

CPN-21-084 Single Stage Site Plan
County Road 16 TM#126.20-1-17.400

Summary of key points:

- Application is for construction of a single family home with an attached garage on a 1.5 acre lot. A septic system and public water use is proposed. PRC recommended ECB review.
- A referral for construction of a driveway to access four future housing sites was previously approved. This site plan would be for construction at the end of the driveway which was modified, as required, to allow an emergency turnaround area.
- Construction will be in an area of moderate and very steep slopes (zone A & B) with 8500 square feet of grading disturbance in these areas noted on the site plan.
- The construction site plan includes a 12" conduit running west to east through the property, exiting near a 2' culvert under West Lake Road and draining north.
- The area of property drainage on the steeper slopes below the building site is covered with shrubs and smaller trees, most less than 6" dbh. Locust, cedar, black walnut, cherry as well as some diseased ash trees are noted.
- The soil is identified as silt loam. Permeable but highly erodible.

Environmental concerns:

- There are no designated wetlands or endangered species impacted by this project.
- The site is in the town's identified Steep Slope Protection Area. There are drainage concerns, with free flowing water crossing the southern side, adjacent to the building site noted during a recent visit.
- There has been much loss of vegetation during the driveway construction. Although a 14' residential driveway was proposed and approved, it appears that at least 3 times that width has been cleared.
- There will be 8500 square feet of disturbance in the steep slope area. The steep slopes policy calls for a net zero increase in runoff resulting from such a disturbance. Mitigation measures outlined in the site plan appear to be limited to several erosion control rock dams.

Recommendation:

- Given the degree of disturbance to the steep slope area, there should be a detailed plan of landscaping and mitigation measures to address runoff from the property and the higher elevations above the building site.
- The silt loam soil in this area is quite erodible and clearing of trees below the site on the steep slopes should be limited to removal of dead or diseased

trees and not aimed at maximizing lake views for the future residence. Healthy trees greater than 6" dbh should not be removed.