

Planning Commission Approval of Subdivision Plat for 326 Ridge Road June 4, 2020

Background

1. An application for approval of a plat of subdivision for 326 Ridge Road was received from Mel Golden on May 4, 2020, and a \$200.00 check for the application fee was received in the Town Office by May 11, 2020.
2. The proposed plat of subdivision from Mel Golden includes two lots:
 - (a) the first lot comprising 20,529 square feet with the existing home, and
 - (b) the second lot comprising 19,286 square feet with an expectation of building a new home after Town approval of an application for building permit.
3. The proposed plat of subdivision was reviewed by the Historic Preservation Commission (HPC) during their meeting on May 19, 2020; and the HPC review document was received by the PC on May 25, 2020.

Motion

That the Planning Commission for the Town of Washington Grove (Town) hereby approves the proposed plat of subdivision for 326 Ridge Road subject to the following conditions:

1. Applicant will be responsible to work with WSSC to obtain necessary approvals for water and sewer services for the newly created second lot to be known as 328 Ridge Road.
2. Applicant will obtain a Public Ways & Property (PW&P) permit for any excavating or other work in the public ways or on Town property.
3. Additional permanent survey monuments will be placed to ensure that all boundary corners for the resulting two lots will be marked.
4. Position the house to reflect the setbacks from Ridge Road of the majority of the original houses. This will preserve the original sense of the neighborhood and reduce the impact on the large maple on the setback line.
5. This large maple must be protected during construction of the house, and a professional plan for protection must be submitted as part of the building permit application.
6. Select a house design that is compatible with the neighborhood and reflects the HPC guidelines.
7. As all sides of the house will be visible from the public ways, select a design that avoids single roof and wall planes and locates architectural detail on multiple sides rather than all in front.
8. Submit the house design to the HPC for preliminary review and comment prior to making formal application for a building permit.

Motion approved, 5-0.

Note: In reviewing the submitted proposed plat of subdivision, Planning Commission members stated that Condition 3 above requires additional survey monuments (markers) at the four unmarked points where a lot boundary changes direction.