



Town of Orleans

19 School Road Orleans Massachusetts 02653-3699

Telephone (508) 240-3700 – Fax (508) 240-3388

ORLEANS TOWN CLERK

Asset
RCS

'23 APR 26 8:28AM

Subject: Planning Board Site Visit
RE: 14 Twitchknot Farm Way
Date: April 20, 2023 Time: 10:00 AM

Present: Chet Crabtree (Planning Board Member), Debbie Oakes (Planning Board Chair), Alice Thomason Van Oot (Planning Board Vice-Chair), John Ostman (Planning Board Clerk), Richard J. Hartmann (Planning Board Member), Maxine Minkoff ((Planning Board Associate Member), Michael Solitro (Assistant Planner), Geof Deering (Fire Chief), Greg Baker (Fire Inspector), Attorney Benjamin Zehnder, Aaron Polhemus (Property Owner), and John McElwee (Coastal Engineering Company, Inc.)

Also Present: 8-10 Neighbors

Ms. Oakes called the meeting to order at 10:05 AM on Thursday, April 20, 2023.

Mr. Deering discussed the possible location of a hydrant. While there is a hydrant within near proximity, running a hose over developed land is much more difficult than over a paved road. He referenced a discussion with Mr. Polhemus about an additional hydrant to within 50 feet of the property. Mr. Polhemus would coordinate with Water Department regarding exact location.

Mr. Deering then discussed road access of 14 feet high and 14 feet wide (not paved)

Mr. Hartmann asked Mr. Deering if current access seemed permissible and Mr. Deering acknowledged it appeared so.

Ms. Van Oot confirmed with Mr. Polhemus he will coordinate with Water Department, Fire Department and Planning Department on hydrant location and conditional approval of preliminary permit.

Ms. Van Oot asked Mr. Polhemus when the road and property clearing occurred.

Mr. Polhemus advised clearing occurred earlier this week and that he will take the lead for the neighborhood in future access clearing.

Mr. Ostman asked Mr. Deering if turn around would fit the fire truck as well as axial radius/turning radius to ensure the firetruck can turnaround. Mr. Deering acknowledged it appeared so.

Mr. Polhemus advised of the 'hard' material (grasscrete) utilized in the turnaround area and later confirmed this area would not be an active driveway, but instead solely utilized as the turn around. Mr. McElwee presented an updated plan showing turnaround measurements. Mr.



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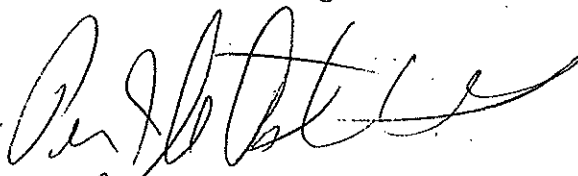
McElwee will provide copies of this plan on April 25. Mr. Deering confirmed that this material used in several construction sites for similar purposes.

Ms. Oakes asked Mr. Polhemus to point to and describe the buildings currently on the property, as well as proposed subdivision. Mr. Polhemus identified the under construction structures as well as the location of the proposed lot.

Ms. Van Oot confirmed Water department approval of location for hydrant will be discussed at continued preliminary plan review scheduled for April 25.

Mr. Zehnder advised he would assist Mr. Polhemus with coordination around location, ongoing maintenance of hydrant with the Fire, Water, and Planning Departments. Mr. McElwee noted that conditional approval at April 25 Board meeting seemed appropriate and that further plan details would be required prior to formal approval.

Ms. Oakes ended the meeting at 10:30 AM.


CLERK

4/25/23