



Staff Draft – September 1, 2020 – Not Approved by Agency Board

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2020-0008

If a subdivision: Lot # **Parent Parcel** (105.43± acres)

Assigned EPS: **ADL**

Reviewed by: **RJL** Date: **09/01/2020**

Existing Development

PRINCIPAL BUILDINGS

Structure

none

Pre-existing (Y/N)?

Lawfully constructed (Y/N)?

ACCESSORY STRUCTURES

Structure

barns, silos, sheds, milk house, etc.

Pre-existing (Y/N)?

Y

Lawfully constructed (Y/N)?

Y

Proposed Development **none**

PRINCIPAL BUILDINGS

Structure

Footprint

Check if portions or all below is nj

Check if proposed as a non-building lot: ☐

Height

Bedrooms

Slopes

Have necessary density? Y N

remaining potential principal buildings = from ☐ survey or ☐ estimate

ACCESSORY STRUCTURES

Structure

Footprint

Height

Slopes

ACCESS *Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile

Driveway is ☐ existing / ☐ proposed Length: Width:

Sight distance evaluated? Y N Slopes:

Need Clearing/Grading? Y N Comments: (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list)

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed ☐ If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

☐ Individual on-site ☐ Municipal ☐ Community

Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
 Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
 Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
 Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
 Y N Suitable 100% replacement area identified?
☐ Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

☐ Individual on-site ☐ Municipal
 Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL **Consult RASS engineer*

Y N Does proposed development maintain existing drainage patterns?
 Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)
 Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

Note: portions of the 60-ft-wide grass filter strip will be located on the parent parcel

UTILITIES

Available on site?	Y	N	<input type="checkbox"/> Overhead	<input type="checkbox"/> Underground
Available at road?	Y	N	<input type="checkbox"/> Overhead	<input type="checkbox"/> Underground
Proposed for site?	Y	N	<input type="checkbox"/> Overhead	<input type="checkbox"/> Underground