

May 6, 2015 Hearing for ANRAD for Lot on Flint Road (map7, parcel 41-0) opened at 8:00PM. This hearing has been continued from 4-1-2015

Dave Crossman, B&C Associates, presented the project on behalf of John Brunell, owner of the property.

A site visit was conducted on April 30, 2015 and several changes were made to the wetland line. New plan was presented tonight.

The changes to the lines affect the 50 and 100 ft. setbacks from the wetlands.

Plans are unclear for future development on the property. The intent is to just get the wetland bounds set and then see what is possible. The owner wants to build a single family home on the property.

The ANRAD is only identifying the edge of the BVW, not the edge of the pond. The Ashby BOH has a regulation requiring new septic systems to be 200 ft. back from the edge of a pond with inflow and outflow from a perennial stream. Discussion centered on whether the measurement for a riverfront should be used. State Law is that there is a 200 ft. buffer for perennial streams, but that the set back from banks or bordering vegetative wetland of a pond is only 100 ft., regardless of whether the source of water or outflow of water is from or to a perennial stream.

Any future building within 100 ft. of the lines being set with the ANRAD would require the applicant to come back to the Commission for a Notice of Intent.

Applicant is not disputing the riverfront area. He was more concerned with the BVW identification so that the driveway could be planned.

Motion to close the hearing at 8:36 was made and 2ndd. The vote was unanimous to close the hearing. Roberta will write the ORAD.