

Stratton Hill Definitive Subdivision

Planning Board review process
and initial Town Planner report

July 27, 2021

Process for this evening

1. **Applicant and Representatives present their application to the PB.**
2. **Town Planner provides initial comments and recommendations** (*10 min.*)
3. Comments and questions **from the Planning Board to the applicant** and his representatives.
4. **Comments and questions from Abutters and the Public.**
5. Planning Board **begins discussion of 'big picture' issues** and waiver requests, peer review studies, the Conservation Analysis, etc. in...
6. ... preparation for the August 10 Planning Board meeting.

Town Planner presentation

1. Stratton Hill is an OSRD subdivision. Smaller lot sizes are allowed in exchange for preserving at least 50% of the tract being developed as open space. In this case approx. 86% is being proposed as open space.
2. The PB has until its 2nd November mtg., **Nov. 23**, to issue a decision.
3. The subdivision is being proposed within an Area of Critical Env. Concern (ACEC), as well as within what the Natural Heritage and Endangered Species Program (NHESP) designates as 'Critical Natural Landscape' and 'Core Habitat'. This part of Ayer (and southern Groton) constitutes the largest intact forest block in the region.
4. Large forest blocks are important to the breeding success of many forest interior birds and wildlife species, which are declining in many areas where forests are broken up into smaller fragments.



05/16/2017



1 of 10



Select Date ▾



Initial Topics to Consider

- In my opinion, the Conservation Analysis either needs to be redone or the Planning Board should hire a qualified consultant to produce an analysis that looks at how environmental impacts from the development, both during construction and at build-out, can be mitigated.
- I recommend that the Planning Board hire a **Traffic Consultant** to produce a Traffic Impact and Mitigation Study that examines the impact of traffic from the subdivision on the area's road network, taking pedestrian and fishermen safety into account, as well as construction impacts; and proposes options to lessen such impacts and improve public safety.
- The Planning Board should discuss the status of the proposed subdivision road as a '**dead end street**'. I believe it may be on account of it having only one entrance / egress from Wright Road. Emergency access for Fire and Police should also be discussed.

Other Considerations and Interdepartmental Comments

- Several driveways at the northern end of the loop road are very long (over 200 feet), with significant slopes between the road and home sites. These demand closer examination.
- DPW would like more detail on the location and sizes of all existing water, sewer and drainage infrastructure.
- DPW recommends that a sidewalk be installed on the outside of the loop.
- Streetlights have not been shown.
- The limits of vegetation clearing during construction need to be better defined.
- **Blasting** and breaking up the extensive areas of ledge needs to be addressed.
- ONCE THE LOCATION OF THE SUBDIVISION ROAD IS FINALIZED (*in case it changes – pulled further south, etc.*) the DPW would like to meet with the applicant's engineers to address deficiencies in the original plan set.

