



October 20, 2020

To: Nottingham Planning Board

From: Nottingham Conservation Commission

Re: Case #20-005-DR, Tax Map 40, Lot 1

Mr. Grotenhuis and other Members of the Board:

At the Conservation Commission meeting October 19, 2020, Mr. Joseph Falzone, Developer, presented two subdivision designs for Tax Map 40, Lot 1.

One design is for a seven (7) lot subdivision, all lots would front onto Gile Road (East). Lots 1 through 6 would range in size from 2.61 acres to 5.29 acres. Lot 7 would be 35.73 acres. There are three wetland crossings proposed, one for Lot 3 and shared driveways for Lots 4 & 5 and Lots 6 & 7. Total wetland impacts with this seven (7) lot design is approximately 3000 sq. ft. Mr. Falzone would install "ecopassages" at these impact sites to facilitate the passage of wildlife following the wetland system.

<https://www.pc.gc.ca/en/pn-np/on/bruce/nature/conservation/rtr/ecopass> Furthermore, Mr. Falzone will include deed restrictions for Lot 7 that would prevent further subdivision if the abutting lot is to be subdivided in the future.

The second design for fourteen (14) lots would feature a cul-de-sac entering from Gile Road with a single potential wetland impact at the entrance. None of the proposed lots would impact wetlands. Five (5) of the proposed lots would be under 2.10 acres in size. Eight (8) lots would range from 2.62 to 5.29 acres in size. The largest single lot to be located at the end of the cul-de-sac bulb would be 16.42 acres.

Following the presentation there was much discussion among the Commission members and Mr. Falzone. After everyone's concerns and questions were addressed, a poll was taken to determine the Commission's favored proposed subdivision design. All five (5) members were unanimously in favor of the seven (7) lot proposal because it preserved more open space and there would be more overall protection for the wetland complex with fewer houses.

Thank you for the opportunity to review and comment on this proposal on behalf of the town of Nottingham.

Samuel Demeritt, Conservation Commission Chair

A handwritten signature in cursive script that reads "Samuel Demeritt".