under Route 150 exiting from a cement culvert to the adjacent property to the northeast. This inlet/pipe/culvert system conveys stormwater from properties on the south and north side of Moulton Ridge Road (a portion of the Kensington Farms Subdivision, and properties at 19 Moulton Ridge Road, and 3 Moulton Ridge Road) under Route 150.

Attendees walked west along the frontage of Moulton Ridge Road back to the culvert that discharges to the Hansard property. Attendees noted the locations and sizes of the dual culvert systems that convey drainage from the south side of Moulton Ridge Road to the north side, and the drainage swales constructed on Lot 40-19/5 Moulton Ridge Road and Lot 40-18/15 Housac Road.

Mr. Ring and Mr. Quintal agreed to coordinate with Ms. LaBranche to arrange a meeting to discuss the existing drainage conditions on and adjacent to the site, and possible strategies for managing stormwater for the proposed subdivision. The site walk concluded at 7:35pm.