

For September 19, 2016 Regular Meeting

To: Planning Board
Brad Ward, Chair

From: Jennifer Paquet
Town Planner

Re: **Sundown Estates: AP 25, Lot 2**
John Potter Road

Major Subdivision: 7 frontage lots proposed; Parcel is about 50 acres.

Applicant/Owner: Sundown Corporation (Michael Primeau)

Review: Preliminary Plan Public Hearing

Application is not complete without Subdivision Suitability and Wetland Determination; the Board has 120 days from the day the application is deemed complete to make your decision.

Zoning District RFR-2: Conventional: 2 acre minimum; 200 feet of frontage; 2 acres buildable land

ISDS: awaiting Subdivision Suitability from RIDEM

Wetlands/Water bodies: present on site; flagged by Natural Resource Services, Inc., shown on plan; Wetlands Edge Verification was submitted at Master Plan review stage, letter from RIDEM dated January 28, 2016. There are two areas of wetland on the parcel, one associated with the Breakheart Brook. A wetland application has been submitted to RIDEM (no approval yet).

Soils: ChB, CeC, and CdB for most of the frontage, along with Rf, and SuB. There are also BnB soils on the site, but this is behind where development is proposed. The ChB, CdB, and CeC are suitable for community development. The SuB has a seasonal high water table of about 20 inches and the Rf's are poorly suited for development due to wetness and stoniness.

TRC Review:

Plan sent to Fire, Building/Zoning Official, and Director of Public Works. No comments received. Plan also sent to American Engineering for review for stormwater management. Awaiting comments.

Planner's Comments:

As proposed, Parcel 2 does not meet the minimum suitable land area (2 acres is 87,120 sf), however, it does meet the 1.4 contiguous acres of suitable land. There appears to be ample suitable land to add to the parcel to meet the requirement, however this would not add any appreciable benefit to the parcel.

There are stormwater bio-retention basins designed for each of the lots. A Stormwater Management Plan and a Soil Erosion and Sediment Control plan were submitted with the Wetland Determination application to RIDEM. The plan submitted to the Board does not show the soil erosion controls, however the Narrative states that they shall be submitted with each building permit application.

This parcel abuts the Arcadia State Forest, and contains a portion of the Breakheart Brook. I asked RIDEM if they would be interested in adding some of the brook and associated wetlands to Arcadia

For September 19, 2016 Regular Meeting

and they responded that they would be interested in the brook and some buffer. There is enough room to do an Administrative Subdivision to merge some land to Arcadia and still have the same number of lots.

At the Master Plan there was an abutter present with concerns of drainage that was affecting his property while the house on the first lot started construction. The Board required that it be addressed immediately and that permanent provisions for drainage be designed to accommodate the new runoff from the development. I've attached the minutes from that meeting for your reference.

Another item raised at the Master Plan meeting was the separation distance between the wells on lots 4 and 5. These wells have been moved on the Preliminary Plan to be 100 feet apart.

The plan does not indicate if the driveways will be paved or not, though there is a driveway pavement detail on Sheet 5 of 5. At a minimum, I recommend that the Board explicitly state that the aprons shall be paved for each driveway as a condition of the approval (typically 12 x 12).

The applicant should comment on sight distance for each of the proposed lots during the hearing.

Be sure to consider the following conditions in your decision:

1. Subject to Wetland Determination from RIDEM
2. Subject to Preliminary Subdivision Suitability from RIDEM
3. Open Space and Recreation Fee (in lieu of land dedication) shall be assessed for each of the seven lots at recording.
4. Submit Reimbursement for the hearing advertisement and notices for the Master and the Preliminary meetings (total of \$***).
5. Use erosion controls during lot development
6. Design engineer shall certify in writing that stormwater infrastructure has been constructed properly and in accordance with the approved design prior to obtaining a CO for each lot.
7. Each lot shall have a signed Stormwater Management Ownership and Maintenance Agreement executed with the Town prior to a Certificate of Occupancy.
8. At a minimum, all driveways shall have paved aprons to John Potter Road.
9. The Record plan shall indicate that each lot has stormwater infrastructure and an Ownership and Maintenance Agreement.
10. Address all Town Engineer comments to the satisfaction of the consulting engineer.