

June 6, 2024

A note about the draft decision for 95 Taylor Street “Strawberry Farms” and the Peer Review from Green Intl. There were 6 recommended conditions of approval in the 5/22/2024 Peer Review comment form; all are included as Conditions of Approval:

1. See Condition #9 for Peer Review Comment #5

5		§ 249-32 E.4	Per the Subdivision Regulations, the Applicant shall submit calculations showing the water system has adequate fire flow and the services have minimum residual water pressure of 20 psi. No water study calculations were submitted, please provide calculations or explain why these were omitted.	A flow test is scheduled with the Water Department for April 22nd. The data will be shared with the Planning Board when available.
5A			We recommend this be made a condition of approval.	The flow test has been conducted and the results are now provided.
5B			We have no exceptions to the hydrant flow test results. We recommend that the results should be reviewed and approved by the Water and Fire Department as a condition of approval.	

2. See Condition #31 for Peer Review Comment #16

16	4	§ 249-43 E (4)	Verify trees nearest Taylor Street are at least 25' beyond the curb line of Taylor Street. They appear to be less than 20 feet currently.	The location of the proposed street trees near Taylor Street have been adjusted to hold 25' to the curb. A waiver is now requested to § 249-43 E (4) to allow street tree locations to be determined after final grading.
16a	4	§ 249-43 E (4)	The Trees have been revised to be 25' beyond the curb line. The applicant request to determine final tree location after final grading. We recommend this be made a condition of approval.	No response needed.

3. See Condition #31 for Peer Review Comment #18

18	4	§ 249-43 E (8)	The Applicant shall seek the advice of the Shade Tree Committee for location and species of tree. Has the street trees been reviewed and approved by the Shade Tree Committee?	A waiver is now requested to § 249-43 E (4) to allow street tree locations and species to be determined after final grading. The advice of the Shade Tree Committee will be sought prior to planting.
18a	4		We recommend coordination with the Shade Tree Committee be made a condition of approval.	No response needed.

4. See Condition #31 for Peer Review Comment #30

30	6	§ 249-43 E (15)	General note 12 states that street trees shall be provided in accordance with the Town subdivision regulations, however the Town regulations require the planting operations and street tree requirements be shown on the subdivision plans and shall meet ANLA standards for planting, please provide this information on the plans.	A waiver is now requested to § 249-43 E (15) to allow street tree planting operations to be determined after final grading with input from the Shade Tree Committee and Planning Board.
30A	6	§ 249-43 E (15)	As stated in 16 & 18, the applicant requests to determine final tree location after final grading. We recommend this be made a condition of approval.	No response needed.

5. See Condition #18 for Peer Review Comment #43

43	O&M	§ 38-18 B	The O&M shall be signed.	The O&M is now signed by the responsible party.
43A	O&M	§ 38-18 B	The O&M plan was not signed. We recommend this be made a condition of approval.	

6. See Condition #19 for Peer Review Comment #44

44	O&M	§ 38-18 C	The stormwater BMPs are serving more than one lot, the applicant shall include a mechanism for implementing and enforcing the O&M Plan. The applicant shall identify the lots or units that will be serviced by the proposed stormwater BMPs. The applicant shall also provide a copy of the legal instrument (deed, declaration of trust, articles of incorporation, etc.) that establishes the terms of and legal responsibility for the operation and maintenance of stormwater BMPs. In the event that the stormwater BMPs will be operated and maintained by an entity or person other than the sole owner of the lot upon which the BMPs are placed, the applicant shall provide a plan and easement deed that provides a right of access for the entity or person to be able to perform said operation and maintenance functions.	This is in progress and will be provided by the applicant
44A	O&M	§ 38-18 C	We recommend this be made a condition of approval.	No response needed.

M. Toohill