



MEMORANDUM

To: Paul A. Croce, Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: June 20, 2022

Re: Silveira Irrevocable Trust, Final Plan application, 2-lot subdivision of land fronting on Wapping Road and located approximately 2 tenths of a mile north of the intersection of Wapping Road and Peckham Ave., Assessor's Plat 128 Lot 74.

The applicant is requesting Final Plan approval for a 2-lot subdivision of approximately 22.77 acres of land fronting on Wapping Rd. in the R-40 zoning district. The proposed new building lot would front on Wapping Rd. and include 84,756 sq.ft. of land, with approximately 53,000 square feet of buildable upland. The remainder parcel would retain approximately 20.83 acres of land. Both lots would have adequate street frontage on Wapping Rd. Please see the attached plan set. The new building lot would be served by private well for potable water and onsite wastewater treatment system (OWTS). Both lots appear to meet the minimum zoning dimensional requirements. No waivers from the requirements of the subdivision regulations are requested. In addition to containing wetlands, the new development lot would contain an area within Zone 1 of the Watershed Protection District. No development is proposed within or proximate to the wetlands or Zone 1 areas. The buildable area of the lot would be accessed via an existing driveway contained in an access easement that will be retained on the remainder parcel.

Conditions of the Preliminary Plan approval, granted on May 11, 2022, have been satisfied with the exception of the following, which should be carried over as a condition of Final Plan approval.

Recommended condition of approval:

1. Adequate vehicular access, subject to Fire Department approval, shall be confirmed prior to issuance of permits for development of the new building lot.

Required findings (Subdivision rules and regulations section 403)

The following is a list of the required findings the Board must make in approving a subdivision. The Board should make its own conclusions as to the consistency of the plan with these findings.

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
2. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance;
3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval;
4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with such

physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans;

5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

The Final Plan application was certified complete on June 16, 2022; therefore the Board must approve, approve with conditions, or deny the application by August 20, 2022 (65 days from certificate of completeness).

Please contact me with any questions regarding this matter.

Cc: Applicant
Town Solicitor