MEMORANDUM

To: Planning Board, Marcia Gasses
From: Barrington Conservation Commission
Subject: Chestnut Forest conservation subdivision on Tolend Rd/Rte 125
Date: December 4, 2015

At its meeting last night the commission reviewed the revised conservation subdivision plans for the lot on Tolend Rd/Rte. 125, tax Map 220 lot 57 (Chestnut Forest). Developer Joe Falzone was at the meeting to present the plans and answer questions.

We noted that the proposed configuration of the open space in the subdivision was different from that we had seen in October. Specifically we noticed that the original plan incorporated most of the wetland between two of the lots with frontage on Route 125 (lots 19 and 20 in the current plan) into the open space, but it was no longer included in the new plan.

Mr. Falzone said that he had revised the plan in order to decrease the total size of the residential part of the subdivision. He did this because of the requirement that in a conservation subdivision at least 50% of the total land be open space and at least 50% of that that be developable (which in our current zoning means that it be upland). If the wetland area abutting the highway were incorporated into the open space – and thus into the residential subdivision – he would not be able to meet the 50% upland requirement.

Section 6.2.2(3) of the zoning ordinance states (in part):

> *The Planning Board may allow for a smaller or larger percentage* [of undevelopable land in the open space] *if it determines that by doing so the proposed development will better achieve the objectives specified in Section 6.1 or that the resulting development will preserve features of the site that are of particular importance to the town.*

Mr. Falzone has indicated that he will reincorporate the wetland between lots 19 and 20 into the open space if the Planning Board will waive the 50% upland requirement. Since the only effect of this action would be to increase the amount of protected open space and wetland, the Conservation Commission unanimously supports it.

Thank you for understanding our perspective.

John Wallace, Chair
Barrington Conservation Commission

Cc: Barrington Zoning Board of Adjustment