

Memorandum

To: David White

From: Peter Erb.

Date: December 12, 2011

Re: Expanded farmer's market location

Tax Map Number: 20-50-02.100

David,

Rather than attempt to create one memo on a variety of subjects, and have it all get to you at once, I am going to send several so you have them as soon as possible. This one is some thoughts and feedback I have about your proposal to utilize some of the Giroux property for the farmers market.

For starters, it is the kind of thinking that helps move forward. I am assuming that that "park" would be raised to the level of the curb top of the parking area and be reasonably level and I see a possibility that if the farmers market were to use it, it would allow for much more flexibility because the only area it would impact would be the truck turn around area, not the parking spaces.

There are some hurdles, aside from conceptual approval, which have to be addressed. It is my hope that an approval would address some of these technical issues as conditions in the decision, requiring that they be finalized before a building permit could be issued for the structure. We have done this previously with a clear understanding about what remains and how it will be addressed, and it may allow some of these details (subdivision, final legal papers, utility design etc.) to remain in the background while moving forward addressing the larger issues.

Two issues which could prove to be major obstacles are:

- There is wetland in this vicinity indicated on your plans, which ends arbitrarily at the boundary with Giroux, and the complete area would have to be identified and addressed by the Army Corps.
- You may have sufficiently addressed in your response to my previous lengthy memo, however it still appears to me that this portion of the swale would become storage for stormwater that otherwise might flood Darkstar. While possibly not included in the state stormwater review, Darkstar is an existing property and if larger flood events will, because of the addition of the fill, end up flooding that structure it may be something that our DRB will want to address.

Both Commerce Park and the lot that the Quonset hut is located on were previous subdivisions, which means that any boundary adjustments between them would require subdivision approval. This would hold true even if the land were leased.

A feature of this size should have underground electrical and water hook ups available at the site, not surface crossing the parking lot, and probably on their own meters.

This area would be very desirable as an integrating feature to future Giroux development, with more land added to it as a part of future site plan design on the Giroux property and possibly an E-W sidewalk from 116 to Hannaford as well. Eventually this raised platform will have to blend down to the level of 116, so if there is a retaining wall on the western side, an option to possibly landscape it, place some fill against it etc. should be included in any final package.

Given these future possibilities and the need for a “facility” to accommodate the Official Map, permanent public access to this parcel would be very desirable and definitely increase its chances with official map issue.

Regards,

Peter.