

**PLANNING & DEVELOPMENT**

Date: June 18, 2024

To: Brian D. Florek, L.S., Florek Surveying LLC

From: Maureen FitzGerald, Environmental Planner 

Re: Application #C-24-06: 9 Josan Drive

Application Review Comments

Env. Planner Comments

- a) Identify the 50 ft wide undisturbed vegetated buffer upslope of wetland flags #s 2 -8 as the wetland non-encroachment boundary.
- b) How will the small wetland by the driveway entrance be protected from direct and indirect construction impacts? Fencing or other exclusion measures should be installed and indicated on the plan. Limits of clearing and disturbance need to be identified.
- c) Stormwater run-off control measures including but not limited to graded leak-offs, diversion swales, stone check dams and temporary sediment traps should be incorporated into the driveway construction plan to reduce concentrated flows and prevent erosion of exposed substrate materials.
- d) Include low impact development measures in the subdivision plan to reduce concentrated run-off volumes and treat water quality prior to discharge to the Town's stormwater system. Consider rain gardens to collect and treat roof run-off and a portion of the shared driveway run-off.
- e) E&S note #19 is not the Town's jurisdiction.
- f) The driveway construction will need to be completed prior to house construction, the construction sequence should reflect this.
- g) Fill slopes along the edge of the driveway shall be stabilized immediately upon completion of grading to reduce erosion and the potential for sedimentation impacts. Erosion and sediment controls shall be maintained at the toe of driveway fill until exposed soils are stabilized with vegetative cover.
- h) ESC plan should identify soil stabilization measures for the steep slope areas disturbed by construction.

Planner Review Comments

1. This property was granted re-subdivision approval with conditions on December 17, 2007 by the Planning and Zoning Commission. The applicant had not filed the approval on the land records by the

filing deadline, which also included two extensions. On October 10, 2008, the approval had been deemed null and void.

2. The Application for a re-subdivision approval requires a submission for review and approval by the Planning and Zoning Commission.
3. Flag Lots are not permitted in subdivisions of less than five lots. A waiver from the Planning and Zoning Commission will be required as part of a re subdivision application.
4. The property is located within the Coastal Area Management Boundary. An application for a Coastal Site Plan approval by the Planning and Zoning Commission will be required.
5. The construction sequence should be modified to reflect the specific application and site conditions.
6. It is recommended that underground utilities be placed within the driveway to the greatest extent possible in order to minimize the disturbance and impact on steep slopes.
7. Appropriate utility and access easements as well as temporary grading rights must be in place prior to any Planning and Zoning Commission action.
8. All work proposed within the public right of way and the shared driveway will require a bond as a condition of any Planning and Zoning Commission re-subdivision approval.
9. The timing and responsible party regarding the installation of the shared driveway must be addressed as it pertains to the issuance of Zoning Compliance permits for the construction of the single family dwellings on each lot. This will be a condition of any Planning and Zoning Commission approval. This condition shall be noted on the final plan also be recorded on the land records

Dept. of Public Works Comments

1. We would like the CB taken out of the Town Right of Way. We don't want the responsibility of maintaining the CB.
2. Cul-de-sac would have to be milled and repaved. Per our regulations. The proposed pipe is running down the center of the cul-de-sac so the whole thing would need to be repaved.

MF