

D. TRC ADVISORY REVIEW:

- 1. PRELIMINARY PLAN REVIEW, MAJOR LAND DEVELOPMENT PROJECT, FLEXIBLE DESIGN RESIDENTIAL PROJECT – Hillside Commons**, proposed development of 18 residential units, including a combination of detached structures, and triplex structures with associated parking and infrastructure improvements, AP 57-1, Lot 59, located at 76 Kelley Way, Scot V. Hallberg, applicant/owner

Representing the applicant: John Kenyon, attorney; Eric Prive, P.E.; Scot Hallberg; John Carter, Landscape Architect

Discussion

The applicant summarized the proposed development. The proposed 18 unit residential development is proposed with connection to the gravity sewer located within Kelley Way. The applicant has worked to incorporate a drainage swale along Kelley Way to accommodate stormwater, and has worked to preserve two (2) existing copper beach trees on the site. The applicant has received variances as required for the development from the Zoning Board of Review. The site is designed using permeable pavement on the access road and the individual driveways.

The applicant and TRC discussed water and wastewater utilities on the site. Mr. Schock noted that a sewer feasibility study will be required for the proposed development and well as a downstream carrying capacity analysis for the sewer main.

The TRC and applicant discussed the projects landscape plan. The TRC noted that to ensure the two (2) copper beach trees survive the construction activities on the site proper care must be taken relative to limits disturbance and planting best practices. The TRC noted that the tree warden will need to view the limit of disturbance once installed. The applicant will need to reach out to the tree warden directly when the time comes.

The TRC and applicant discussed stormwater infrastructure on the site. The TRC asked if the houses will discharge to the pervious roadway. The applicant stated roof leaders will be directed to the permeable pavement. The sidewalks will also be constructed of pervious pavement. The discussion ensued regarding the maintenance requirements to ensure permeable pavement will function property on the site. The applicant stated he intends to retain ownership of the site and will commit to proper maintenance. The TRC stated that a maintenance agreement would be required if the owner chooses an alternative form of ownership such as a condominium whereby the unit owners would be responsible for maintenance. Mr. Kenyon noted that such documents could be prepared.

The TRC noted that architectural renderings of the proposed buildings must be provide in accordance with requirements of the Route 1 Special Management District.

The TRC and applicant discussed sidewalks. TRC members noted that sidewalks within the development do no connect to sidewalk on Kelley Way. Currently there are no sidewalk on Kelley Way. Mr. Schock noted that sidewalks should be extended from the project site to the point of

connection to existing sidewalks on Old Tower Hill Road. The TRC noted that sidewalk will likely be discussed by the Planning Board during review.

Recommendation

The TRC recommended the project move forward to the Planning Board for review once certified complete.

Item/Issue Discussed	Recommendation
Stormwater infrastructure	Consider development of draft documents for a future potential homeowners association relative to maintenance of the permeable pavement proposed for use on the site if the ownership of the project is not retained by the developer.
Wastewater	Complete a sewer feasibility study and a downstream carrying capacity analysis relative to wastewater service on the site.
Specimen Trees	Request an inspection from the tree warden relative to the limits of disturbance surrounding the two (2) copper beach trees on the site. The tree warden should inspect the limit of disturbance once in place on the site prior to commencement of construction activities.
Architectural Renderings	Provide architectural renderings of the proposed units for review by the Planning Board due to the project’s location within the Route 1 Special Management District.
Pedestrian circulation	Discuss interconnectivity of the sidewalks within the development and the existing sidewalk network located on Old Tower Hill Road with the Planning Board to determine if off-site improvement to connect the sidewalks are necessary.