



Memorandum

To: Chairman Jay Beaumont and the Town of Montgomery Planning Board

From: Karen Arent, Landscape Architect

Date: April 20, 2026

Subject: RDM NBP Neelytown Business Park Development Site Plans

Consultant: Colliers Engineering

Cc: Ms. Bonnie Franson, Justin Ferrazzano

COMMENTS:

Site plans revised December 12, 2025 and Bat Corridor Exhibit plans revised February 17, 2026 were reviewed. We have the following comments:

BAT CORRIDOR EXHIBIT COMMENTS

1. How will drainage be maintained in the pockets of existing woods to remain? The areas between berms should not be allowed to turn into pools of water, enclosed on three sides.
2. How do we know there is good, healthy, non-invasive vegetation worth saving in the 50 foot corridor?
3. How will the pockets of existing vegetation to be preserved be accessed for maintenance?
4. Cross section B indicates there will be a visual/sound fence at the edge of the proposed parking but is not indicated on the layout plan. Revise the layout plan so the fence is properly located.
5. Indicate where there will be gaps in the visual/sound fence at the edge of the proposed parking lot for access to the slope and berms.
6. The intent of the design is to protect the trees to remain but please note that root systems will need to be cut to install the 14 foot and 7 foot proposed retaining



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walls on both sides of the corridor which may lead to tree die-off on the edges of the corridor.

GENERAL COMMENTS

7. Stone walls utilizing stockpiled stone from the site are proposed by the eastern entrance. Make sure these walls will not block sight triangles. Provide a detail for the freestanding decorative stone walls which shall be 30-36" height.
8. A curbed island detail is included on sheet 39. Remove "5 inches of soil" from the callout directed at the shredded hardwood bark mulch.
9. Planting note D 1.3 reads "three (4) inches of double shredded hardwood mulch". Revise the note so that the numeral and written number for depth of mulch match.

LANDSCAPE PLAN SOUTH

10. The applicant has stated that the removal of the existing houses at the southern tip of the property are included as part of phase 6. There is no indication on the Soil Erosion and Sediment Control phasing plan that corroborates this. This area is not included in any of the graphic depictions of plan phases. There is a call out on the landscape plan saying that existing mature trees at the southern tip should be evaluated in field prior to commencing construction and shall be protected from damage during construction with tree protection fencing. What is the best way to make sure these trees will be protected? There are nice existing trees on those properties that should be protected and will help provide additional site screening if they remain.

