

## **NARRATIVE DESCRIPTION**

### **Donna Drive Conservation Subdivision**

#### **17, 45, 100 & 105 Donna Drive**

Cillis Builders (Ted Cillis) has a contract to purchase four (4) parcels totaling 12.00 acres, Tax Map 42.14-1-19, 45 Donna Drive, Tax Map 42.14-1-22.1, 100 Donna Drive and Tax Map 42.14-1-21, 105 Donna Drive, (totaling 7.98± acres) all from the VanGeest's and Tax Map 42.14-1-39, 17 Donna Drive, (4.02 acres) from Jeffrey Iacabucci. The proposed Conservation Subdivision would extend both ends of Donna Drive so that they connect the loop (a total of 1,610± LF) and subdivide the property for twenty-four (24) residential lots per the Towns conservation subdivision zoning, which was conceptually approved by the Town Planning Board, to conserve existing large trees plus one lot for stormwater management. All twenty-four (24) lots would be on the extension Donna Drive.

The land is vacant and both open and wooded and the land generally slopes from Donna Drive on the west toward the backyards of homes on Alfred Drive. There is Town water and sewer lines at both ends of Donna Drive, which would be extended to serve the new lots. The sewer and stormwater lines would be extended to connect to the Towns systems at the corner of Herman Street and Alfred Drive through an easement from Our Savior's Evangelical Lutheran Church and the water line would extend through an easement to Sand Creek Road.

Soils are sandy with groundwater several feet below the surface, therefore infiltration is being proposed for stormwater.

The project will have some impact on the adjoining residential neighbors with regard to noise and visual, as now they will have residential neighbors in lieu of vacant land. Water and sewer use will be approximately 8,700 gallons per day, which will be a minimal impact to the Towns water and sewer utilities. Traffic will be about 24 vehicles during the peak hours, which is also minimal. Solid waste will be about 8 tons per month. There will be a slight impact to the School District because of a slight increase in school age children.