

Todd Dumais

From: Todd Dumais
Sent: Friday, January 17, 2014 1:03 PM
To: 'Lewis Wise'; skipalford@snet.net; 'Jeff Sard'
Cc: Duane Martin; Catherine Dorau; Chuck Guarino
Subject: RE: Sard - East Maxwell Drive

Skip,
I have had a chance to review the revised plans and was surprised to see a number of items that we discussed at our meeting on Tuesday did not make it into any of the revisions. In particular I have the following comments arranged by Sheet:

Sheet G1

- The Building Lines as depicted are not acceptable. We had discussed a variation in the Building Line within the subdivision, however not as depicted. The Building Line for lots 1-6 and Lots 10-12 is unchanged at 40', lots 8 & 9 are depicted as 35' and lot 7 is depicted as 30'. This variation by lot is unacceptable and must be more uniform throughout. Based on our meeting, a Building Line scheme of 35' for all lots not fronting on the cul-de-sac (Lots 1-2, 8-12) was discussed and a Building Line of 30' for the lots fronting on the cul-de-sac (lots 3-7) was discussed.
- Staff had discussed and suggested pulling the house on Lot 6 forward an additional 5' to further minimize the amount of grading on the north/northeast side of the home.
- I was under the impression that the Proposed Conservation easement area on Lot 6 would also encompass, the roughly triangular area of steep slopes within the proposed foliage line. Staff suggests the inclusion of this area to further protect this sensitive land.
- The footing drains for lots 10 and 9 should be revised to not discharge into the proposed conservation easement area.
- The Summary of Proposal Chart – Include a calculation for area of Proposed Conservation Easement. Also, this number should be deducted from the area of disturbance to the 150-foot upland review area.

Sheet LS1

- Staff had discussed the inclusion of some type of vegetative evergreen screening along the westerly boundary of the property, in particular along Lots 1-4.

Sheet ESC1

- The Erosion & Controls Narrative on Sheet N2, notes C, should appear bolded with an arrow pointing to the subject area included on this sheet.
- Staff strongly suggests that the proposed conservation easement area should be identified as an area of no disturbance. This should further be protected during the construction process with appropriate construction fencing. Notes and details should appear on the plans.

Sheet Trees

- I was under the impression that the Proposed Conservation easement area on Lot 6 would also encompass, the roughly triangular area of steep slopes within the proposed foliage line. Staff suggests the inclusion of this area to further protect this sensitive land and the two significant trees within.
- It may be helpful to tabulate the total number of significantly sized trees on the site and those to remain.
- All trees to be preserved should include appropriate tree protection fencing. Notes and details should appear on plans.

Sheet N2

- Staff strongly suggests that the proposed conservation easement area should be identified as an area of no disturbance. This should further be protected during the construction process with appropriate construction fencing. Notes and details should appear on the plans in the erosion and sedimentation control narrative.

Please feel free to contact me to discuss these comments.

Best Regards,

Todd Dumais
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From: Marjorie Begin [mailto:MarjorieB-AA@snet.net]
Sent: Friday, January 17, 2014 8:07 AM
To: Todd Dumais
Cc: jhs7@aol.com; 'Lewis Wise'; REMA8@aol.com; skipalford@snet.net
Subject: Sard - East Maxwell Drive

Todd,
Attached are PDFs of the revised plans. We will deliver prints to you later this morning.
Thank you.
Marjorie Begin
Alford Associates, Inc.
860-688-7288 ext. 15