

**APPROVED**

**Westbrook Planning Commission  
SPECIAL MEETING**

**SITE WALK**

Vumbaco Property on Toby Hill Rd. (off E. Pond Meadow Rd.)  
Wednesday, September 8, 2010  
5:00 p.m.

PRESENT: Phil Bassett, Ashley Jones, Robert Furno, Alt.

ALSO PRESENT: Meg Parulis, Town Planner; Bob Doane, Applicant's Engineer

- 1. 2010-001-P Resubdivision Land of Paul J. Vumbaco, Toby Hill Road, Assessor Map 117, Lot 6 (formerly Map 77, Lot E105) 35.52 acres – 7 lots *Public hearing to be held 9/13/10***

Bob Doane, the Applicant's Engineer, reviewed proposed improvements to Toby Hill Rd. Commission members present inspected the existing intersection of Toby Hill Rd. with E. Pond Meadow Rd. in the town of Essex, making note of the limited sight line to the east and steep grade and narrow width of Toby Hill Rd. at the entrance from E. Pond Meadow. After walking the length of Toby Hill Rd. to the end of the improved section, Commission members then walked the unimproved frontage along Toby Hill Road to the point where the new road would intersect with Toby Hill Rd. The existing right-of-way was lined on both sides by old stone walls. Mr. Furno expressed concern that the walls on the east side of the road would be disrupted due to the proposed widening and re-grading. It was suggested that efforts be made to preserve and/or relocate and re-build the stone walls. Next the Commission followed a wood road starting at the northern end of the property along the Town line down to the Open Space area in the rear of the property, returning roughly in the path of the proposed road to the Daka property and down the existing driveway. A notably large tree near the end of the proposed temporary cul-de-sac was observed and it was requested that the tree location be shown on the plans. It was noted by Mr. Doane that the existing barn on the Daka property would be relocated to provide proper setback to the new road.

The meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Meg Parulis, Town Planner