

**Town of Pownal**  
Planning Board  
Public Hearing Minutes  
Monday, August 3, 2020  
6:00pm

Members Present: Chairman Matt St. Cyr, Vice Chairman John Bowdren, Christine Watson, Gabe DiGristina, Marika Clark, Matt Altieri, Town Planner Tony Dater and secretary Molly White.

Members Absent: Jesse Peters

Guests: Michelle and Todd Harrison of Grey Ghost Rentals, Adrienne Fine of Terradyn Consulting, Catherine and Weiland, Luke and Liana Zaborowski, Gennifer Giuliano and Select Board members Andrew O'Brien and Heidi Curry.

- I. Call to order – 6:02pm by Chair
  
- II. Matt St. Cyr allowed Adrienne Fine to start the public hearing by giving an overview of the project. She described it briefly as a 12-lot subdivision located on a 62-acre parcel between Merrill Rd and Elmwood Rd with two private roads from either side with cul-de-sacs to access the proposed new lots. A site evaluator has designed the plans to reflect any wetlands including Harvey Brook. Stormwater and septic test pits have been performed by Mark Censi Geologic. Each lot will have its own septic and well as well as all underground electric. Homeowner's association and fiscal capacity have also been submitted with the plans.
  
- III. Gabe DiGristina opened the meeting up for public comments and questions at 6:15pm. The following concerns were address:
  - Catherine Weiland of 16 Elmwood Rd – wanted to know if the developers are just selling the lots being created or if they are also going to be building the homes. Michelle Harrison explained that they have the full intention at this time to be handling the project from start to finish.
  - Gennifer Guiliano of 63 Verrill Rd – wants to know if there have been any studies done on water access as she is worried about wells drying up with the addition of so many houses. Marika Clark, who is new to the Planning Board, added that she also is concerned about how the new houses would affect the Freeport aquifer. Adrienne Fine explained that they have been working closely with Mark Censi Geologic and they have found that the site will more than likely not affect the aquifer due to the type of soil in those areas and there were no concerns. Mr. Censi also had no red flags regarding the wells in the area and how they could be affected. More information on the reports from Mark Censi can be found on the town's website with the other subdivision materials.
  - Tony Dater asked if the Home Owner's Association Agreement has any more details about who would be responsible for road maintenance or what the dues would look like. Michelle Harrison explained that it was still too early to determine the details and they wouldn't know more until they were closer to finishing the project.
  - Gennifer Giuliano also wanted to know if the open space was going to conservation or a land trust. Also, would the town still tax the open space? Michelle Harrison explained that the open space would stay in the HOA agreement and would be owned by the members of the association. The taxes for the open space would be included with the HOA fees. Gabe and Matt both confirmed this. Adding that the open space would not be eligible for development at any time in the future. Tony Dater added that a condition of approve of the final plan would be that the open space has to remain open space.
  - Marika Clark asked if the Harrison's had any examples of the houses the were expecting to build. Michelle Harrison said that she could find a way to provide examples of the types of homes they plan to build via the Town's website in the future. Marika also asked if the open space was going to be designated for stormwater run-off. Adrienne explained that they have designed buffers that will treat the water before it runs off into the wetlands located on the property. The buffers will also help slow down the flow of the water coming off of the development. She also noted that DEP is very involved in this process.
  - Andy O'Brien of the Select Board – The Town recently paved and will be chip-sealing soon, Merrill Rd. He is wondering if there will be any kind of agreement between the Town and The Harrison's to protect the road from any potential damage caused by construction vehicles. Michelle Harrison explained that

typically, in other towns a moratorium needs to be voted on and passed if there is a road that would require being bonded. However, they have no problem finding a way to avoid that stretch of newly paved road during construction. Michelle asked Andy if he could come up with a figure for potential damage costs for them to agree on.

- Gennifer Giuliano asked how the potential new families and their children affect the impact on the local schools, specifically Pownal Elementary. Andy O'Brien explained that the Town collects impact fees for each house that is built. Ms. Giuliano also asked how the cisterns are maintained. Andy O'Brien explained that the Fire Department sets a line item in their budget for what is referred to as "dry hydrants" around the town. There are pipes that go into streams, rivers and ponds to accommodate for those "dry hydrants".

IV. Adjourned at 7:37pm.

Sincerely submitted,

Molly White, secretary