

07.11.22

Staff Memo

To: Planning Board Members

Re: Comments for Case #22-010 Design Review - Falzone Stevens Hill Road

Project Summary:

Applicant proposes to subdivide parcel 46-07 (approximately 60 acres) along Stevens Hill Road into eight (8) conventional lots. Subject parcel is located in Residential/Agriculture zoning district, and all proposed lots will take frontage on Stevens Hill Road. The property rear abuts Bean River, includes Zone A and Zone X land, and significant wetlands.

Staff Comments:

The Board may wish to inquire about the following:

- How will the applicant adequately install driveways, septic systems, and stabilize soils along steep slopes per Article 9.7 of Subdivision Regulations?
- How will the applicant minimize impacts to the wetland resources, including during construction?
- Did the applicant consider an Open Space Development per Article 13?
- Stevens Hill Road is a designated Scenic Road. How will applicant minimize the impact on existing stone walls along the road and within the individual parcels?



