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PLANNING DEPARTMENT

TOWN BUILDING
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To: Planning Board
From: Sarkis Sarkisian, Town Planner
Date: October 1, 2020
Subject: 105 Plain Road Conservation Cluster

The Planning Department offers the following comments and recommendations based on the 4 alternative sketches dated September 23, 2020.

- The Planning Board needs to decide the number of units. As stated at our last meeting, For purposes of conservation cluster development, if the tract is located in more than one zoning district, the entire tract will be treated as being in the district with the largest area and frontage requirements [here 60,000 sq. ft. district which could allow 3 units].
- The Alternative plans have different size boxes for homes. All the plans should be consistent.
- Under a conservation cluster the conservation areas and public access should be developed first as well as public access. Enclosed is a sketch that should overlay each option.
- The abutting barn has strict conditions from the Board of Health regarding setback to other dwellings of 150'. Enclosed BOH regulations. The Barn at #111 Plain Road went through a site plan approval process for said Barn with conditions.
- The Board should be aware that several abutting properties could be further developed in the same manner. The difficulty we have is that development is not being proposed in a comprehensive manner. Staff recommends that we provide extensions of Roads/ROW's to the adjoining parcels.