

Findings Outline

General Project Description

- Water Quality assurance is top priority
 - Site design critical to success
 - Site unique
 - The site topography is a bowl with a 500' radius with no way for water to leave except by infiltration.
 - The site is in a Zone II and governed by the WRP ordinance.
 - The hydrology of the soil is directed straight at the well.
 - The soils are such that the transmissivity is high.
 - Well #2 is untreated and goes directly into the City supply.
 - The seasonal high water is only 5-7' below surface in the bottom of the bowl.
 - In 1985, the combination of these factors was confirmed when tainted soil placed near open water features leached into and caused closure of the well.
 - Homeowner behavior affects the physical design layout requirements
 - Homeowner awareness of responsibilities are important to ongoing success
- Required Section X-H.7 findings
 - Use allowed
 - Traffic/Safety
 - Affect Public Infrastructure
 - Meets the purposes of the OSRD reg
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- Reference the Master Plan
- Required Section XIV-K OSRD specific findings
 - Meets the purpose
 - Yield plan
 - Open Space
 - The BMPs in the Open Space are soft
- Department Head Comments
 - DPS
 - Board of Health

Special Permit ORSD Conditions Outline

- Modification of Plans
- Consistency with approved OSRD Plan
- Public Well Protection
 - Installation of Monitoring Wells
 - Initial Well Testing
 - Initial Soils Testing
 - Testing during and after construction
 - Insurance during Construction
 - Site Design elements
 - Homeowner Storm water Maintenance Plan & Funding
- Conservation Commission Approval
- Homeowners Documents
- Roadways within Subdivision
- Street Trees
- Boyd Drive Improvements
- Water and Sewer Requirements
- Electrical lines buried
- Easement for Access
- Open Space Program
 - Planting Plan
 - Trails
 - Maintenance Plan
- Open Space Preservation
- Architectural Design and House Elevation Sitings
- Escrow Accounts
 - Open Space Fund
 - Storm water Fund
 - Road Maintenance Fund
 - Lawn Maintenance Fund
- Water Resource District Applies
- SP compliance sign off