

General Information	
Applicant:	KR Properties / Ed Krasnow
Application No.: PC-15-02	Parcel Num: M09B03L03.1
Status of Applicant:	Represented by McCain Consulting
Requested Action:	Sketch Review
Purpose:	9-lot Subdivision / Planned Residential Development (PRD)
Existing Zoning:	Rural / Conservation along Kimball Brook
Location:	SE Corner of One Mile Rd / Mount Philo Road
Size:	87+/- acres -> 9 Lots ranging from 3 to 30 acres in size
Existing Land Use:	Open (Agriculture / Wooded)
Surrounding Land Use and Zoning:	North – Road/Agriculture / LDR South – Mount Philo State Park East – MDR West – Road / MDR / LDR
Town Plan:	Rural Area Strategies - During development review, Areas of High Public Value will be identified and prioritized based on the qualities and relative values of each resource. This analysis will be site specific, but will also consider resources in a broader context as appropriate.
Recent Permitting History:	2010 Boundary Adj Originally subdivided in 1985 with various boundary adj since that time.
Applicable Regulations:	Town Plan 2013 Land Use Regulations 2010 Recommended Standards for Developments and Homes, 1997
Chapter VII – Subdivision Review Standards	<ul style="list-style-type: none"> ▪ <u>Agricultural use</u>: Portions of property still used for agriculture ▪ <u>Agricultural soils</u>: Some Prime but mostly statewide soils in areas that are currently field or not wooded (NRCS data) ▪ <u>Steep slopes</u>: 15-25% slopes throughout much of wooded area ▪ <u>Flood hazard areas</u> – minor along Kimball Brook ▪ <u>Surface waters, wetlands and associated setback and buffer areas</u>: Kimball Brook and a few small tribs traverse nw corner and western part of project area ▪ <u>Wildlife habitat</u>: wooded area mapped as forest habitat and state habitat block ▪ <u>Water Supply Source Protection Area</u>: Easternmost part of property is part of SPA for CWD ▪ <u>Scenic Views and Vistas</u>: Mount Philo Rd. is scenic road ▪ <u>Conserved land on adjacent parcels</u>: Several properties to north (open space from subd along Quarter Mile Rd) and south is State Park
<u>7.2 General Standards</u> Table 7.1: Areas of High Public Value	

Recommendations:

Lots seem to be spread out over entirety of parcel with very little clustering. There are 4 new curb cuts (for 9 lots) associated with this proposal. Some of this may be due to steepness of terrain but applicant should consider ways to minimize these cuts and reduce road area.

Commission should take a look at SW area slated for 5 new homes and areas on each side of Half Mile Road during site visit. Can Half Mile Rd or Mountains Edge Road be used for access versus creating new roads? Are there opportunities for 'infill'? We should look for contiguous open space and might want more information on habitat.

No information provided regarding septic locations at this time. Proposed open space areas also not provided at this time. A minimum of 50% open space is required.

Likely that sketch meeting will need to be continued. Need for second site visit should be discussed.

Public Notice: Public notice was achieved by mailing a copy of the meeting agenda to all adjoining landowners and posting on 2/6/15.

Prepared By: Jeannine M. McCrumb, Planner / Zoning Administrator 2/13/15.

Attachments: AHPV map, application materials.

Documents to be provided at the meeting: same