

Ed Viel's comments for Case 23-004-SUB Residences at Fort Hill

- Aquifer district, 3 acre minimum - This is the minimum lot size for conventional and yield plan.
 - More restriction on impervious surfaces. Confirm with applicant the following conditions are met:
 - Article III, A, 4 (b): Maximum Lot Coverage - Within the Aquifer Protection District, no more than ten percent (10%) of a single lot, including the portion of any new street abutting the lot, may be rendered impervious for any uses
 - Article III, A, 6 (d and e):) Location - Where the premises are partially outside of the Aquifer Protection Overlay Zone, potential pollution sources such as on-site waste disposal systems should be located outside and down gradient of the Zone to the extent feasible. e) Drainage - All runoff from impervious surfaces shall be recharged on the site and diverted toward areas covered with vegetation for surface infiltration to the extent possible. Dry wells shall be used only where other methods are not feasible and shall be preceded by oil, grease, and sediment traps to facilitate removal of contaminants
- Yield plan seems overly high
 - Confirm all lots shown on yield plan do not include areas unfit for building (steep slopes, wetlands and setbacks)
 - Lot size verbiage is placed over wetlands example sheet 34 proposed lots 11-2,
 - Confirm none are in 100 year floodplain
- OSD requires 100foot buffer , buffer does not count towards the total Designated open space. Confirm any calculation of Open Space does not include buffer
- Confirm "Permissible Use" is met by plan – 50% min for Open Space, no more than 50% of that may be non-buildable, 60%min contiguous and contiguous not have horizontal dimension less than 75'
 - Does presence of "Summer Street right of way" have impact to Open Space and contiguity?
 - Are proposed drainage structures included in OSD calculations
 - Are drainage structures included in lot sizes/buildable areas?
- Cemetery – confirm this was visually identified. Notes below were from Historical Society during prior Design Review:
 - "Just wanted to let you know that there is a burial ground on the Smoke Street proposed subdivision. It's #87 (Rollins) on the historic cemetery map. There are 5-6 fieldstones, no marked headstones. The surveyors have a hub in the ground where they mount a gps and behind that is a log. If you go back to the tree line it's to the left of a trail that goes downhill. Let us know if they can't find it and we can have someone go out and show them where it is."
- Any off site improvements needed? Confirm with Road Agent specifically Fort Hill Road access
- Confirm plans conform to current Zoning Ordinance specifically roadway setbacks/vegetative buffers, wetlands vegetative buffers (and ask for signage to be placed to alert of presence where abutting buildable areas, signage is noted on plans)
- Confirm reasoning for the two oversized proposed lots in the OSD 11-18, 11-19

- Road names: Town does have list of pre-approved names available. Road names ultimately are the purview of the Selectboard.
- Test pits: Confirm two per proposed 4k area. Some missing such as lot 11-21 in the OSD, 4k and well radius overlap on some proposed lots example 11-20
- Consider third party review for plans, stormwater and any studies
- Any covenants, easements, and HOA language should be reviewed by town counsel
- Consider site walk, due to size of property a weekend may be best
- Much of this parcel falls within a Designated River Corridor but appears to be the portion “Not Subject to SWQPA”. Possibly seek comment from local advisory committee.