

Notes and Details
Information for Special Permit
84 Bear Swamp Road
Detached Accessory Apartment

Corrections to A-2 Boundary Survey

1. The position of the barn on the A-2 survey on file with the town, and used in this application, is incorrect. The location map shows the correct position.
2. The depiction of the main house does not include the ell. Location map does.
3. The survey does not include the ten-foot addition to the garage constructed in March 2020.

Existing Site Features

1. The various lengths of split rail fence, located in front of the proposed location of the accessory apartment, to the east side of the barn and perpendicular to the southeast side of the garage, will be retained or reinstalled following construction.
2. The existing barn will be retained.
3. The existing well, shown on the modified A-2 Survey, has been flow tested and will be used to supply water to the proposed accessory apartment via a trench from the well to the site (as shown).
4. The approximate location of the existing septic system, **used only for the existing house** (pumped and inspected in November 2019) is shown.
5. Electricity is provided to the existing house via underground conduit.

Proposed Site Features

1. Proposed building, as shown in attached architect's drawings, will have a full basement within the 22 by 30-foot foundation. It will be accessed by a bulkhead located on the northwest side and by a trapdoor inside the apartment.
2. Water and electricity will be supplied via underground installations which will be excavated to the required depth and backfilled as inspected by the Town.
3. A separate drawing showing the location and design of the proposed septic system is attached. **TBA – likely available before May 14.**

4. The existing driveway will serve both buildings. Existing parking space, 26 feet wide by 22 feet deep, is more than adequate for the required three (3) vehicles. As shown on the modified A-2, the area along the north side of the garage extends the driveway behind the garage. With less than a 5 percent slope, this extension does not require any fill above existing grade. This will allow construction, resident and emergency vehicles access to the proposed accessory apartment along the existing grass adjacent to the east side tree line.

Notes and Details per Sections 23.2D – 23.2G

23.2 D Soil Erosion and Sediment Control (**Note that area to be affected is less than .5 acre**)

1. Silt fence, to be located below soil disturbances associated with the construction of the apartment and septic system, will be installed and maintained.
2. Soil to be removed for foundation and septic installations (estimated at 4 to 5,000 cubic feet) will be stored on the site for later use.
3. No filling greater than 15 feet from the structure is anticipated.

23.2E Protection of Surface and Ground Water Supply

This application is for a residential structure with an EHHD approved septic system. There are no other proposed or potential chemical contaminants that would impact ground water.

23.2F Certificate for Community Wells

Does not apply to the construction proposed by this application for a Special Permit.

23.2G Inland Wetlands and Water Courses

Certificate required. **(TBA PER JIM)**