

REPORT

AGENDA CONSERVATION BOARD MEETING

April 2, 2019– 6:30 p.m.

PROJECTS TO BE REVIEWED:

1. BLUMONT RISE SUBDIVISION

1-SK-2019

County Road 41 Tax Map # 40.00-1-28.100

Zoned - Residential 2

Owner – Blumont Stables LLC

Applicant is requesting approval to establish 35 single-family home lots on 33.2 acres with two access points onto County Road 41. The remaining 74.7 acres would be Conservation Area. This is in the first step of a three step process – the sketch plan application.

Bob Bringley of Marathon Engineering presented the project.

A berm or a feature that prevents fertilizers or other contaminants from permeating the wetland areas is requested by the Conservation Board.

The Conservation Board agrees with an agricultural use only for the deed restriction / Conservation Easement.

There are concerns over the federal wetland in lots 9-15. The Board would like to see some sort of a restriction on lots 9-15 with language to include no mowing, no structures (including bridges), yet that allows residents to access the southern portion of the lots.

2. 7850 ROYAL WOODS ENGINEER INFORMATION PROVIDED

DENSITY – Area Variance

5-Z-19

The applicant would like to subdivide their 17.18 acre property, and build a home on the created lot with access from Benson Road. The property is in the Limited Development District with Density Overlay District A, meaning one house per three acres. The lot is within the Royal View Subdivision which was pre-existing, non-conforming with a heavier density, before the Density Overlay Districts were codified in §211-27.3.

The Grading plan should make proper considerations for run-off due to steep slopes, natural topography and features.

There should be an investigation of the unique vegetation in the proposed development area, prior to approval. If the owners of the property are in agreement, Mr. Joe Hurley would like these plants.

Limit slope and natural topography disturbance.