

ARMANDO PLATA  
0 (Lot 2) Montvale Street

SLOPE PROTECTION SPECIAL PERMIT  
EXECUTIVE SUMMARY

This petition for slope protection special permit is materially changed within the meaning of Section 16 of the Zoning Act. Specifically, it differs from the prior petition previously denied by the Planning Board in several respects, most notably:

1. The parking area servicing the property has been relocated to be within the area of the private way rather than as the lot. The land underlying the private way belongs to the petitioner to the mid-line of the way. His on-street parking will be similar to that of several neighbors who currently utilize the private way for parking. By relocating the parking, there will be no need for the on-site excavation and most likely, no need for blasting. Overnight parking on private ways is permissible.
2. There will be no alteration of areas subject to slope protection. The house footprint does not require any cut and fill or other terrain alteration.
3. Storm water will be managed on site and the off premises flow of stormwater will be significantly reduced from current natural condition.
4. A sensitive and careful landscaping scheme using native species.

If slope protection special permits are actually permitted and not simply prohibited this application must be approved. The only alteration to the areas of concern under the ordinance are the improvement to the landscaping that reduce stormwater run-off and replace non-native harmful species with native planting that will support adjacent conserved land.