

For September 19, 2016 Planning Board meeting

To: Planning Board
Brad Ward, Chair

From: Jennifer Paquet
Town Planner

Re: Leavitt Major Subdivision: AP 34, Lot 3-3
on Plain Road

Major Subdivision: one thirty acres lot proposed to have two new 2 acre frontage lots cut out for a total of three developable house lots; no structures exist on the parcel

Owner/Applicant: Thomas E. Leavitt

Zoning District RFR-2: 2 acre minimum; 200 feet of frontage; all three lots would meet the zoning dimensional requirements.

Review: combined Master and Preliminary Plan Public Hearing.

Subdivision History: The subject parcel (Lot 3-3) was subdivided out of the original AP 60 Lot 3 in 2005. The original parcel had been subdivided into 4 lots, and with this proposal, that brings the total to 6 parcels, therefore, this application is a Major Subdivision.

ISDS: awaiting Subdivision Suitability from RIDEM

Wetlands: present on site, shown on plan; Flagged in 2005 per Project Narrative; The proposed development area appears far enough away from the wetland and the 50 foot perimeter to not need any permit from RIDEM at this time

Soils: ChB, StA, Wa, and ChC. The ChB and ChC are suitable for community development. The StA has a seasonal high water table (SHWT) of 20 inches and the Wa has a SHWT of 6 inches. (it is a bit hard to see the soils on sheet 4 due to the polygon depicting the subject parcel covering the layer).

TRC- no review. Application sent to following for review: Fire Chief, Building/Zoning Official, and DPW Director. No comments have been received for Preliminary. Hianloland Fire Marshal Parkinson commented at Pre-application that he has no issues with subdivision as proposed for access.

Planner's Comments:

These are two conventional lots plus a third developable lot of the remaining land that are rather straight forward. All three lots have frontage on a Town road. The lots drain to the North/Northeast away from the road.

Be sure to consider the following conditions in your decision:

1. Subject to Preliminary Subdivision Suitability from RIDEM
2. Open Space and Recreation Fee (in lieu of land dedication) due upon recording
3. Reimbursement for the hearing advertisement and notice.
4. Use erosion controls during lot development
5. At a minimum, all driveways shall have paved aprons to Plain Road.