

PB 459 (SP-25-002)

River Hill Estates

Planning Board Hearing
October 23, 2025



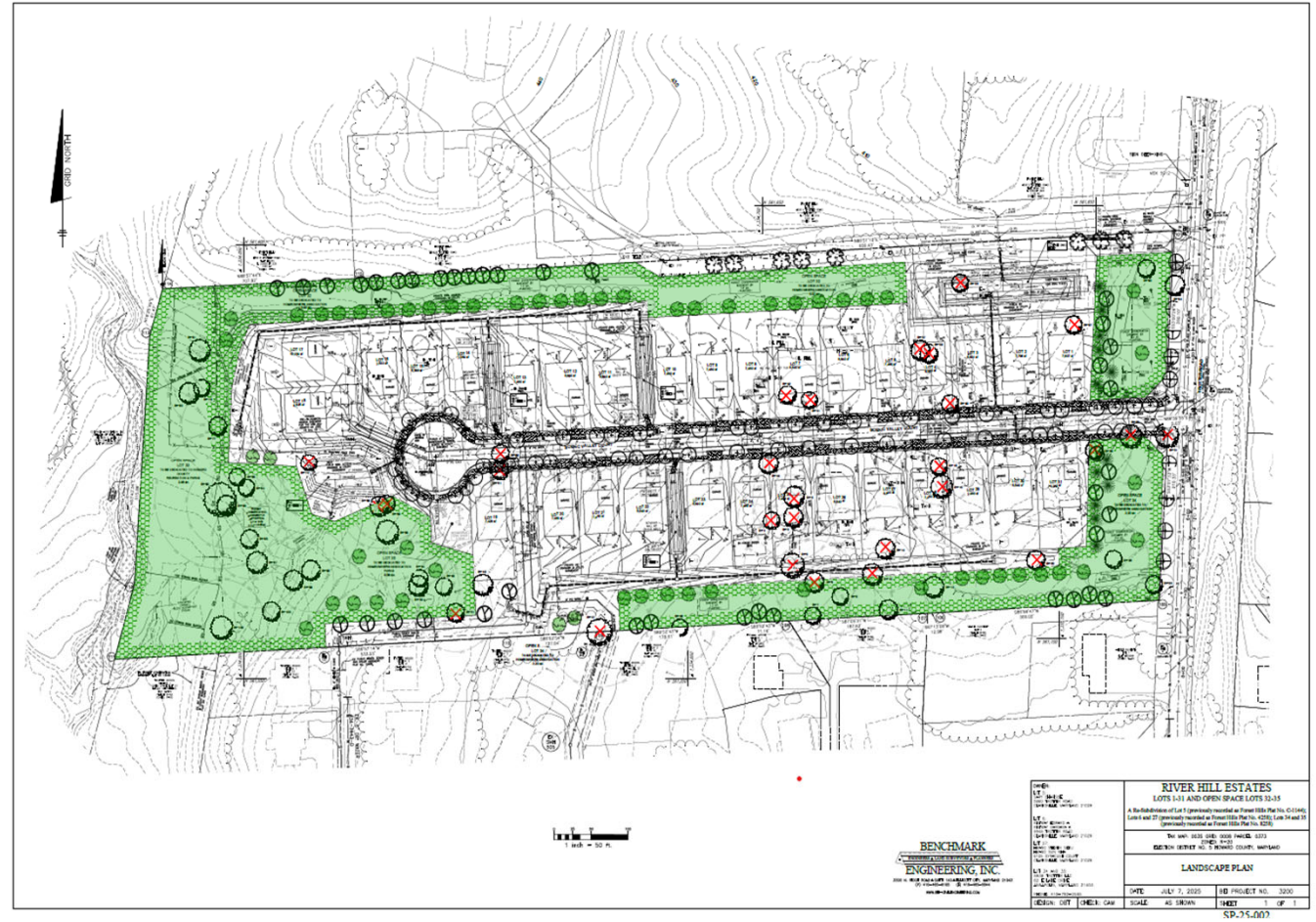
Planning Board Approval

- For Planning Board approval of Preliminary Equivalent Sketch Plan, SP-25-002, for the subdivision of 31 single-family detached lots and 4 open space lots on 14.9 acre of land zoned R-20, (subdivided in accordance with the R-ED Zoning District).
- The Planning Board shall evaluate the subdivision in accordance with Section 107.0.F. of the Zoning Regulations.
- Planning Board Review Criteria
 - Layout of subdivision protects environmental and historic resources.
 - Limit the extent of clearing and grading.
 - Buffer existing neighborhoods, scenic road and historic districts.

Existing Aerial Site

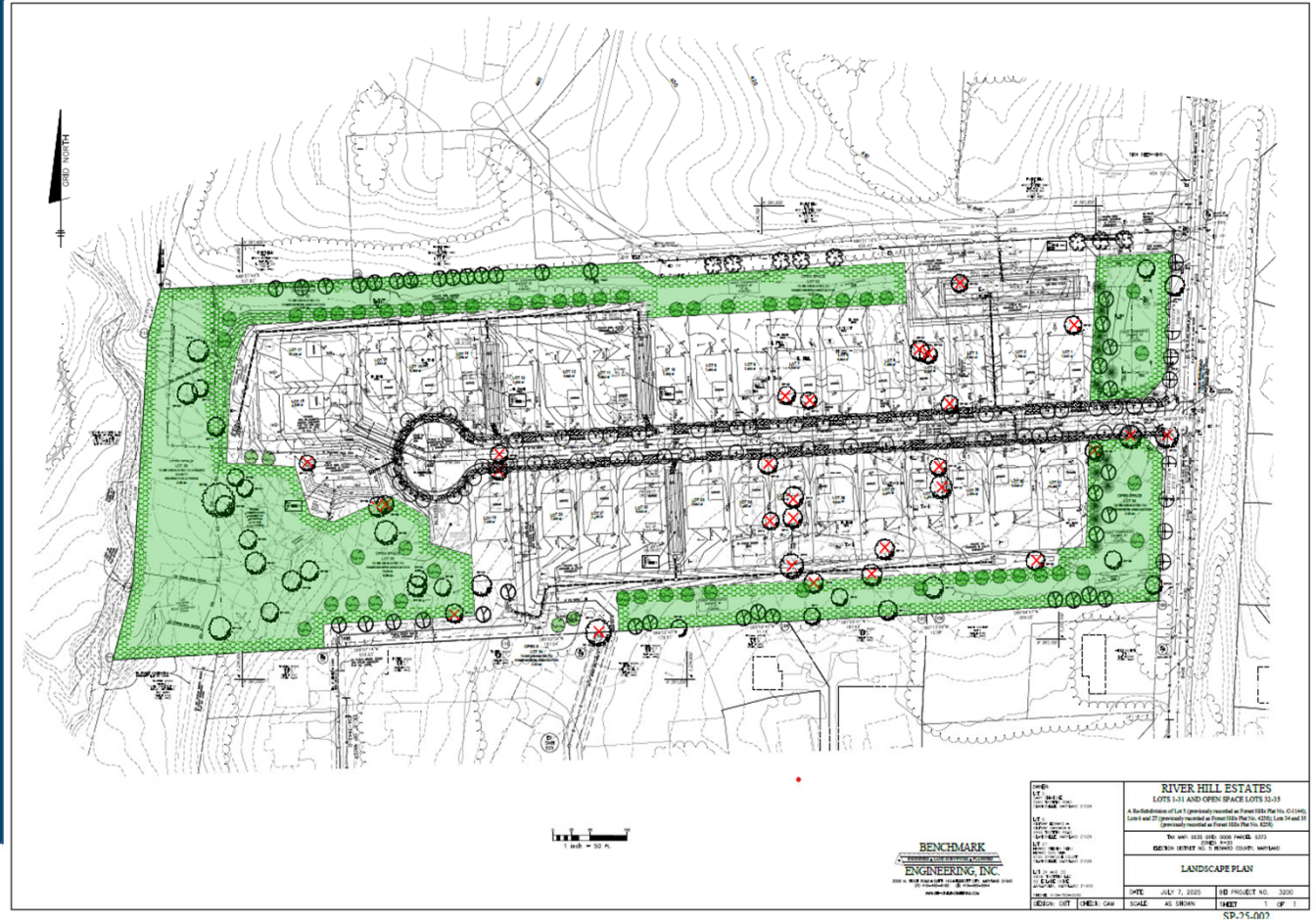


The applicant proposes a subdivision for 31 residential lots and 4 open spaces lots on 14.9 acres.



Regulations

20' internal road setback
7.5' side setback
25' rear setback
75' distance from project
boundary
6,000 sqft minimum lot size



Regulations

50% Open Space
Forest Conservation
Landscaping
SWM Requirements



The proposed lay-out of the lots and open space effectively protects environmental and historic resources

- [illegible]

Planning Board Criteria

Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

- Minimal grading required due to existing topography.
- Retaining 2.2 acres of forest
- Public road constructed in location of existing driveway.



BENCHMARK
ENGINEERING, INC.

SHIRLEY S. GUSTAFSON
FOR THE PLANNING BOARD
REVIEW PLAN 10/11/10

Planning Board Criteria

Setbacks, landscaped buffers, or other methods are proposed to buffer this development from the existing neighborhoods or roads, especially from designated scenic roads or historic districts.

- 100-foot vegetated buffer along Trotter Road
- 75-foot distance from project boundary line
- No frontage improvements are proposed along the scenic road.
- Plan approved for compliance with Scenic Road Regulations.



Summary of Action

Approve, approve with modifications or deny the plan according to the criteria in Section 107.0.F.6 of the Zoning Regulations.