**Pre-application concept meeting** *Prepared by PVPC*

For projects seeking stormwater management and erosion & sediment control permit

Low Impact Development Checklist

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| To promote a Low Impact Development (LID) approach, the Town of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Planning Board encourages all those applying  for a stormwater management and erosion and sediment control permit to join the Planning Board for a pre-application concept meeting.  This meeting is intended to be beneficial for applicants prior to investing in extensive professional design efforts. The meeting will serve to provide applicants with advice and guidance relative to the permit approval process, but also allow the applicant and Planning Board  to have a preliminary conversation about the  site, stormwater management and erosion and sediment control considerations, and concept  plan. It may also help to streamline the  permitting process overall.  This meeting can be combined with the pre-submission review meeting described under the Subdivision Regulations, Section \_\_\_. The Planning Board may invite to this meeting  other town boards and officers at its discretion. | **What is Low Impact Development?**  “Low impact development” (LID) is a development approach that seeks to maintain (or in the case of redevelopment, restore/recreate) a site’s predevelopment hydrology through protection of on-site natural features and environmentally sensitive site design through the following:   * Limiting impervious areas * Preserving existing flow patterns * Preserving native vegetation and soils, other natural resources and open space * Using decentralized small-scale facilities to capture and manage rainfall (or snowmelt) close to where it falls (these small-scale facilities serve to slow, absorb, and treat flow and include bioretention areas, grass swales, porous pavements, cisterns, and green roofs and walls) * Ensuring that LID strategies are implemented in a way so as to ensure protection of Southampton’s groundwater supply, known as the Barnes Aquifer. |

The checklist below identifies several items that will be helpful to bring to this meeting. All of these items are meant to be simple, low-cost drawings and analyses prepared by a professional landscape architect, architect, planner, site designer, or engineer.

1. Existing resources site analysis map that identifies, locates, and describes noteworthy features to be designed around:

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| \_\_\_ Rivers, streams, and wetlands, and existing  drainage patterns  \_\_\_ Flood plains  \_\_\_ Areas of flat, moderate, and steep slopes,  and natural existing drainage patterns  \_\_\_ Native vegetation, significant and/or rare  vegetation, mature trees, woodlands  \_\_\_ Farmland soils | \_\_\_ Cultural or historic resources, including  stone walls  \_\_\_ Threatened or endangered species, and  vernal pools  \_\_\_ Unusual geological formations, including  exposed ledge  \_\_\_ Scenic views or viewsheds |
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1. Hydrologic soils group (HSG) map and soils description of site and abutting properties using NRCS mapping tool. Following are instructions to get Hydrologic Soils Group Map and Descriptions at

<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

* Establish Area of Interest (AOI), inputting site address in Quick Navigation drop-down menu and then use rectangle or polygon tool to draw AOI. Double click or CTRL+click to close the AOI polygon
* Click on Soil Data Explorer tab
* Click on Soil Properties and Qualities tab
* Select Soil Qualities and Features from menu
* Select Hydrologic Soil Groups from drop-down menu
* Make sure map, table, description boxes are checked
* Click on View Rating, which will produce map with the HSGs color coded, a table, and description of soils that you can print

1. Sketch plan, based on the existing resources/site analysis map, that illustrates conceptual layout of the proposed development or redevelopment, including:

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| \_\_\_ Note of existing zoning and proposed use  \_\_\_ Proposed building, driveway, and street  footprints  \_\_\_ Proposed site access (points of ingress  and egress)  \_\_\_ Location of utilities  \_\_\_ Anticipated limits of disturbance and areas  to be protected from disturbance | \_\_\_ Calculation on estimated total square feet of  new impervious area. If redevelopment  project, show numbers of existing and new  proposed.  \_\_\_ Drainage areas, showing location of  existing and proposed stormwater  management facilities with identification of  type of facility |
| **Some questions for consideration at pre-application concept meeting:**  Is development being designed to avoid ecologically important areas and critical watercourses, wetlands, and steep slopes?  Are natural existing drainage patterns proposed to be preserved and/or impacts minimized?  Are proposed built elements and site improvements located where development can occur with the least environmental impact?  Have built elements been clustered to maximize open space/pervious areas?  Have disturbance areas been delineated to avoid unnecessary clearing or grading?  Are impervious surfaces kept to the minimum extent practicable?  Are impervious surfaces disconnected from draining to the municipal storm system and directed to appropriate pervious areas or LID stormwater management facilities?  What are the proposed LID stormwater management facilities, and do they make sense given soils indicated from the desk top analysis?  How is stormwater management design also addressing groundwater drinking water supply protection? (For example, if a land use involves deliveries of fuel or other such potential contaminant, how is the stormwater management facility providing for containment of any potential spills?) | | |