

MINUTES  
PLANNING BOARD SITE VISIT  
July 10, 2021  
Brook Haven Farm

Present: Deirdre Daley, Lou Alvarez, Tim Somero, Shawn Talbot. Also attending Ben Krook (owner), Chris Guida (Fieldstone), and Mike Maki (abutter).

**1:00 Site Visit – Brook Haven Farm (Appleton and Maki Road)**

Chris Guida from Fieldstone walked the Brook Haven Farm to point out features on the proposed plans.

The crossing on Lot 1 was pointed out. While there is not yet a formal plan developed, Mr. Guida noted it would need to meet the state approval and ultimately the Army Corps of Engineers. He noted it would likely be something like a 3-4 sided box culvert that is approximately 1.2- 1.5 times the stream width. There is currently approximately 6-10 feet of uninterrupted brush, tall grass, vegetation along the banks of the stream in the area near the proposed crossing. The property on the far side of the of the stream rises to the top of the hilly area where the building box is located.

The existing house on the Northeast side lot 4 is proposed for removal, relocating the residence on that lot to the building box located on the Southwest aspect of the lot (there is a house and a barn. There is a barn also on the Northeast side of the property) that is close to the waterline during the visit.

No change is proposed to the stream crossing on the common driveway between lot 3 and 4.

The current access to the gravel pit, crosses in front of the building box for lot 9 (along the Southwest sides of lots 3 and lot 2). Mr. Guida and Mr. Krook noted that an easement for the gravel pit had not been decided. They were reminded the current plans did not indicate any gravel pit easement as submitted. The status of the gravel pit was noted as unclear by Lou and Dee as recent queries to the land clerk have noted no submission of an excavation permit, but a visit to the property by Lou in the last few weeks revealed changes compared to prior inspection visit last Fall.

Lot 5 presents with a “farm crossing” comprised of rock and grass that connects the road access to the more hilly portion in the back field where the building box is designated.

Access to lot 8 is approximately 600 ft which would approximate the Southwest side of lot 6 to access the narrowest point of the stream before rising up to the designated building box. Mr. Guida noted the driveway crossing would likely rise 7-8 feet above the stream bed (culvert and cover materials) with some work possibly needed on the back of lot 6 so the driveway could be laid in.

At the conclusion of the guided walk, a request was made to access the gravel pit (on the remainder of lot 6-20C) to view the site. Mr. Krook noted he wasn't comfortable with that and Mr. Guida discouraged access to the area. The planning board members did not access the gravel pit, but felt asking should have been a courtesy because of the signed application and RSA 155E:10.

Respectfully submitted,  
Deirdre Daley  
Vice Chair