

April 11, 2022

#22-3 – Resubdivision – Studenroth

Location: Goose Lane (Assessor's ID #:06044)

Zone/Lot Size: GR 80 Zone/14.39 acres +/-

Intent: Create one new lot

Application Received: March 14, 2022

Application Acknowledged: March 14, 2022

Public Hearing Opened: April 11, 2022

Review: The applicant is proposing a two lot subdivision on a lot that currently contains an existing residence.

The Commission may recall that the applicant's designer met on a preliminary basis with the Commission in March to review the proposal. The applicant had requested five waivers of the Subdivision Regulations, but it was determined that only four were necessary. The waiver requesting relief from conveying open space was not necessary, since a conservation easement conveyance is being proposed. The other four waiver requests were not a concern for the Commission.

The IWA did a non-jurisdictional ruling on the subject application since no regulated activities were being proposed. A copy of the approval letter is enclosed.

The Health District has approved the subject application as per a memorandum dated March 18, 2022. Please refer to the enclosed copy.

The State Archaeologist's Office was consulted on the subject application, pursuant to the Subdivision Regulations. The State Archaeologist has determined that the site possesses archaeological sensitivity and that an archaeological report is required to be submitted to that office. At the time of the preparation of this memorandum, no updates have been provided on this particular matter. If the archaeological report is not submitted and commented on by the State Archaeologist, then the public hearing will need to be continued to allow time for that to occur. Please refer to the enclosed letter.

A conservation easement conveyance is proposed with the resubdivision along the southerly property line. This conveyance is viewed as an important natural resource connection to the

Skungamaug River to the north of the subject property. Although other wetlands exist on both properties, this area is viewed as the higher priority for protection.

Any comments from the Town Engineer on the subject proposal will be provided by the time of Monday's PZC meeting.

The Conservation Commission's comments are enclosed, as per their meeting minutes from April 6, 2022.

Upon review of the proposed plans, Planning Staff has the following comments:

: The public hearing sign affidavit and evidence of public hearing abutter's notices needs to be submitted to demonstrate that they were posted in a timely manner.

: The soil scientist needs to sign the final plans.

: Twenty foot side yard setbacks should be indicated on both lots from the common property line.

: A rear yard setback should be indicated for rear property line on lot 2.

: The proposed plans do not provide an area calculation for the proposed conservation easement, as well as a percentage of the lot.

: The conservation easement area should be delineated in the field prior to any site disturbance.