

## MEMORANDUM

WORKING DRAFT

To: Don Serotta, Planning Board Chairman  
Town of Chester

From: Alan J. Sorensen, AICP, Planning Consultant

Date: April 4, 2018

Re: Baroda Cluster Subdivision

I was asked to review the Baroda Cluster Subdivision Plan dated October 28, 2016, which is a revision of the original cluster plan that was prepared June 16, 2014. The subject 168.2-acre site is situated within the AR-3 Agricultural Residential Zoning District, which has a minimum lot size of 3 acres. The applicant is proposing a Cluster Subdivision consisting of 28 residential lots and ranging in size from 0.75-acres to 1.83-acres. Proposed Lot 29, would also include a home site, but also includes the lands within the proposed "Agricultural Conservation Easement" would consist of 132.13-acres, or 78.55% of the site.

**Background:** It is my understanding the Planning Board and its consultants reviewed the applicant's yield count at the beginning of the Cluster Subdivision process, so my review does not take the yield count into consideration. My focus is solely on the proposed layout of the proposed subdivision along with some recommendations for mitigating potential visual impacts. The home site would be clustered in the field that is shown in the photo below.



**Analysis:** The proposed lots would be situated south of Baird's Cross Road. From Baird's Cross Road, the area where the residential lots would be clustered rise in elevation from about 490 feet msl to roughly 630 feet msl in the vicinity of Proposed Lots No. 17-19. An existing stone wall and hedgerow is proposed to remain along Black's Meadow Road and the western edge of where the home would be clustered. The existing tree line along the top of the field would be retained, which will help to soften the appearance of the new homes.

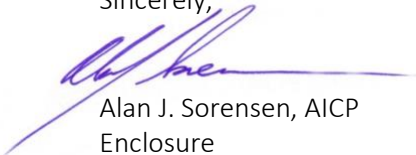
Some measures that could be employed to mitigated potential visual impacts include the following:

1. Plant more trees along the stonewall and hedgerow to screen the cluster subdivision.
2. Include provisions for the planting of street trees along Proposed Roads A, B and C.
3. Establish a set of design guidelines for new homes that require use of muted colors and non-reflective building materials to mitigated potential adverse visual impacts.
4. Encourage one-story ranch structures for the home sites at the higher elevations.



The above concludes our comments regarding this project at this time. This review has attempted to be as complete as possible. Additional comments may be forthcoming upon the submittal of revised plans. These comments have not been reviewed by the Planning Board and are therefore subject to revision, deletion or addition by the Board.

Sincerely,

  
Alan J. Sorensen, AICP  
Enclosure

Cc: Alex Jamieson, Supervisor

