

Town of Pownal
Planning Board *Workshop* Minutes
Wednesday August 18, 2021

Members Present: Matt Altieri, Jesse Peters, John Bowdren, Todd Mellin, Secretary: Christine Watson, Alternates: Brian Stornelli and Orion Breen; Town Planning Consultant: Ben Smith

Guests: Jim Fisher and Travis Letellier from Northeast Civil Solutions

Call to Order at 5:00pm by Chair Matt Altieri

Discussion: Mr. Napoli proposed Cluster subdivision development on Merrill Road.

- The property has changed hands and the new owner would like to keep the western half of the property for a single-family home and a mushroom cultivation business, (which is what he does) and that the forest wetlands on the western half of the property are ideal for his business and to develop the 8 lots on the eastern half.
- The homes will be modest in size and will all have solar panels on the roofs and be oriented to maximize solar gain (facing south) and be constructed to LEED standards. (green homes)
- We discussed and they seemed amenable to landscape buffering along the road and to possible limits to cutting into the woods around each house, sort of no cut zones or buffers written into the deeds.
- Jim Fisher pointed out that with the 225' reduction for the frontage it would still only allow for 4 houses on a 600-foot road.
- Hammer head vs cul-de-sac were discussed.
- We talked about lengthening the road to about 900 feet to accommodate the reduced frontage (225') and they seemed to like that idea, with extending to the open space behind the cluster housing to make up the differences needed for net residential density.
- Location of the cistern was discussed.
- Open space will most likely be for residents only.
- They will work up revised plans based on our workshop conversations and present in the future.

Meeting adjourned at 5:52 pm

Respectively submitted,

Christine Watson

Christine Watson
Planning Board Secretary
Approved 9-15-2021