

Memo

To: Planning Board

From: John C. Chessia

CC: Susan Murphy

Date: 7-26-21

Re: #4 Jordan Way



This memo is a summary of issues for the Board to address regarding the Site Plan Application for the above reference project. At this time the remaining issues will need to be addressed by the Planning Board as there are no engineering changes to the plans.

Tree Preservation Area:

As the Board is aware there have been alterations including clearing and grading, primarily fill, in the approved Tree Preservation Area. It is also proposed to install a portion of the driveway in the Tree Preservation Area, which is not allowed under the Subdivision Approval as the Decision requires the Tree Preservation Areas to be wooded. It was requested that the approved limits of the Tree Preservation Area be staked in the field to identify the extent of the encroachment by construction. The Response letter from James Engineering, states that the staking has been done. I did not see a clear staked line in the field on July 14, 2021. There were some unmarked stakes but they were not sufficient in my opinion to address this request.

The area altered can be determined from the plans last revised on 6-30-21 (submitted via email and hard copy on July 12, 2021). The altered area is located from the northwesterly side of the approved Tree Preservation Area line to approximately midway between the eastern side of the oblong ledge area and the mulch sock line as indicated on the plans. The disturbed area is the northern end of the Tree Preservation Area along the easterly lot line and is approximately 2,200 square feet based on scaling the plan. The submittal proposes to leave a section of the lot unaltered to the south but does not offer any permanent protection to this area. The proposed unaltered area is approximately 4,700 square feet.

The Board should make a determination regarding the acceptability of the plans, but at a minimum the Applicant would need to modify the Decision to allow work and construction of

the driveway in the Tree Preservation Area. Alternatively, the Board could condition the plan on the removal of the driveway from within the Tree Preservation Area.

The Board may want to visit the site to observe existing conditions at this time to assist with their determination and any proposed mitigation. I note that it is unlikely that a homeowner would want a wooded area abutting the driveway and some of the area would likely be grassed for snow storage, etc.

I recommend that the Board require the Applicant to set the boulders at the limit of the Tree Preservation Area prior to any further work on the lot.

Landscape Plan:

A revised Landscape Plan has been provided in the plan set. The proposed tree plantings in the Tree Preservation Area on the Landscape Plan differs from that on the civil site plans. The Board should review the Landscape Plan and determine if it is acceptable.

Stormwater:

The Board will need to make a determination on the following aspects of the plan:

Standard 3 Recharge. As the site is primarily shallow to ledge the Board could waive this requirement consistent with other lots. There is a roof system proposed, which may provide some limited infiltration into fractured ledge and the adjacent overburden soils.

Standard 8 Erosion and Sediment Control. The Board will need to make a determination on the limits of protection for the Tree Preservation Area. As indicated on the plans the mulch log is well within the limits of this area, a small portion of which has not been stripped or otherwise disturbed. This area not disturbed is approximately 10 feet wide along the mulch sock to the northwest side. The plans do not propose any protection for any of the altered area during construction.

I recommend that the Board require relocation of the mulch sock where it is within the Tree Preservation Area. In addition, I recommend that the Board require installation of the or boulders to protect the area and require that the boulders these be indicated on the plans.

Standard 10 illicit Discharge. The Board will need to determine if a signed Certification relative to Illicit Discharge is require for the individual lot or if one for the entire subdivision is sufficient. I recommend that the Board require this Certification prior to issuance of the Building Permit.