

Material reviewed at this meeting: Chapter 320

Material to be reviewed at the next meeting: Chapter 320

NOTES BY SECTION

CHAPTER 320. SITE PLAN STANDARDS

Section 3209. Erosion Control. There was discussion of how these requirements would align with state standards – do not want to duplicate. It is likely that that state will be requiring permits for smaller amounts of soil disturbance in future. This section would allow for local enforcement if erosion is causing off-site damage (i.e. sediment entering ditches along town roads). There was also discussion of whether to make this a general standard (applying to all development) or to leave it in site plan review (exempting single and two family homes). PC decided to leave it in site plan review.

Subsection 3209.A Purpose. No changes made.

Subsection 3209.B Applicability. Subsection eliminated. It is not necessary since this section will be remaining in the site plan review chapter.

Subsection 3209.C State Permit. No changes made. This ensures no duplication with state permitting process.

Subsection 3209.D Erosion Control Plan. Subsection was eliminated. PC discussed whether to require an engineered plan at some length. They decided that on smaller projects (not subject to state permitting) responsible contractors were already implementing appropriate controls. This section will allow the town to act if there is a problem.

Subsection 3209.E General Standards. No changes made.

Subsection 3209.F Erosion Control Practices. No changes made.

Section 3210. Stormwater Management. There was discussion of whether to move this section from site plan review to general standards. The PC decided to leave it in site plan review. There was also discussion of changes in state permitting that are likely in the future.

Subsection 3210.A Purpose. No changes made.

Subsection 3210.B Applicability. No changes made.

Subsection 3210.C State Permit. No changes made. This ensures no duplication with state permitting process.

Subsection 3210.D Stormwater Management Plan. The PC discussed how best to set the threshold for an engineered stormwater plan. Larger projects that come before the DRB typically submit an engineered stormwater plan, although the town has not been requiring them to do so. The point of this section is to regulate mid-size projects that do not require a state permit. Brandy was asked to revise this subsection. The proposed change is to set the threshold for an engineered plan at impervious surface (existing plus proposed) exceeding 50% of the lot area. Projects that do not reach that threshold may be able to meet the LID or GSI options in Subsection E without submitting an engineered stormwater plan. PC also decided not to make applicants retrofit stormwater management for all pre-existing impervious surface, but they recognized that in order to treat stormwater from new impervious surfaces it would be likely that the applicant will end up treating stormwater from some portion of the existing surfaces as well.

Subsection 3210.E Small Projects. This was revised to cover lots with 50% or less impervious surface coverage (existing and proposed). The standards only apply to stormwater generated by new impervious surface (no retrofit required). A reference to VLCT's new GSI sizing tool was added.

New Subsection. A new subsection was added dealing with soil quality that aligns with the standards recommended in VLCT's new stormwater toolbox.

Subsection 3206.F Waivers. No changes made.

Section 3211. Riparian Buffers. There was discussion of whether to move this section from site plan review to general standards. The PC decided to move it to the general standards so that it would apply to all development (including single and two family homes). It will become Section 3004. One change was made to Subsection E to add a provision requiring re-establishment of natural woody vegetation when development within the riparian setback on previously developed sites is redeveloped or modified.

Section 3212. Steep Slopes. The PC decided to eliminate most of this section. The provisions of Subsection F related to retaining walls will be kept and merged with the provisions for fences and walls in Section 3001. A definition of wall will be added to Part 5 clarifying that a wall is a structure.