



PERMIT WRITING FORM – P2021-0167

Assigned EPS: ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

APPLICANT

Project Sponsor(s): Ticon Solar LLC
Landowner(s): Leon W Catlin and Dan E Catlin
Authorized Representative: Bridget Cuddihy (Cypress Creek Renewables)

PROJECT SITE

Town/Village: Ticonderoga County: Essex
Road and/or Water Body: State Route 9N, Charboneau Road, Delano Road, Burgoyne Road
Tax Map #(s): 139.4-1-5.1, 10.1, and 36.1
Deed Ref: Book 696 Page 93 (Parcel 5.1 and 10.1), Book 629 Page 118 (Parcel 36.1)
Land Use Area(s): H MIU LIU RU RM IU

Project Site Size: 197.11± acres
 Same as Tax Map #(s) identified above
 Only the H MIU LIU RU RM IU portion of the Tax Map #(s) identified above
 Other (describe):---

Lawfully Created? Y N Pre-existing subdivision: ---
The 154.14-acre Resource Management portion of tax parcel 139.4-1-36.1 was lawfully created. A 60.97-acre portion of the project site (tax parcels 139.4-1-10.1 and 139.4-1-5.1) was created by subdivision without a permit. The permit authorizes creation of the 60.97-acre property, after-the-fact.

River Area: Y N If Yes: Wild - Scenic - Recreational Name of River: ---
CEAs (include all): Wetland - Fed Hwy - State Hwy - State Land - Elevation - Study River

PROJECT DESCRIPTION

Construction of a 5 MW solar generation facility, consisting of tracking photovoltaic modules with a maximum height of 12 feet and two inverters. Construction of the 21.46-acre solar array will occur within a 37.45-acre fenced area surrounded by an 8-foot-tall woven-wire deer fence, and will include an approximately 1,900-foot-long gravel access drive from Charboneau Road and seven new utility poles. Planting of trees and shrubs is proposed between site development and both State Route 9N and Charboneau Road. The project also includes a three-lot subdivision and a two-lot subdivision, with two of the resulting lots being merged into one lot on which the facility will be located and another two of the resulting lots being merged together.

JURISDICTION (including legal citation)

APA Act 810(1)(e)(16) -- Major public utility use on RM lands
APA Act 810(1)(e)(3) --Subdivision of Resource Management lands
APA Act 810(1)(e)(1)(e) -- Subdivision of RM lands < 300 ft of state highway
APA Act 810(1)(e)(1)(b) and 9 NYCRR Part 578.3(n)(3)(i) -- Subdivision involving wetlands

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

None

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none

Water Body Name: ---

Length of Existing Shoreline (feet): ---

Minimum Lot Width: ---

Structure Setback (APA Act):---

Structure Setback (River Regs): ---

Y N Cutting proposed within 6 ft of MHWM?

Y N Cutting proposed within 35 ft of MHWM?

Y N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction)

MHWM determ: Y N

Meets standard: Y N

Meets standard: Y N

Meets standard: Y N

If Yes, < 30% vegetation? Y N

If Yes, < 30% trees 6” dbh? Y N

Non-Navigable Streams in proximity to development

Check if none

Permanent Stream

Intermittent Stream

Classified? Y

N

[DEC Environmental Resource Mapper](#) stream classification: C(T)

Five Mile Creek, a permanent stream classified C(T), flows just beyond the project site’s northern boundary.

A small permanent stream known as Dudley Brook, a tributary of Five Mile Creek, flows through the site’s wetlands.

Wetlands

Y N Jurisdictional wetland on property, or

Y N Wetlands are a basis of development jurisdiction If Yes, RASS biologist consulted

→ If Y, covertype: Shrub swamp/emergent marsh

→ If Y, value rating: 2

Y N Draining, dredging, excavation of wetland

Area of wetland loss: --- Permanent? Y N

Y N Fill/structure in wetlands

Fill/structure area: ---

Y N Shading of wetland

Area of shading: ---

Y N Clearcutting >3 acres of wetland *RASS forester consulted

Clearcut area: ---

Y N Untreated stormwater discharge into wetland

Y N Pollution discharge into wetland

Pollution type: ---

Y N Pesticide/Herbicide application in wetland

Pollution type: ---

Wetland information is contained in a “Wetland and Stream Delineation Report, Junction Solar, LLC Project,” prepared for Cypress Creek Renewables” by TRC Companies, Inc. and dated January 2020 and a “Revised Figure 4” dated November 2020 and showing delineated wetlands.

Ecological / Wildlife

- Y N Natural Heritage Sites/listed species or habitat present, including bat
Y N Forest management plan existing or proposed If Yes, RASS forestry analyst consulted
Y N Biological Survey required by RASS Biologist 2 or Supervisor If Yes, completed

The project site is within 5 miles of a Northern Long-Eared Bat hibernaculum. A December 12, 2018 letter from NYS Natural Heritage Program identifies state and federally listed endangered Indiana bat (a hibernaculum within 1.25 miles of the project site) and state and federally listed threatened northern long-eared bat (a maternity colony within 2.5 miles of the project site) as documented in the vicinity of the project site.

The application includes a report titled “Bat Habitat Assessment Report for the Ticon Solar, LLC Project,” prepared for Cypress Creek Renewables, LLC by TRC, dated November 2020. It concluded that no moderate or high-quality roosting habitat was found within the study area, nor were any potential hibernacula identified within the study area. Only 16 trees and a “broken off snag” are proposed to be removed, as most of the site is an agricultural field. The report recommends winter harvest (November 1 to March 31) of those trees.

A November 20, 2020 email from NYS Department of Environmental Conservation agrees that tree cutting should be limited to between November 1 and March 31, for the protection of the Indiana bat and the northern long-eared bat.

A May 24, 2021 letter from US Fish and Wildlife Service acknowledges the applicant’s review of potential impacts to the federally listed endangered Indiana bat (*Myotis sodalis*) and threatened northern long-eared bat (*Myotis septentrionalis*). The USFWS agrees that “take” of these species is not reasonably certain to occur given the description of the proposed tree removal, landscape setting, and conservation measures (e.g., tree clearing between November 1 and March 31). Therefore, the USFWS does not recommend an ESA section 10(a)(1)(B) permit for this project.

The application includes a report titled “State-listed Wintering Grassland Raptor Survey Report for the Ticon Solar, LLC Project,” prepared for Cypress Creek Renewables, LLC by TRC, and dated April 21, 2021. It describes surveys conducted on five separate days in March 2021 and sightings of American kestrel, bald eagle, northern harrier, red-tailed hawk, rough-legged hawk, and turkey vulture. It concludes that the project site “does not appear to be occupied habitat for state-listed wintering grassland raptors and the project is not anticipated to result in take of any listed species.”

An April 22, 2021 “Letter of No Jurisdiction Endangered Species Act” from the NYS Department of Environmental Conservation confirms that, because no occupied habitat was found by the Grassland Raptor Survey Report (referenced above), no permit is required at this time pursuant to the implementing regulations of the New York State Endangered Species Act.

Special Districts

- Y N Agricultural District

Slopes

- RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%

Existing slope range: 0 to 25% Building area(s) if authorizing development: 0 to 16% within limits of disturbance

Soils

- Y N Deep-hole test pit completed? (Necessary for every building lot) Check if N/A
 If Yes, soil data information determined or approved by RASS soil analyst? **Yes**
NRCS Mapped Soil Series or Other Comments: **Vergennes silty clay loam**

Stormwater

- Y N Greater than 1 acre disturbance, or
 Y N Proposed ground disturbance < 100 feet from wetlands
 If Yes, stormwater management reviewed and approved by RASS engineer
Setback to wetlands: **minimum 50-foot undisturbed vegetated buffer**

A "Stormwater Pollution Prevention Plan for Ticon Solar, LLC," prepared by Langan Engineering, Environmental, Surveying Landscape Architecture and Geology, DPC, stamped by Michael Finan, PE and last revised October 4, 2021, indicates 41.4 acres of proposed disturbed area and 0.2 acres of proposed impervious area (i.e., inverter pads). Post-construction stormwater controls include vegetated filter strips and a dry detention basin.

Character of Area

Nearby (include all): Residential Commercial Industrial Agricultural Forested

Adjoining Land Uses / State Land: **Agricultural, residential, manufacturing/processing, vacant**

Is nearby development visible from road? Y N

→ If Y, name road and describe visible development: **Agricultural and residential development is visible from NYS Route 9N, Charboneau Road, Delano Road, and Burgoyne Road. There is a manufacturing/processing development (boat manufacturing and finishing) adjacent to the project site and visible from Delano Road.**

Additional Existing Development (ex: dam on site, etc.): **See Individual Lot Development Form for Lot 2**

***** Attach Individual Lot Development Worksheet (if a subdivision, attach one for each lot)**

FINDINGS OF FACT – COORDINATED REVIEW

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Archeologically Sensitive Area, according to OPRHP | <input checked="" type="checkbox"/> If Yes, APA APO consulted |
| <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Structures > 50 years old on or visible from site | <input checked="" type="checkbox"/> If Yes, APA AHPO consulted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Within Lake George Park | <input type="checkbox"/> If Yes, LGPC consulted / application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Public water supply | <input type="checkbox"/> If Yes, DEC / DOH application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Greater than 1,000 gpd wastewater | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Disturbing bed or bank of water body | <input type="checkbox"/> If Yes, DEC application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Creating 5 or more lots less than 5 acres each | <input type="checkbox"/> If Yes, DOH application submitted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Army Corps involvement | <input type="checkbox"/> If Yes, ACOE consulted |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Agency-approved Local Land Use Program | <input type="checkbox"/> If Yes, Town/Village consulted |

The application includes a report titled "Phase 1A/1B Cultural Resources Survey, Ticon Solar, LLC Development Project," prepared for Ticon Solar, LLC and Cypress Creek Renewables, LLC by David Moyer and Brant Venables of Birchwood Archeological Services, dated December 9, 2020. The report describes both a Phase 1A review (of the entire site) and Phase 1B subsurface testing (in a 26.25 acre area where grading, roads, and trenching are proposed – but not in the entire area

where solar panels are proposed). The report's results suggest that the proposed project will have no effect on any historic resources in the project vicinity.

A December 21, 2020 letter from the NYS Office of Parks, Recreation and Historic Preservation states that they have reviewed the Phase 1A/1B Archeological Survey and determined that "no properties, including archeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project." (20PR04728)

A July 13, 2021 email from the Lake George Park Commission confirms that the project site is outside the Lake George water shed and will not require any permits from the Commission.

A February 1, 2021 letter from the US Army Corps of Engineers, reaffirmed in a January 14, 2022 email from the Corps, confirms that they do not have jurisdiction over any part of this project.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Justification if merger required: The 52.82-acre lot and 32.19-acre lot are required to merge, as proposed, to form a single-undivided 85.01-acre lot (Lot 1).

Deed Covenant

Non-building lot being created? Y N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: ---

Easement

Easement proposed or required? Y N

If Y, consult with Legal for conditions. Justification: ---

Construction Location and Size (may be different for each subdivision lot)

Is new development (other than oswts) being authorized without further Agency review? Y N

→ If Y: Structure height limit and justification: Array sections: ~12 ft. Fencing: 8 ft. As proposed and reviewed to minimize the potential for off-site visual impacts.

Structure footprint limit and justification: Arrays and associated components: ~21.46 acres. As proposed and reviewed to ensure effective stormwater management and erosion controls are implemented during and after construction.

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? Y N

→ Review of future development required? Y N

→ If Y, justification: ---

Guest Cottages (if authorizing a dwelling) n/a

Proposed and reviewed? Y N

If N, guest cottages potentially allowed? Y N

→ Justification for any conditions: ---

Boathouses (if project site contains shoreline) n/a

Proposed and reviewed? Y N

If N, boathouses potentially allowed? Y N

→ If N, justification: ---

→ If Y, review required (beyond definition limits)? Y N

→ If Y, justification: ---

Docks (if project site contains shoreline) n/a

Proposed and reviewed? Y N

If N, docks potentially allowed? Y N

→ If N, justification: ---

→ If Y, review required (beyond definition limits)? Y N

→ If Y, justification: ---

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? Y N

Building Color (if authorizing development)

If color condition required, justification: n/a

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? Y N

Indiana Bat habitat indicated on Lookup? Y N

See notes on bats on Page 3 of this document.

Vegetative cutting restrictions required? Y N

If Y, restrictions required (choose all that apply):

within --- feet of limits of clearing

within --- feet of road

within --- feet of river/lake/etc

within 50 feet of wetlands

within 100 feet of northern property boundary

Other: existing hedgerow identified on Project Plans

OR on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

Cutting of all vegetation prohibited

Cutting of trees of --- diameter dbh prohibited

Other: trees and shrubs near property line and in hedgerow, and all vegetation near wetlands

Justification: The 50-foot-wide undisturbed vegetative buffer from wetland W-1 will minimize potential impacts to surface water and wetlands. Retention of trees and shrubs within 100 feet of the northern property line and within the existing hedgerow will mitigate visual impacts from adjoining roads. Requiring any tree clearing to occur only between November 1 and March 31 (i.e., no tree clearing between April 1 – October 31) will prevent impacts to bats. Requiring any mowing of the solar array area to occur only between November 1 and May 1 will maximize benefits to pollinators.

Plantings

Plan proposed and reviewed? Y N

If N, plantings required? Y N

→ If Y, species, number, location, and time of year: **As specified on Landscaping Plan that is part of Project Plans**

Justification: **to mitigate visual impacts, to stabilize soils and to benefit pollinator species**

Density (may be different for each subdivision lot)

Located in Town with ALLUP? Y N (If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? Y N

If N and N, list existing PBs, including whether they are pre-existing/year built: **mobile home installed in 1985 and currently used as an office constitutes a principal building.**

Mathematically available # of new PBs (in addition to existing or replacement): **3**

Extinguishing PBs? Y N If Y, number: **None**

Wastewater (if authorizing construction of a new PB without further review) n/a

Municipal system connection approved? Y N

Community system connection approved by RASS? Y N

Proposed on-site system designed by engineer and approved by RASS? Y N

If N, has RASS field-verified location for conventional standard trench system? Y N

If N, has RASS field-verified location for conventional shallow trench system? Y N

Suitable 100% replacement area confirmed for existing / proposed system? Y N

Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: **Protection of water quality and wetlands.**

Erosion and Sediment Control (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too.

Justification: **Protection of water quality and wetlands.**

Infrastructure Construction (if authorizing development) n/a

Construction necessary before lot conveyance: **---**

Justification: **---**

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: **No buildings are proposed or authorized. Conditions are included regarding vegetation removal and planting.**

Additional Site / Project-Specific Concerns / Conditions Needed

Cleaning of trucks and equipment required to prevent spread of invasive species.

Vegetation management (mowing) restricted to provide maximum benefit to pollinator species.

Photographic documentation of construction required to confirm compliance with other permit conditions that protect visual resources.

Decommissioning Plan required to ensure site will return to pre-development conditions.

Y N **Public comments received** **If Yes, #: 1 (as of 12 pm March 2nd)**

Y N **Applicant submitted response (notes, if any) ---**



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2021-0167

If a subdivision: Lot #1 (85.00± acres)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#)Date: [Click or tap to enter a date.](#)

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development

Check if portions or all below are NJ

PRINCIPAL BUILDINGS

Check if proposed as a non-building lot:

Structure Footprint Height # Bedrooms Slopes
None

Have necessary density? Y N

remaining potential principal buildings = 1 from survey or estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
Solar panels	21.46 acres	~12 ft	0 to 16%
Fence	5,674-foot perimeter of 37.45 acres	8 ft	0 to 16%
2 Inverters	250 sq ft pad	8 ft	0 to 16%

ACCESS

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

Driveway is existing /proposed Length: 1,900 ft Width: 20 ft

Sight distance evaluated? Y N Slopes: final grade 0.5 to 10%

Need Clearing/Grading? Y N Comments: Minimal grading, no clearing required. Access from Charboneau Road. Facility sign (2 sq ft) on entrance gate. (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) **State Route 9N, Burgoyne Road, Delano Road, Charboneau Road**
- Y N Existing topography / vegetation will screen, if retained **in some places**
- Y N Planting plan proposed *If Yes, RASS forestry analyst consulted*

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

No WWTS existing or proposed. Deep-hole test pit evaluated to confirm site suitability.

- 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

No water supply existing or proposed.

- 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)

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

7 utility poles, less than 40 ft in height, to be installed along access road

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#P2021-0167

If a subdivision: Lot #Parcel 5.1 (8.15± acres)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

Existing Development

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
None

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure Footprint Height # Bedrooms Slopes
None

Have necessary density? Y N

remaining potential principal buildings = 1 from survey or estimate

ACCESSORY STRUCTURES

Structure Footprint Height Slopes
None

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: **No existing or proposed driveway. Road frontage on State Route 9N and Charboneau Road.** (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC No development proposed

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

No WWTS existing or proposed. Deep-hole test pit evaluated to confirm site suitability.

- 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

No water supply existing or proposed

- 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

No development proposed

- 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)

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2021-0167

If a subdivision: Lot #**Lot 2** (121.96± acres)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

Existing Development

PRINCIPAL BUILDINGS

Structure	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
Mobile home	N		Y

ACCESSORY STRUCTURES

Structure	-	Pre-existing (Y/N)?	-	Lawfully constructed (Y/N)?
2 metal pole barns		N		Y
shed		N		Y
silage bunkers		N		Y

Proposed Development

PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure	Footprint	Height	# Bedrooms	Slopes
None				

Have necessary density? Y N

remaining potential principal buildings = 1 from survey or estimate

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
None			

ACCESS

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

Driveway is existing / proposed Length: ~250 ft Width: ~15 ft

Sight distance evaluated? Y N Slopes: < 10%

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

There is an existing septic system on Lot 2.

- 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

There is an existing well on Lot 2.

- 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

No development proposed

- 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)

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground