

Long Ridge Rd. variations from standard practice
 Development is 20 units, 58 bedrooms, on 9.84 acres

number	category/item	status	remediation	responsible party
Septic flow				
1.1	Septic mounding analysis incomplete	unknown		Joel Frisch, Northeast Geoscience, applicant
1.2	Septic mounding impact on project wells unknown	unknown		Steve Smith, Geo Hydro Cycle, Nitsch
1.3	Septic flow impact on property lines unknown	unknown		
1.4	Septic impact on abutter wells unknown	unknown		
1.5	Proximity of septic to wells (development and abutter)			
1.6	Nitrogen loading, 440 gallons/builder's acre	9.84 acres => limit is 28 or 42 bedrooms		
1.7	Sewage grinding pumps limited to 25% of facility			
1.8	BOH and TAG to list the Title 5 issues			
Well water draw down, impact on nearby wells				
2.1	Run pump tests			Joel Frisch, Northeast Geoscience, applicant Jim Vernon, Nobis Engineering, Town of Carlisle
2.2	Irrigation well for construction phase only, not long term			
2.3	When doing well maintenance, protect from driving over propane tanks			
Stormwater/ Wetlands				
3.1	Stormwater management incomplete	missing particle filter		
3.2	See Nitsch comments			
3.3	Too much impermeable surface, too close to the wetland resource area	unsatisfactory		Applicant needs to redesign
3.4	Water discharges into BVW at points, not through soil			
3.5	Moved units 14 and 16, but extended decks towards wetland on units 13 and 15??	unsatisfactory		Applicant needs to redesign
Traffic				
4.1	Secondary access to Nowell Farme neighborhood	unsatisfactory	none	
4.2	Upcoming MDM/Nitsch review			
4.3	Did traffic study include propane tank deliveries			
Wetland/Cons Comm				
5.1	Individually identify trees to remove in buffer zone			

- 5.2 Higher quality plans needed of wetland areas 1' contours, coloring, identify plants (Cons Comm request not ZBA)
- 5.3 Units 13-16 in buffer zone
- 5.4 Open space access between units 14 and 15
- 5.5 Need complete detail on retaining wall design

Landscaping

- 6.1 Plantings - need screening at property line possible conflict with Fire Department
- 6.2 How close can trees be to a leaching field
- 6.3 Renewal needed after construction

Fire Safety

- 7.1 Sprinklers, per floor, per house requested by Planning Board - need to discuss with Fire Department
- 7.2 45,000 gallon cistern needed, with well feed clarify size, nominal vs. exact

Snow Removal Plan

- 8.1 Normal plowing blocks rain gardens need new plan
- 8.2 Normal plowing fills rain gardens need new plan
- 8.3 No snow storage on leaching fields need offsite storage
- 8.4 Cons Comm wants no snow on cul-de-sac
- 8.5 Guarantee access to propane tanks in deep snow

Miscellaneous

- 9.1 Signage detail needed
- 9.2 Condo documents final draft in place by end of March
- 9.3 Final architectural design needed
- 9.4 Review MDM traffic study and responses

todo:

- how to administer any requirement, when it's a condo association
- Nitsch needs to look at whether the retaining wall plans are realistic
- Nitsch needs to look at the relationship of Title 5 and the plumbing code
- Start creating a list of conditions
- 53G account needs replenishment

-Marty Galligan

2/22/2015

file: Brem_40B_open_issues.xlsx