

3.6 EXISTING SITE CONDITIONS

The Natural Features and Existing Conditions Plan shows the location of the present two homes which are to be retained and renovated. An existing common driveway from Great Road leads past the first house and its garage to a newer home, further back on the site, which was constructed in 1980. Large mature pine and arborvitae trees line the northerly and southerly property boundaries. The site is located directly across Great Road from Gould's Plaza. There is an existing sidewalk along Great Road which abuts the property.

Abutting uses include the Makaha restaurant, new septic leaching fields for Strawberry Hill apartments, undeveloped woodlands abutting Lady Slipper Lane homes, individual septic leaching areas for the Lady Slipper homes, and a small area of wetlands which barely extends onto the site. A small unoccupied house and garage are located on an adjacent commercially zoned lot fronting Great Road. Except for this home, there are no direct residential abutters. The site consists of rolling topography, sloping up from Great Road to the rear property line, with several stands of mature pine trees dotting the mostly cleared land. Soils are generally sandy, with some rock outcrops occurring toward the rear of the site. Drainage and shared septic disposal fields are designed to take advantage of this excellent soil material.

Elevations of the existing topography and existing driveway are shown on the Plan. Since the property is mostly cleared land, sight distances within the property are approximately six hundred (600) feet or greater. Sight distances along Great Road for traffic entering or leaving the property are excellent, helped by the convenient convex curvature of Route 2A at the proposed new road intersection. Sight distances for traffic in either direction are in excess of five hundred (500) feet. Since only two homes presently occupy the property, the existing impacts on public utilities, wetlands and wildlife habitat are minimal.