

**ECB Review comments for meeting of April 1, PRC referrals  
S. Hooker, 4-2-21 DRAFT 3**

**CPN-20-058 Venezia Group for Lacrosse Circle site plan revision - Fox Ridge Phase 5B**

**Summary of key points:**

- Proposed site plan is a revision to the 12-lot subdivision plat which ECB reviewed in December 2020. The revised plan is for 11 lots rather than 12; lot lines and the roadway layout are revised.
- This subdivision was approved as a Conservation Subdivision; a portion of the original parcel has been annexed to an adjacent parcel #97.04-2-101.000 fronting on Lake Breeze Way. **Question - where is the conservation land associated with this subdivision and what are the conservation easement details for continued maintenance and responsibility?**
- ECB last reviewed the project in September 2020, an earlier site plan revision, and noted that the site has already been cleared. There are two relatively small areas of steep slopes - in the northeast corner and in the southernmost part of the parcel. The parcel is visible from the lake and the development is potentially visible on the ridgeline.
- A City water main runs through the parcel, and the lots boundaries and house sites have been adjusted to accommodate the easement.
- The site includes the high point of the Fox Ridge community and slopes down to the south, and then southeast and southwest from Lacrosse Circle.
- Surrounding properties are Fox Ridge homes on the south, Middle Cheshire Road homes on the west, the DAGR wooded parcel on the east, and an open lawn on the north.

**Environmental concerns noted at 9-3-20 meeting:** "This land was cleared for development over a decade ago and contains no significant natural resources other than slopes and a swale. It offers an opportunity for implementing best practices in storm water retention at the cul-de-sac center and at the swale at the site's low point." This remains a concern for ECB along with its possible effects on the ridgeline views from the lake.

**Recommendation:** ECB continues to encourage incorporating storm water retention and infiltration measures. The ECB welcomes the continuing efforts of the Development Office and the Town Engineer to apply high standards in the areas of drainage, landscaping and monitoring of the effects on views of the ridgeline from the lake. In addition the ECB advises that the details and responsibilities for the Conservation Land set aside as part of this subdivision be specified in the deed for the easement parcel and approved by the Town prior to the signing of the subdivision plat.

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**CPN-21-010 Aikey/Aura Solar - site plan review and special permit for solar array at 2980  
County Rd. 10**

**Summary of key points:**