

CPN-20-053**Burnell Reiff; representing Bernie Lyman, owner of property at 4977 Station House Road**

TM #98.09-1-8.300

Requesting a Single-Stage Site Plan approval for landscaping and re-grading the north and south sides of the house for basement egress, as now one has to climb out the windows and climb up a ladder in case of emergency.

Mr. Cooper presented this application. Mr. Cooper stated they are cutting land and place retaining walls. No other improvements. Topsoil will be taken off site.

Ms. Marthaller asked; What is the percent of slope in the area that they are excavating? How much topsoil will be taken? She stated that with the retaining wall, they will have to comply with the steep slope law.

Mr. Cooper the retaining wall will change about four feet. The percentage was not provided.

Ms. Marthaller requested to get it figured out. If the slope is more than 10% there is criteria that needs to be meant for retaining walls.

Ms. Hooker submitted the following review of this application:

Summary of key points:

- Home has a walk-out basement on the east side, with grade sloping up along the north and south basement level walls.
- Egress from basement area is through windows and into areaway with ladder access.
- Proposal is to regrade to lower the grade on north and south sides of the house sufficiently for direct emergency egress through basement windows.
- Maximum height of excavation is 7'.
- Retaining walls of up to 36" will be incorporated into regrading plan.

Environmental concerns:

- One ornamental tree on the north side of the house lies within the area to be regraded.
- Regrading of a sloped area has the potential for erosion; project must adhere to the Town's erosion protection standards.

Recommendation: ECB recommends that the existing tree be relocated on the site or replaced as part of the new landscape plan.