



Department Head Comments

York Ridge Subdivision

Preliminary Review

February 25, 2021

Clark Baston, Public Works Director
Nick Thibeault, Public Works
Greg Payson, Fire/Rescue Chief
Ryan Reith, Code Enforcement Officer
Vanessa Farr, Economic Development Consultant

Staff recognize that this is a pre-application sketch plan review.

The following comments by staff are high level and may be helpful to the applicant during the development of their formal application. The applicant is encouraged to reach out to specific staff with questions they might have as those questions arise. Staff look forward to performing a detailed review of a future application.

Fire and Safety

The turnaround shall not be used as overflow parking, signed accordingly for no parking and maintained as clear space for emergency vehicle access.

Provide a construction diagram and indicate location on plan where the cistern will be located and how it will be maintained year round. Provide details regarding how the cistern will be inspected to ensure it's in a ready state.

Provide a statement regarding winter maintenance of sidewalks. If sidewalks will be maintained by homeowners, association documents should specify this.

Streets and Connectivity

At a maximum of 1000' street length, rights of way need to be provided to connect to additional vacant lands to ensure connectivity, dispersion of neighborhood traffic and public safety. A best practice for total length of a block is 1200' feet.

Recommend considering active recreation and access from the new neighborhood to the power corridor trails which ultimately end at Knight's pond and the village.

Stormwater

We look forward to reviewing your stormwater plan. We recommend considering using stormwater bioswales to do more localized treatment and infiltration, possibly sending water to the skinny open space strips as opposed to piping to a large detention pond. This would lend to higher quality aesthetics.

General Layout

The layout of lots with skinny strips of open space between lots circumvents the purpose of having a maximum 100' lot in the Village Center district. We have no specific ordinance tied to meaningful/useable open space. The ED consultant would like to see the open space parcels turned into actual double lots, to be taxed as such and offered for sale to the buyers of the houses they sit beside. We also agree that this parcel of land, in this area of town, should probably not be Village Center, and possibly not even Village Residential - at least for the next 25 - 50 years when the center of town has grown up.

Recommend incorporating a tot lot of about 5,000 sf. Recommend two open space strips be merged to create one 100' wide lot. The two houses that then become closer together could be sited closer to one of their side lot lines instead of being placed in the center of the lot.

Consider placement of houses towards one side lot line rather than in the center of the lot to provide more useable side yard space.

In formal application, provide information about how the open space will be used and maintained.