

Technical Review Committee Report on Marvin and Colleen Smitherman Property,
100624

Plan Administrator John Wright and Building Inspector Mike Fenley were present as was the property owner Marvin Smitherman. Wright and Fenley referred to stakes originally placed by the surveyor that Mr. Smitherman moved to the approximate location of the reconfigured lots per the second version of the proposed survey map. Mr. Smitherman also mowed the approximate boundaries between the lots to make the visualization process easier.

Building Inspector Mike Fenley asked Mr. Smitherman about the berm south of the existing cul-de-sac. Mr. Smitherman reported that it was a mound system for the existing sanitary service for the existing home, not part of stormwater or erosion control. Smitherman further noted that the mound system for the existing home will eventually be replaced and the existing mound system will become part of Lot 3. When asked by Wright about stormwater runoff from the cul-de-sac Mr. Smitherman stated that since he has owned the property there has been no standing water from storms on proposed Lots 2 and 3; Lot 1 is adjacent to the cul-de-sac on the upslope.

Inspector Fenley stated that depending on the proposed route for access to Lot 2 a culvert exceeding 24" in diameter may be required in the low area. Fenley did not anticipate the driveway to Lot 2 as requiring special engineering and did not estimate the slope to be 13% or greater. Fenley suggested that the building envelope for Lot 2 be set atop the knoll within the wooded area.

In Fenley's opinion the light amount of traffic did not warrant enlarging the cul-de-sac from its current size (91' of hard surface as measured by Patrolman Dennis Nielson) or relocating it down slope. Fenley further noted that the current location of the cul-de-sac was far more ideal than if located further down the hill. Mr. Smitherman plans to sell the existing home on proposed Lot 1 first and would build a new residence for himself on Lot 2 or 3.

Inspector Fenley suggested a shared driveway agreement between the three properties regardless of what path the driveway for Lot 2 takes to the cul-de-sac. He further suggested a clause that would allow equipment to access the arable land to the south as well as the conservancy area between the proposed 3 lots and the arable land. Wright encouraged Mr. Smitherman to consider restrictive covenants before any property sells to assure some measure of control over the nature of future development and who if anyone else has access to the conservation area and associated outbuilding for agricultural equipment.

Mike Fenley made the Smithermans aware (Colleen joined her husband Marvin by this time) that any structures, plantings, etc. that are within the 120' diameter right-of-way for the cul-de-sac can be removed if it is necessary for Town work or utility work to proceed. Mr. Smitherman pointed out the existing electrical pedestal on his property on the west side of the cul-de-sac entrance as well as one to the north on the east side of Windmill Ridge Road that may be used to provide power to Lots 2 and 3. Inspector Fenley concluded the review by noting he did not find any problems with the proposed cluster division of property as presented.