

Haug Timber Lane 2-Lot CSM and Rezone - MOTION TO CONDITIONALLY APPROVE

I move to approve the 2-Lot CSM and Rezone subject to the following conditions:

- To require Lot 2 to submit a site plan for review and approval as part of the building permit process. The applicant for a building permit for Lot 2 shall be responsible for all review fees incurred by the Town. A note shall be added to the CSM stating "Site Plan approval by the Town Engineer and Town Administrator is required on Lot 2 prior to issuance of a building permit for the purpose of reviewing proposed drainage conveyance, maximum driveway overflow elevation, minimum low opening elevation, and the 100-year rainfall event limits and elevations." The Site Plan shall demonstrate compliance with the following items:
 - The minimum opening elevation of the proposed building on Lot 2 can be no lower than (1118.5);
 - The culverts and driveway serving Lot 2 shall be constructed as submitted on the plan and as supported by design documents presented by the applicant on January 7, 2016. If it is necessary to revise the culvert or driveway configuration during site design, the applicant shall provide calculations demonstrating that the drainage capacity of the proposed culverts and overflow across the driveway on Lot 2 is equal to or greater than the capacity of the culverts beneath Timber Lane;
 - An overflow for the driveway on Lot 2 shall be provided at an elevation no greater than 1116.5;
- To require driveway access to Lot 2 from Windermere Court.
- To require elimination of the second (south) driveway on Lot 1.
- To require rezoning of both lots to A-1.
- Resolution of the items outlined in the Vierbicher letter dated January 13, 2016, except:
 - To allow creation of lots by CSM less than five acres unless the applicant owns 40 acres adjacent to the proposed lots, as lot sizes are consistent with existing adjacent lots;
 - To not require the creation of covenants and restrictions that are compatible with Plum Hollow as those lots are not close enough;
 - The existing vegetation can remain within the vision corner if it can be trimmed up to a height of 12' and verified by the Town Engineer;
- The public stormwater and drainage easement be adjusted on the CSM to coincide with updated stormwater calculations and to accommodate a 100-year flood event.

Motion made by Bill

Motion seconded by Brent

Vote Tally: 4 To Approve 0 To Deny Approval

Date: 1/19/16