

**Development Review Team Meeting**  
June 22, 2016  
Randall Road Extension, 4-Lot Preliminary Subdivision

**Staff Present:** Town Manager Bob LeLacheur, Conservation Administrator Chuck Tirone, Community Development Director Julie Mercier, Town Engineer Ryan Percival, Public Works Director Jeff Zager, Community Services Officer Kristen Stasiak, Fire Chief Gregory Burns

**Members of Development Team Present:** Mark Hall, Jack McQuilkin, P.E., Bill Crowley, Esq.

**Application Overview:**

The Applicant is planning to extend Randall Road by approximately 200 feet to create frontage for 3 additional lots. The 4<sup>th</sup> lot - an existing lot with frontage on Springvale Road - will be reconfigured to lend land area to 1 of the new lots on Randall Road. The road extension will maintain the existing road width, sidewalks, and curbing, and will be capped with a cul-de-sac bulb with a 45-foot turning radius. Utilities will be extended, and each lot will have infiltration chambers with downspouts. In exchange for filling a wetland to extend the road, a pocket wetland will be constructed on proposed Lot 2.

The following is a recap of the DRT meeting:

<b>DRT Comments</b>		
<b>Planning</b>		
	<b>Comment</b>	<b>Policy/Regulation</b>
1. Completeness	Minor suggestions that can be made after CPDC hearing	
2. Wetlands	Please put existing and proposed wetlands on one plan	
3. Zoning Table	Please complete for all proposed lots, with actual dimensions	
4. Neighbors	Prepare to answer questions about “creeping subdivision” – no future plans to extend the road all the way through & why	
<b>DPW/Engineering</b>		
	<b>Comment</b>	<b>Policy/Regulation</b>
1. I/I Fee	One-time fee of twice the flow plus \$4	
2. Hydrant	Asked to put hydrant at the end for flushing purposes	
3. Stormwater	New MS4 regulations will be enforced for this project	
4. Soils	5 Test Pits have been done – groundwater at 30”-50”	
5. Existing Road	Town has accepted it up to the existing cul-de-sac	
6. Proposed Road	Will be offered for acceptance, but not by November 2016 TM	
7. Easements	Easements for Highway Purposes on 2 of the proposed lots	
8. Trees	Trees in public way need to be identified for Tree Warden	
<b>Conservation</b>		
	<b>Comment</b>	<b>Policy/Regulation</b>
1. Wetlands	Conservation has accepted the wetlands delineation	
2. NOI	NOI filing is required; will be filed after Prelim Sub process	
3. Trees	A tree inventory for 6” dbh or greater required; some tree replacement will be needed	

4. Lot Layout	Bounds will be required to demarcate 25' buffer on each lot	
5. Water Treatment	Road runoff should have some prior treatment before discharge into the pocket wetland – add stormceptors, sediment forebays	
6. Flooding	36 Randall Road already floods, so minimize extra discharge into existing wetland near property line	
7. Neighbors	Cons Comm meetings have been well attended; neighborhood group has formed	
<b>Fire Chief</b>		
	<b>Comment</b>	
1. General	No comments – proposal meets requirements	
<b>Town Manager</b>		
	<b>Comment</b>	
2. Title Search	Noted a previous developer had issues with a title search	
3. Neighbors	Recommendation to invite neighbors for site walk; communicate as much as possible with them	
4. Woods	Project may encourage people to use woods as cut-through	