

SUMMARY OF PLANNING BOARD ACTION

Subject: Bradley Green – Application for Preliminary Plat

Meeting Date: October 4, 2005

Recommendation: That the Council adopt Resolution A, included as Attachment 3 to the October 4, 2005 Staff Report, with the following changes:

- 1. That the stipulation to paved Ginger Road is deleted and replaced with the following stipulation:

Ginger Road: That Ginger Road is improved to a 12 foot wide gravel surface, with shoulders and a ditch between Amesbury Drive and Sunrise Road. The final design and construction standards for the improved roadway shall be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.

(The Board agreed that the proposed 8 lot subdivision did not warrant paving Ginger Road. The Board was concerned that the paving will impact the trees along Ginger Road and transforms a narrow gravel roadway into a street with increased traffic thereby creating an unsafe area for children in the immediate neighborhood.)

- 2. That the below stipulation, requiring unobstructed vehicular travel between Amesbury Drive and the proposed internal subdivision street, is added to Resolution A:

Connection to Amesbury Drive: That the proposed internal subdivision street shall be constructed and connect to the north end of Amesbury Drive.

(The Board agreed that the blocked portion of Amesbury Drive, south of Ginger Road, should be removed in order to permit vehicular travel between the proposed development and Amesbury Drive.

- 3. That the following condition is added to the Construction Management Plan stipulation:

Construction Management Plan: That the Construction Management Plan shall include a phasing plan that prohibits construction traffic from using the Chandler's Green subdivision during the infrastructure (roadway, water, and sewer) construction phase. That the phasing plan shall be reviewed and approved by the Town Manager.

(In response to neighborhood concerns, the Board agreed that traffic associated with the construction of the infrastructure phase of the subdivision, should be prohibited from the Chandler's Green subdivision.)

Vote: 8-0

Ayes: Rebecca Boyles, Margaret Campion, George Cianciolo, Nancy Milio, Gene Pease, Ruby Sinreich (Chair), Mitch Strobin, James Stroud

Nay: None

Prepared by: Ruby Sinreich, Chair GP for RS
Gene Poveromo, Staff