

CONSERVATION BOARD MEETING AGENDA

February 2, 2016 – 6:30 p.m.

REPORT IN BOLD

PROJECT REVIEW

1. **SCOUT RIDGE SUBDIVISION (Short EAF)**
Adjacent to 7346 Dryer Road
Appl. No. 3-MS-15
Applicant is requesting approval for a four lot subdivision.

Scott DeHollander met with the Conservation Board to discuss his proposed site plan.

The Conservation Board notes the highly erodible soils on the site, the applicant needs to take care in designing the storm water management for the site given the soil types. In addition, site plan design including driveways and house pads, should reflect placement that is less impactful to the slopes.

In comments from Labella, “an NWI wetland may be present on the site.” The applicant should consult Labella on the requirements that will need to be met given the Federal wetland designation. The Board noted on the site walk that there are hydric plant species between the pond and treed slope in the southeast corner of the site.

The applicant appears to be noting that a small number of trees in the southeast corner will be removed; only those necessary for the proposed construction and those with obvious signs of deterioration from age or insect damage.

Following the applicant’s visit the board discussed the site walk comments. They will be appended.

- A. There is an NWI wetland noted on the Town’s GIS mapping. A note will be added.**
- B. The overall slope of the site averages 3 – 4%, however, in specific locations the slope is greater than 10%. The OnCor map will be appended and referenced.**

2. **LANTEK COMMUNICATIONS INC.**
580 Fishers Station Drive
Appl. No. 2-SP-2016
Applicant is requesting to expand the paved parking area by 17,860 square feet to include a small 900 square foot fenced in storage area.

After a lengthy discussion of the existing topography and site dimensions, the Conservation Board recognizes that the applicant has chosen one of few options on the site for adding to parking area. The proposed parking area may require extensive topsoil removal and it may be difficult to stabilize the west side of the construction area given the soil types on the site.

The site plan should clearly mark the limits of disturbance. The Conservation Board advises the applicant to use best practices in design and construction as slopes and wooded buffers will be impacted.

The Conservation Board supports the comments from Bruce Zaretsky that damage to the wooded portion of the site be rectified if construction affects the wooded buffer.

The Conservation Board requests that the Planning Board confirm that the required open space is being maintained.

The Conservation Board has no additional comments at this time.