



**COMMUNITY DEVELOPMENT**  
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**Planning Board Site Walk Approved Minutes**  
May 22, 2023  
11:00 am at 72 Range Road

**Attendance:**

Chair Tom Earley, Present  
Vice Chair Derek Monson, Present  
Jennean Mason, Present  
Jacob Cross, Excused  
Matt Rounds, Present  
Alan Carpenter, Excused  
Pam McCarthy (alternate), Present  
Roger Hohenberger, Board of Selectmen ex Officio, Present  
Bruce Breton, Board of Selectmen ex Officio (alternate), Excused

Also present were: Alexander Mello, AICP - Community Development Director  
Bernard Campbell, Esq. – Town Counsel  
Christopher Danforth, Keach Nordstrom Associates – Town Certified Wetland Scientist

At 11:01 AM, Mr. Derek Monson called the meeting to order.

The Applicant, Karl Dubay (The Dubay Group), provided an overview of the site, identified site features to orient attendees to help identify the proposed site improvements. Mr. Dubay introduced the Certified Wetland Scientist (CWS), Luke Hurley, who is working on behalf of the Applicant.

Also present was Patrick Seekamp, CWS, retained by property owners/residents of Edgewood Road.

The three CWSs (Hurley, Danforth, and Seekamp) accompanied each other at seven different areas around the site to review conditions relative to wetland delineation. These areas involved traversing into wooded areas deep into the site. A majority of the Planning Board members were present for these seven stops.

**Stop 1)** This area was along the frontage of the site. It was generally parallel to Range Road. Mr. Hurley used an auger to collect a soil sample and reviewed its texture and color with Mr. Danforth and Mr. Seekamp. The soil was a sandy loam with a color of 3/4. A color of 2 would indicate a wetland. The three agreed that the soil composition was not indicative of a wetland.

**Stop 2)** This area was close to the northeasterly property line. Mr. Hurley used an auger to collect another soil sample and reviewed its texture and color with Mr. Danforth and Mr. Seekamp. The soil was a sandy loam with a color of 3/4. The three agreed that the soil composition was not indicative of a wetland.

**Stop 2b)** This area was at the northeasterly property line. Mr. Hurley used an auger to collect another soil sample and reviewed its texture and color with Mr. Danforth and Mr. Seekamp. The soil was a sandy loam with a color of 3/4. The three agreed that the soil composition was not indicative of a wetland.

Mr. Rounds suggested a soil sample be collected from an obvious wetland for the Planning Board members to compare the soil of a non-wetland with that of a wetland.

**Stop 3)** This area was in the large wetland behind the proposed improvements. Mr. Hurley used an auger to collect another soil sample and reviewed its texture and color with Mr. Danforth and Mr. Seekamp. The soil was hydric and had a gray/dark color with some orange spots indicating natural iron in the soil. It's color was 2 and all three CWSs agreed the area in question was a wetland.

**Stop 4)** This area was atop the headwall behind the veterinary building. Mr. Hurley discussed how the larger wetland comes to this point and drains through a culvert into a smaller wetland. Mr. Hurley does not see evidence of a stream. Mr. Danforth characterized the drainage as a diffused flow. Mr. Seekamp mentioned that the conveyance of water would be significant in the winter months, but almost minimal during the summer months. He characterized it as a flow channel.

**Stop 5)** This area was at the outlet of the culvert discussed during the previous stop. The Board observed this area.

**Stop 6)** This area is at the inlet of the small wetland that is fed by the culvert mentioned at Stop 4. All three CWSs agreed that this is diffused flow until a certain point (identified as the cattails) then becomes an intermittent stream/channel.

**Stop 7)** This area was across Range Road and is the outlet of a culvert that runs under Range Road and feeds the tributary stream going into Canobie Lake.

Planning Board members dispersed, and the meeting was adjourned at 12:25 PM.

Respectfully submitted,

Alexander Mello, AICP

Director

Community Development Department.