In Section III.D.5
Steep Slope Regulations. The Town finds that the alteration of steep slope areas poses potential risks of erosion, sedimentation, landslides, and the degradation of scenic views. Accordingly, the following requirements are hereby imposed on activities that involve the cumulative disturbance of 10,000 square feet or more on slopes exceeding 15% gradient:

a. No permit shall be granted for the development of or construction on any lot that involves the disturbance of slopes greater than 15%, over a cumulative area of 10,000 square feet or more, unless a Special Permit is approved and issued subject to the following conditions:

i. Adequate erosion control and drainage measures shall be put in place to avoid erosion and sedimentation during or after construction, and all erosion control and storm water management measures shall comply with all applicable laws and guidelines; and

ii. Adequate measures shall be put in place to minimize the clear-cutting of trees or the clearing of shrubs and other natural vegetation.

Revise Section III.I.2 of the Winchester Zoning Regulations as follows:

2. Activities Requiring a Soil Erosion and Sediment Control Plan. A soil erosion and sediment control plan shall be submitted with any application for development when any of the following conditions prevail:

a. The disturbed area of such development is cumulatively more than one-half acre

b. The disturbed area within the Highland Lake (HL) District is cumulatively more than 4,000 square feet

c. The disturbed area of slopes exceeding 15% gradient is cumulatively equal to or greater than 10,000 square feet

A single-family dwelling that is not part of a subdivision of land shall be exempt from these Soil Erosion and Sedimentation Control