



Item # 5
MCPB 3/27/03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: March 20, 2003
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief *JRD*
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Robert A. Kronenberg, RLA *RAK*
Planning Department Staff
(301) 495-2187

REVIEW TYPE: Site Plan Review
APPLYING FOR: RE-2 Zone; 19.09 Acres Property
7 One-Family Dwelling Units/Lots
PROJECT NAME: Norwood Overlook
CASE #: 8-03009
REVIEW BASIS: Site Plan Review Required in the RE-2 Zone, Article 59-C-1-1.34.1,
Montgomery County Zoning Ordinance for private roads

ZONE: RE-2
LOCATION: *Olney*
Located directly west of the intersection of Norwood Road and Dr. Bird Road

MASTER PLAN: *Olney*
APPLICANT: BRP LLC
FILING DATE: October 28, 2002
HEARING DATE: March 27, 2003

STAFF RECOMMENDATION FOR SITE PLAN: Approval of 7 one-family detached lots in the RE-2 Zone with the following conditions:

1. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated October 22, 2002 [Appendix A].
2. Forest Conservation
Final Forest Conservation Plan (including grading and tree protection information) shall satisfy all conditions referenced in the M-NCPPC Environmental Planning Section memorandum dated January 27, 2003 [Appendix A], prior to recording of plat or DPS issuance of sediment and erosion control permit:

- numbers and dates of approval on the drawing;
- d. Provide lighting distribution pattern plan with cut sheets and details of all of the fixtures, only if lighting is proposed for the private road.
- e. Provide adjacent property information (i.e. house and barn location), on existing lot 6 to the south of the property.
- f. Provide statement on plan for site plan requirement. (Sect. 59-C-1.34.1 for private roads)
- g. Provide screening along Dr. Bird Road adjacent to proposed house.
- h. Provide screening between houses (front to side) between lots 1 and 3.
- i. Provide screening along southern property edge to adjacent structures from proposed house on lot 1.

5. Historic Preservation

- a. A tree protection/conservation plan shall be prepared by a qualified professional and incorporated into the signature set and approved by M-NCPPC staff in coordination with Historic Preservation staff. The approved plan must be implemented by a certified arborist.
- b. No building shall be allowed on the land that is located within the view cone of the historic house. In addition, any new planting or fences within this view cone shall require approval by M-NCPPC staff. The view cone and its restrictions shall be documented on the record plat.
- c. A planting plan to include evergreen and deciduous trees shall be implemented in the southeast corners of Lots 1 and 2. This planting plan shall be included in the landscape plan for the site and will be reviewed as part of the site plan.
- d. With the intent to insure that the siting of the house on Lot 2 shall not interfere with the view cone of the historic house, building restriction lines shall be established. These lines are to include a 35' north and south setback from the lot lines and a 50' west setback from the lot line and 50' east setback from the view cone line. These building restriction lines will be delineated on the site plan.
- e. With the intent to insure that the massing of the house on Lot 2 will not interfere with the view cone of the historic house, the proposed house and garage will not exceed 6,000 gross sq. ft. (excluding basement and attic). If the applicant desires to building in excess of this amount, the applicant shall have the proposed house reviewed and approved by the Historic Preservation Commission prior to applying for a building permit.

RELATED ISSUES PERTINENT TO SITE PLAN REVIEW: Historic Preservation

A. Historic Setting

This parcel of land is currently the environmental setting for Master Plan Individual Site #23/120, the "Thomas Moore House". The Moore House sits at the top of the property highlighting a view of the Sandy Spring Friends School, which leads to a view of Woodlawn Cultural Park. The Historic Preservation staff expressed concerns with regard to development of the property, which would visually impact the historic setting from the existing house.

Historic Preservation Commission Recommendation

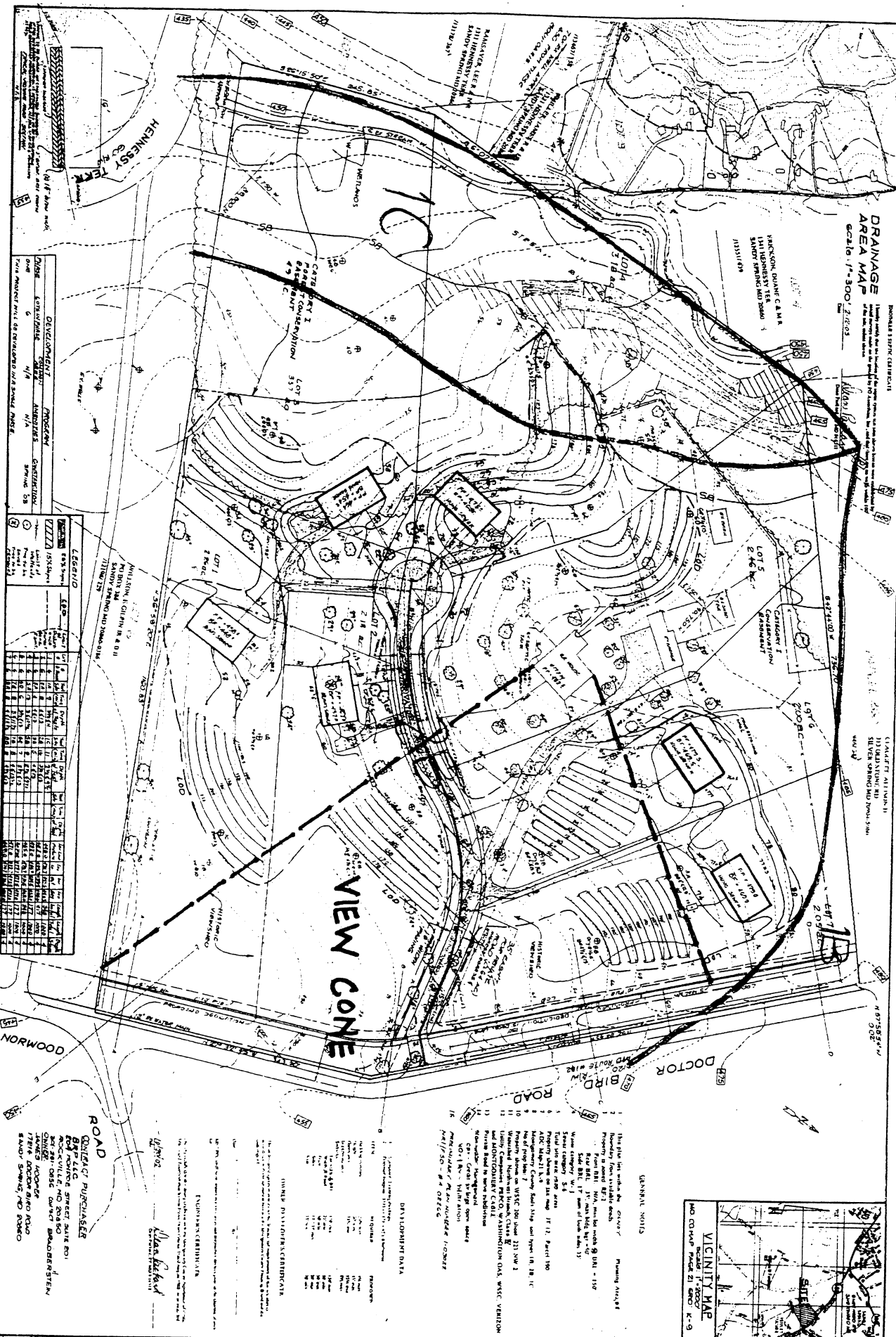
This site plan was presented to the Historic Preservation Commission ("HPC") on March 5, 2003 and continued on March 12, 2003. The HPC voted to support the plan with conditions as recommended by staff, although, the HPC and staff differed on condition number 4 of the HPC recommendation, which reduced the environmental setting to include lots 1, 2, 6, 7 and lot 5, the proposed location of the historic structure and its collection of outbuildings [Appendix B]. The HPC feels that individual review of architecture for the proposed lots will ensure that the visual setting for the historic structure is maintained. Presently, the environmental setting includes the existing house and entire property.

Applicant Position

The applicant agreed to place a view cone encompassing a triangular view from the house to the southeast toward Norwood Road. The established view cone will limit the activity within its boundaries, including proposed structures. This will retain as much of the view from the structure to the south as possible. The applicant would prefer to reduce the environmental setting to include only the historic structure, collection of outbuildings and the proposed lot for the house. By including the other four lots in the environmental setting, architectural review by the HPC of the proposed houses would be required prior to submittal of building permits creating timing constraints for potential homebuyers purchasing custom homes. The applicant is subject to conditions limiting the development activity on the property and complies with the remaining conditions agreed to by staff and HPC.

Staff Recommendation

Staff recommends that the environmental setting should be reduced to include only the existing historic structure because of the numerous conditions being placed on the remainder of the development activity for the subdivision.



DRAINAGE AREA MAP
 SCALE: 1" = 300' ±

DEVELOPMENT	PROGRESS
CONSTRUCTION	COMPLETED
PLANNED	PENDING
OTHER	OTHER

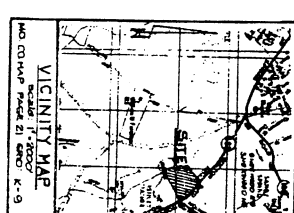
NO.	DATE	DESCRIPTION	BY
1	11/15/88	PRELIMINARY DRAINAGE MAP	W.A.
2	12/15/88	REVISED DRAINAGE MAP	W.A.
3	01/15/89	FINAL DRAINAGE MAP	W.A.
4	02/15/89	REVISED DRAINAGE MAP	W.A.
5	03/15/89	FINAL DRAINAGE MAP	W.A.
6	04/15/89	REVISED DRAINAGE MAP	W.A.
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8	06/15/89	REVISED DRAINAGE MAP	W.A.
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10	08/15/89	REVISED DRAINAGE MAP	W.A.
11	09/15/89	FINAL DRAINAGE MAP	W.A.
12	10/15/89	REVISED DRAINAGE MAP	W.A.
13	11/15/89	FINAL DRAINAGE MAP	W.A.
14	12/15/89	REVISED DRAINAGE MAP	W.A.
15	01/15/90	FINAL DRAINAGE MAP	W.A.

GENERAL NOTES

This site lies within the "C" zone of the "C" Flood Hazard Area. The "C" zone is defined as the area where the flood depth is 1.5 to 3.0 feet above the normal stage of the water body. The "C" zone is shown on the attached Flood Hazard Map.

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SITE PLAN
NORWOOD OVERLOOK
 PARCEL 390
 ELECTION DISTRICT #8
 MONTGOMERY COUNTY, MARYLAND

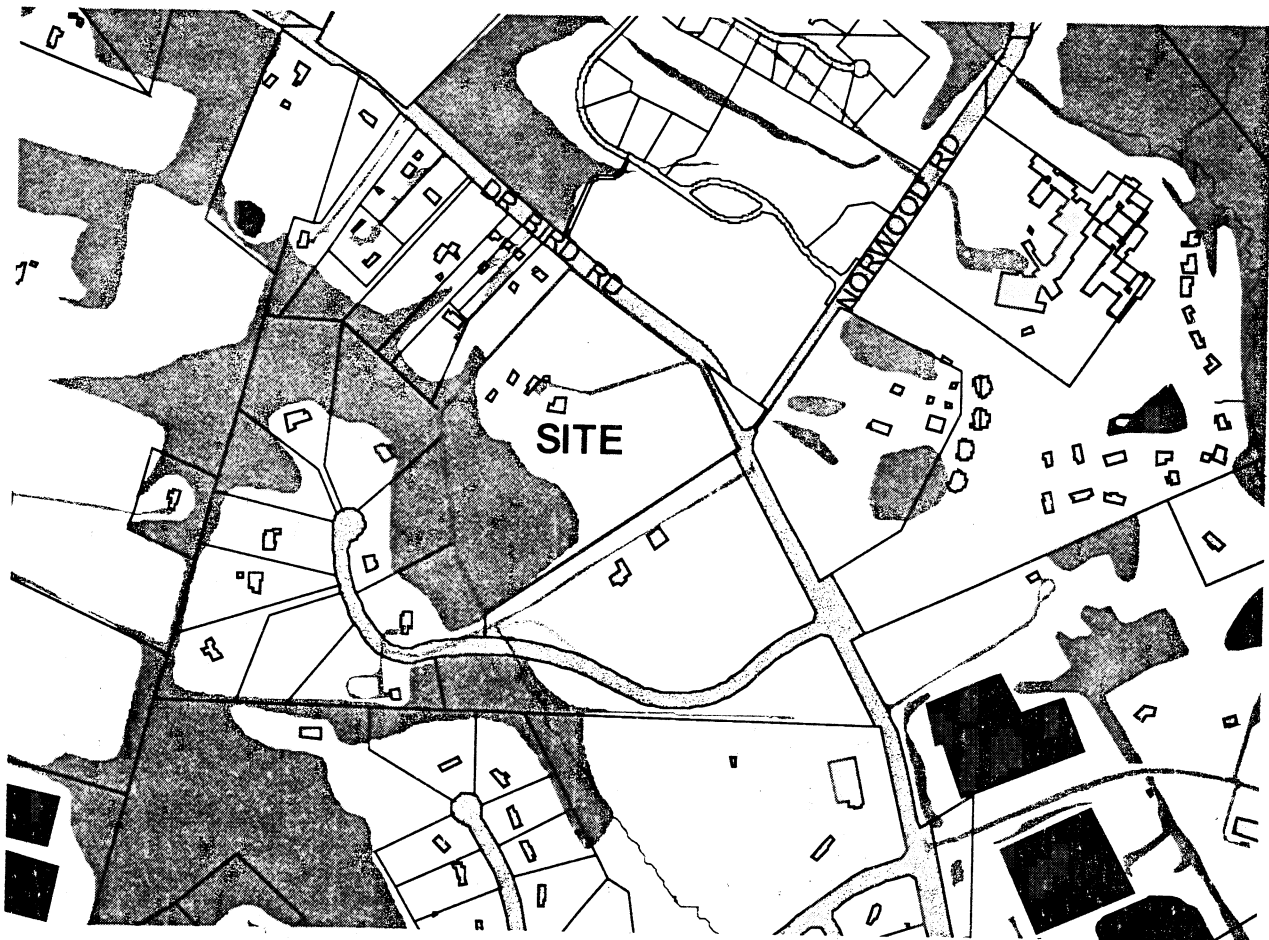
P.G. ASSOCIATES, INC.
 CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
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 ROCKVILLE MARYLAND 20850
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PROJECT DESCRIPTION: Surrounding Vicinity

The 19.09 acre property consists of a major tributary to the Northwest Branch in the Olney Master Plan Area. The site is located on the southwest side of Dr. Bird Road directly across from the intersection of Norwood Road in Sandy Spring. The lots will gain access via private drives from Dr. Bird Road.

The adjacent properties to the north are individual parcels fronting on Dr. Bird Road. The subdivision (Bancroft, Site Plan #8-00037) directly across Dr. Bird Road to the northeast is a new single-family neighborhood containing 44 lots. To the south and east of the site is the Sandy Spring Friends School (Record Plat #551-22) at the intersection of Norwood Road and Dr Bird Road. Directly to the south of the property is a single-family subdivision (Norwood Overlook, Record Plat #590-36), containing seven lots. The Bancroft site is zoned RNC with the remaining properties and subdivisions zoned RE-2. The subdivision to the south of Norwood Overlook is zoned RC.



PROJECT DESCRIPTION: Site Description

The site is elevated higher on the north side of Dr. Bird Road, approximately five feet, sloping down to an even grade at the existing entrance to the property. The existing drive leading to the historic house (the Thomas Moore House, Master Plan Individual Site #23) is tree-lined and contains a gradual slope of approximately sixteen feet. The view from the house is panoramic from the higher elevation toward the southeast. The rear of the property to the southwest contains a major tributary to the Northwest Branch, a Use Class IV stream. The land surrounding the stream contains steep topography at the higher building elevations in the northwest corner, fanning out to a more gradual slope along the stream bank. The rear of the property is completely forested within the stream buffer. The setting for the historic house contains many large specimen trees as well as the existing drive leading from Dr. Bird Road to the existing structure. The lots have been clustered as tightly as possible in the higher elevations, allowing for minimal clearing and protection of many of the specimen trees.

Slopes on the property exceed 25%, primarily near the channel of the stream.



PROJECT DESCRIPTION: Proposal

The current proposal for Site Plan consists of 7 one-family detached lots, utilizing the standard method in the RE-2 zone. The lots are all proposed to be the two-acre minimum. Site Plan is required when private roads are proposed within the RE-2 zone (Mont. Co. Zoning Ordinance 59-C-1.34.1).

The property includes the setting for a historic structure [Thomas Moore House, Master Plan Individual site #23] encompassing the entire site. Specimen trees located around the historic house are part of the historic setting and tree protection methods will be incorporated into the forest conservation plan.

The site plan was presented by our Historic Preservation Staff to the Historic Preservation Commission "(HPC)" on March 5, 2003 and continued on March 12, 2003 for a recommendation. The HPC recommended approval of the subdivision, with conditions, however, wanted the environmental setting to be retained on lots 1, 2, 5, 6 and 7. The applicant has agreed to all of their conditions except full retention of the environmental setting, wanting it limited only to lot 5 and the existing historic structure. Staff recommends that the environmental setting be reduced to only include lot 5. Additionally, a view cone has been established from the existing house from Norwood Road. The view cone will limit the development and the provisions of any structures within that line of sight to the historic house. Protection of trees on the site, specifically surrounding the Moore House, will be implemented with the forest conservation plan and tree protection plan.

There is a single access into the site directly from Dr. Bird Road. Improvements along the southwest side of Dr. Bird Road are proposed in the form of deceleration lane to accommodate safe sight distance. The private road will terminate past the existing house into a cul-de-sac, creating a community setting for the entire property. Access to the proposed lots 6 and 7 have been combined to lessen the visual impact within the view cone.

Lots 3, 4 and 5 contain the stream valley buffer on the rear of the property. The entire stream valley encompasses a Category I forest conservation easement, which extends to the rear of lots 5 and 6, outside of the buffer. A Category II forest conservation easement will be placed on the specimen trees associated with the historic structure on lots 5 and 6. The latter easement is restrictive for preservation of the trees but still prevents detrimental activity within the easement, such as new construction. Mowing and temporary structures such as sheds are permitted within the Category II easement, with approval from the Environmental Planning Department. A forest conservation plan will be approved showing tree protection methods and techniques. Houses and driveways have been realigned to accommodate minimal impacts to the specimen trees. Of the 5.95 acres of forest on the site, only .50 acres are being removed for construction and approximately 5 acres will be placed in a conservation easement.

The property has an approved stormwater management concept for the proposed development as indicated by the Montgomery County Department of Permitting Services (DPS) letter dated October 22, 2003 [Appendix A]. The property also has conditional approval for the proposed septic fields from DPS-Well and Septic Division by letter dated January 27, 2003 [Appendix A]. The property will be served by public water from Dr. Bird Road.

DRAINAGE AREA MAP
Scale: 1"=300'

UNITS: 3/16" = 1'-0"
DATE: 11/11/03

PROJECT: NORWOOD OVERLOOK
PARCEL 390

CLIENT: P.G. ASSOCIATES, INC.

DATE: 11/11/03

SCALE: 1"=300'

PROJECT: NORWOOD OVERLOOK
PARCEL 390

CLIENT: P.G. ASSOCIATES, INC.

DATE: 11/11/03



DEVELOPMENT CROSSING ORGANIZATION

OWNER	DESIGNER	CROSSING	ORGANIZATION
6	6	N/A	6

LEGEND

Symbol	Description
(Symbol)	1'-0" Contour
(Symbol)	2'-0" Contour
(Symbol)	3'-0" Contour
(Symbol)	4'-0" Contour
(Symbol)	5'-0" Contour
(Symbol)	6'-0" Contour
(Symbol)	7'-0" Contour
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(Symbol)	46'-0" Contour
(Symbol)	47'-0" Contour
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(Symbol)	49'-0" Contour
(Symbol)	50'-0" Contour

GENERAL NOTES

1. This plan was prepared by the engineer's office. It is subject to the availability of all necessary data. The engineer's office is not responsible for the accuracy of the data furnished by others.

2. The engineer's office is not responsible for the accuracy of the data furnished by others.

3. The engineer's office is not responsible for the accuracy of the data furnished by others.

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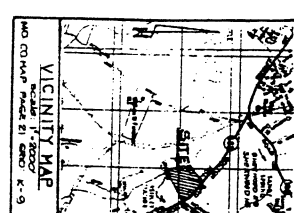
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SITE PLAN
LOTS 1-7
NORWOOD OVERLOOK
PARCEL 390
ELECTION DISTRICT #8
MONTGOMERY COUNTY, MARYLAND

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CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
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REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/03	ISSUED FOR PERMIT
2	11/11/03	REVISIONS
3	11/11/03	REVISIONS
4	11/11/03	REVISIONS
5	11/11/03	REVISIONS
6	11/11/03	REVISIONS
7	11/11/03	REVISIONS
8	11/11/03	REVISIONS
9	11/11/03	REVISIONS
10	11/11/03	REVISIONS

PROJECT DESCRIPTION: Prior Approvals

The RE-2 zone requires site plan for the provision of private roads on the property. The proposed lots meet the minimum two-acre lot requirement.

The Preliminary Plan of subdivision (#1-03022) is being reviewed and presently concurrently with the Site Plan.

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The proposal meets the requirements of the Olney Master Plan.

The proposed subdivision is located in the southeast quadrant of the 1980 Master Plan area. The Master Plan designates this area as a "transitional" agricultural area. It is envisioned as a low-density buffer between the Town Center to the west and the rural communities of Sandy Spring and Ashton to the east. Properties in the southwest quadrant have the option to develop under RE-2 on septic or at a maximum density of one unit per five acres if allowed to connect to community sewer service. The proposed development of the property under RE-2 on community water and septic, therefore, is consistent with the 1980 Master Plan.

The Master Plan also directs that "*cluster development should occur on a common roadway with individual lot access to public arterial or primary roads denied*". The property has a single access point directly off of Westminster Road. Each of the lots gains access from the public road, although the private access is separated by a stream valley buffer.

The protection of environmentally sensitive areas is specifically discussed in the Master Plan with regard to stream valleys. The proposed layout and road design reflects the intent of the Master Plan to preserve as much of the site as possible in open space and limit the impact on environmentally sensitive areas. A Category I forest conservation easement will be placed on the entire stream valley buffer, an extended onto the rear of lots 5 and 6. A Category II easement will be placed on lots 5 and 6 specifically to protect the specimen trees within the historic setting.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning	RE-2	
Proposed Use	7 One-Family Lots	
Gross/Net Tract Area	19.09 Acres	
<u>Development Standard</u>	<u>Permitted/Required</u>	<u>Proposed</u>
Maximum Number of Lots (1 unit/5 acre)	9	7
Minimum Lot Area (Ac.)	2 ac.	2.1 ac.
Setbacks (ft.)		
• Front yard	50	50
• Side yard	17/35 combined	17
• Rear yard	35	35
*Setbacks for lot 2		
Minimum Lot Width at the BRL (ft.):	150	150
Minimum Building Height (ft.):	50	35
Maximum Building Coverage (%):	10	10
Open Space (%):	0%	26%

*Setbacks for Lot 2 are as follows: Front: 45'
Rear: 35'
West Side: 50'
From View cone: 50'

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required. None is required.*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Location of Buildings

The layout of the houses is adequate and efficient; the arrangement of the two tract areas will provide neighborhood identity in an environmentally sensitive rural setting.

The location of the houses has been located for sensitivity to the existing historic house and the environmental setting associated with the structure. Lot 2 has been situated outside of the proposed view cone to create a stronger relationship to the lots surrounding the cul-de-sac. Additional landscaping has been proposed around the edges of the structures on Lots 1 and 2 to soften the visual impacts of the proposed houses and direct the line of sight within the view cone to the historic structure. Additionally, lots 6 and 7 have been reduced in height and sited further to the rear of the lot, which drops another four feet in elevation. The applicant has agreed to limit the height of the buildings on these lots so that the proposed rooflines do not compete with the existing structure. All of the accommodations assist in mitigating the direct impact on the historic structure.

b. Open Spaces

The open space is generously laid out and provides attractive, efficient and accessible green space for all five lots within this community.

Approximately 5 acres of the 19.09 acre site will be retained as open space in the form of a category I forest conservation easement on the rear of lots 3 through 6. The majority of the open space to be preserved is within environmentally sensitive areas such as stream valley buffers, steep slopes, wetlands and floodplain. Minimal clearing of the existing forest is proposed with this development.

The RE-2 Zone does not require a minimum amount of open space on the site;

however, environmentally sensitive areas are always programmed for long-term protection.

A stormwater management concept has been approved for the proposed development as indicated by the Montgomery County Department of Permitting Services (DPS) letter dated October 22, 2002.

c. Landscaping and Lighting

Landscaping is being provided for this site along the frontage of Dr. Bird Road. Street trees will be re-established along the private road serving the four properties to the rear of the site. A number of trees that line the existing drive are in decline and will need to be removed with the grading for the road and lots. Additional screening will be provided to screen the yard areas of the proposed houses.

Lighting is not proposed for the private road leading the existing and new homes, which provides less visual impact to the historic house and the environmental setting. Individual lighting standards associated with the new homes will be installed as appropriate. The impact to the surrounding properties will be minimal and is safe and efficient.

d. Recreation. Not applicable.

e. Vehicular and Pedestrian Circulation

The minimal vehicular and pedestrian circulation serving the proposed lots, in general is adequate, safe and efficient.

Vehicular circulation consists of a single private road from Dr. Bird Road terminating into a cul-de-sac at the western end of the property. The applicant is required to construct a 150' deceleration lane along Dr. Bird Road north of the proposed entrance to the site. This will provide a safe transition for vehicles entering and existing the property.

A sidewalk along the frontage of Dr. Bird Road will be constructed to provide safe access to an existing bus stop at the intersection of Dr. Bird and Norwood Road. Due to the limited amount of vehicular traffic within the subdivision, sidewalks are not necessary. The residents will use the private road to the proposed sidewalk along the street.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The new houses are clustered in two separate settings, preserving 26% of the site as open space. The RE-2 zone does not require a minimum amount of open space; however, the applicant is proposing to preserve the major environmental features on the site. The cluster of lots around the private cul-de-sac sited very tightly to avoid impact to the forested areas and larger trees of value on the site. Approximately three-fourths of lots 3 and 4 will be protected by a Category I forest conservation easement, encompassing priority forest, wetlands and the stream valley buffer. Lots 5, 6 and 7 provide a direct relationship to the private drive and Dr. Bird and Norwood Roads. Each structure and use is compatible with other uses and has been carefully sited so as not to detract from the historic house and environmental setting associated with the Thomas Moore house.

The activity associated with the proposed residential community will not cause any negative effect on adjacent residential uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest Conservation requirements have been met by the preservation of approximately 5 acres of existing forest. Additional planting will be required for the loss of specimen trees on the property. The mitigation will be provided on-site in the form of shade trees along the private drive to replace the existing trees near the entrance that will be removed by construction. Large and specimen trees have been identified for protection as part of the forest conservation plan in relation to the proposed homes. The houses have been carefully sited to minimize the impacts to the critical root zones of the large and specimen trees, scheduled for preservation.

A Category I Conservation easement will be placed over the forest, stream valley buffer and wetland areas as shown on the Forest Conservation Plan. A Category II easement will be placed on lots 5 and 6 specifically to protect the specimen trees within the historic setting. Of the 5.95 acres of forest on the site, only .50 acres are being removed for construction and approximately 5 acres will be placed in a conservation easement.

APPENDIX

- A. Memorandums from other Divisions/Agencies
- B. Historic Preservation Commission recommendation dated March 17, 2003
- C. Letter from Jody Kline dated March 20, 2003