

Small Lane Subdiv. DRT

8/19/20

Kathleen Desmond, Jack S., Mairuen Hearld

KD - 2 House Lots proposed

JS - Located SLO Zone

- Have had informal + DRT Discussions

- Wetlands on site delineated

- NRAD issued + confirmed

- Small Lane is a Private Way

- 50' wide, 24' pavement

- proposing 50' ROW, 22' pavement

- both require waivers

- Hammerhead area not paved, diff. turning maneuvers tough for Eng.

- Exist Sewer Pump station will be outside paved area

- proposing full Cul-De-Sac w/ No Island

- extending Town Water + Sewer

- Waiver for No Curbing

- Wetland Rep. needed due to filling

- No Curbing for CID

- to 4' wide grass, then 6' wide stone trench

- NOI will be filed w/ Def. Sub. app.

- is an existing crossing

- propose open bottom to keep water flowing

- Soils good, high GW Table though

- length of Road 600'

- Waiver needed for Dead End length of 500'

MH - Improvements by removing silt end pipe to box culvert

JS - Did not show house locations

- looking to permit roadway then file NOI through C.C. for House Lots

JL - Can you show setbacks + envelopes?

JS - will be more narrow homes

- Can add setback measurements (#)

FP - Not looping Water Main?

JS - Correct

(*) - Need to know fire flow @ end - concerns it will be low (flow analysis)

- may need to upgrade exist. main from 6" to 8"

JM - please review waivers
JS - will do. Need to add Request for Water Main

JS - electrical plan will be provided to RMLD

SM - Utility depths met?

JS - yes, 2' sep.

- Road elevated for stream crossing

RP - water main must be poly wrapped

RN - Diameter of Cul-de-Sac? Paved.

JS - outside paved radius of 44'

JM - have asked for 45' in past

- parking on Road?

JS - Would say No

JM - Road will stay Private?

KD - client would like Public

RP - may not meet acceptance stds.

- needs more Review

RN - need No Parking Signage (A)

RP - concerns on drainage design + plowing

MS - BoS would still need to accept the signage

JS - Don't see parking on Roadway due to dist. to houses

- maybe in Cul-de-Sac

CT - Width determined by crossing?

JS - ~~not~~ No, wider would lead to more Rep. + drainage

- Box Cul. about 40' doesn't impact roadway width

- Small lane exist. 27-28' wide

- Rep. on one side only, may need more

- vegetation, Rain Garden, etc.

- Ask that CPDC do NOT waive EIR (A)

JS - CPDC Rpt. differ than C.C Rpt.

& trash, etc.

Wetland, etc.

MH - limited project will require a rpt.

- Snow Storage Areas?

JS - can show

JS - Filing Fee Impacts of showing houses

JM - more info may help waiver requests

CC - Concern of street lighting

AM - would like to provide now

JS - can do.

RP - should aim for 24' wide

JS - may be more feasible

JM - Public Benefits Needed

JS - may look into Cons. Rest.

CT - paths + boardwalks better as its wet + unbuildable
anyways

- Fees should not limit the project

JS - Town Owned land Abutting if Rest. provided

MD - owner of Roadway must contact Town to initiate No Parks