

minutes  
8/27/91

MEMORANDUM

TO: Members of the Conservation Commission  
FROM: Len Tundermann  
SUBJECT: Lee Farms and Meadows at Riverbend Subdiv  
DATE: August 27, 1991

Part of 8/27  
MINUTES  
Copy for Lee  
Farms & Meadows @ Riverbend

The City Commissions Liaison Committee attempted to meet on August 19 to review the plans for the Lee Farms and the Meadows at Riverbend subdivisions but failed to attain a quorum. I offer the following only as comments of the committee and Commission members who were present.

Lee Farms Subdivision

1. Comments offered by William Warner by memorandum to Edward B. Weners, TMR Land Planners, dated August 2, 1991, express valid concerns; items 3, 4, 7, and 12 are particularly germane; design of the pedestrian bridge should be in keeping with the proposed use of the open space, i.e., preferably of wood construction;
2. The open space of the ravine should be made available for public access because of the features it offers for geology students and casual users; some portion of its rim should be included as part of the open space to accommodate access to and along it -- a 25 foot wide strip is suggested; fencing no higher than four feet should be placed at the edge of the strip to delineate the open space from the private lots abutting it;
3. An open space corridor should be established rearward of lots 27 through 34 to link the ravine with the larger open space area north of the ravine; walking paths should be established to connect the ravine with the other open space areas within the subdivision;
4. The footpath accessing the major open space area should be extended to the rock outcrop at the top of the hill.

The Meadows at Riverbend Subdivision, Phase II

1. No open space is included in Phase II of this subdivision, and no overall plan for the build-out of the subdivision is offered; consequently the provision of open space cannot be determined or evaluated; as it appears that the bulk of the required open space is to be established in Phase III or

later phases, a preliminary plan should be submitted in accordance with 04.01.06.03 of the Subdivision Regulations such that adequacy of configuration, protection of natural features, linkage to other open space, and accessibility can be evaluated prior to preclusion of options resulting from the layout of Phases I and II;

2. The meaning and purpose of the "sediment basin" shown on the plans should be clarified.