



North Woods Subdivision

Major Subdivision – Flexible Design Residential Project South Road & Curtis Corner Road

Pre-Application Concept Plan

<u>Received</u>	<u>Review Time</u>	<u>Deadline</u>	<u>Incomplete</u>	<u>Complete</u>	<u>Decision Time</u>	<u>Decision Deadline</u>
April 8, 2019	N/A	N/A	N/A	N/A	N/A	N/A

April 23, 2019 - Planning Board Regular Meeting

Earl Greco, Michael O'Brien, and Michael Greco, were present representing the application. The applicant stated that the property was previously approved for a minor subdivision which created three (3) conforming lots for development located along Curtis Corner Road, one (1) lot donated to the Curtis Corner Baptist Church for non-residential use, and one (1) remainder parcel. The applicant proposes a sixteen lot subdivision of the remainder parcel including 14 market rate units, and two (2) affordable housing units as required by the Town's inclusionary zoning requirements. The project is proposed as a flexible design residential project.

The Planning Board and applicant discussed the location and size of the proposed open space parcel. The open space parcel includes 6.25 acres of land, with approximately 3.5 acres of wetland. The applicant stated they have worked to design the future subdivision lots for development in such a manner that most lots conform to the dimensional standards of the R-30 district in which they are located while still utilized the flexible design residential project (FDRP) model to provide community open space.

The Planning Board and applicant discussed the buffer from the proposed development to South Road. As required by the Subdivision and Land Development Regulations a 100 foot wide buffer is required for FDRP projects with frontage along a public road. The applicant intends to seek relief from this requirement in order to reduce the width of that buffer below the required 100 feet. Board members noted that the existing buffer in that area appears to be dense, however removal of invasive species and clean-up of that area will likely reduce the effectiveness of that screening. Board members noted there is very minimal undergrowth in that area. Board member noted that supplemental planning to establish undergrowth within the proposed buffers should be considered.

The applicant noted that they are proposing to develop a private road to access the development lots, they stated they will request a waiver from the right-of-way width of the street from 40 feet to 30 feet, and will a waiver to provide an 18 foot wide travel way for the paved road. Board members noted that a reduced travel width may not be looked a favorably given the number of lots with access along the road.

The applicant indicated they intend to develop some no-cut buffers on the individual building site in some areas. The Board advised the applicant to keep the limit of disturbance and building envelopes tight on the developable lots.

The Board and applicant discusses water provision on the site. The applicant has proposed use of a public water system on the site. The applicant plans to use individual on-site wastewater treatment systems on the parcel.

Board members noted a concern with fragmentation of the open space parcel and the proposed reduction of the required buffers from both the public right of way and surrounding residential properties. Discussion ensued regarding potential opportunities to provide additional open space behind lots 8, 9, and 10.

The Board and applicant discussed the proposed low- and moderate income lots (LMI lots). Discussion ensued. It was noted that the parcel on Curtis Corner Road looks to be too narrow. The applicant stated

they intend to donate at least one of the LMI lots to the Curtis Corner Baptist Church. Staff noted that the applicant and church may want to meet with an approved monitoring agent for the LMI housing units early in the process to understand the requirements.

Ms. Mack invited members of the public to speak during the Pre-Application Concept Review.

Residents, John Underhill, Tim Handegin, Jeff Naise, and Mike Harris expressed concerns regarding the reduced buffer between the proposed development and the existing residential development located off Henry Case Way, the location of the proposed development lots to properties along Henry Case Way, and impacts from the location of the proposed roadway associated with drainage, and safety concern relative to the location of the proposed road given the topography of the land and lines of sight along South Road.

The Planning Board and applicant discussed the location of the proposed roadway and its associated drainage requirements. It was noted that a traffic engineer will need to analyze and evaluate the proposed location of the roadway to ensure safe traffic conditions. It was noted that the proposed road may not create any increase in peak flow or volume of stormwater discharged from the property.

The Planning Board noted that the project should receive an advisory opinion from the Affordable Housing Collaborative during the Conceptual Master Plan stage of review relative to the proposed integration, location, and method of provision for the LMI housing units.

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Conceptual Master Plan

<u>Received</u>	<u>Incomplete</u>	<u>Complete</u>	<u>Decision Time</u>	<u>Decision Deadline</u>
August 29, 2019	September 6, 2019	--	--	--
January 31, 2020	February 10, 2020	--	--	--
February 28, 2020	March 9, 2020	--	--	--
March 12, 2020	March 16, 2020	--	--	--
March 20, 2020	March 26, 2020	--	--	--
March 30, 2020	--	April 9, 2020	90	July 8, 2020

February 12, 2020 - Technical Review Committee Meeting

Representing the applicant was Earl Greco, Michael Greco, and Michael O'Brien.

Mr. E. Greco stated the biggest issue with the previous proposal related to buffering along the roadway, providing access in the northeast corner, and the location of the low- to moderate-income lots. Entrance to the development was redesigned to the south end of the property based on Staff suggestions and concerns that have now been addressed. Design elaborates on the provided open space and walking trails while the lots have stayed the same mostly the only changes include roadway and curvatures. Mr. Greco stated that the access drives continue to promote more of a natural setting with a bit more privacy.

Discussion ensued as to the timing of construction, anticipated time of completion and the need for an overall development schedule in accordance with the sewer feasibility agreement. Mrs. Gray indicated that a proper yield plan, as defined in local regulations, is required. Mrs. Gray also suggested that viewshed photos would be helpful in showing what the post-construction conditions would look like in support of their request from the 100' buffer requirement. Mrs. Gray also reminded the applicant that open space management plan is needed to define open space use and management.

Discussion ensued as to the completion of the road as a public or private street. Mr. Earl Greco stated their first choice would be a private street but they needed to work out the details with Suez otherwise it

would have to be public and built to public standards. The applicant is waiting to hear back from Suez on this determination. Mr. Hiener stated that the road would need to be a minimum of 20' in width and private road hydrants will need to be maintained by the homeowners if Union Fire Department is to provide service. Mrs. Gray stated also that if the roads are private, school buses will not travel on them and encouraged the applicants to show any bus pick-up structures located on open space areas on the plans.

Discussion ensued regarding the low- to moderate-income properties and design requirements. Mrs. Gray explained that any restrictions of use of any open space (or any features in the development in general) would not be a positive component of the application. Mrs. Gray stated that inclusive rights/exclusion of fees are options for them to consider but HOA docs need to be setup before everything is finalized. Mr. Earl Greco stated that he would consult with the monitoring agent to determine if 80% LMI or 100% LMI would be worth pursuing relief from the Zoning Board for.

The Committee recommended the application move forward to the Planning Board for review once the applicant has been issued a Certificate of Completeness.

Item/Issue Discussed	Recommendation
Development/completion schedule	Provide overall development schedule for completion in accordance with the sewer feasibility agreement.
Yield Plan	Provide a proper yield plan as defined by local regulations.
Viewshed Photos	Provide viewshed photos of post-construction conditions in support of waivers associated with 100' buffer requirement.
Open Space	Provide a management plan defining the use, management and maintenance of the open space areas proposed.
Roadway	Determine if roadway will be public or private, determine and discuss any implication on utilities or services (<i>i.e.</i> , water, sewer, fire, school bus access, etc.)