

**SUMMARY OF PLANNING BOARD ACTION**

- Subject:** Aquabella Subdivision - Application for Preliminary Plat Approval
- Meeting Date:** June 6, 2006
- Recommendation:** That the Council approve the Preliminary Plat with the adoption of Resolution A included as Attachment 3 to the June 6, 2006 Staff Report, with the following changes:
1. That stipulation 3 requiring the Pinehurst Drive Speed Hump be modified as shown below:

Pinehurst Drive Speed Hump: That the applicant remove the existing speed hump on Pinehurst Drive and, if determined necessary by the Town Manager, construct a new speed hump, outside of the intersection curb radius of the new intersection. That the final location for the new speed hump on Pinehurst Drive shall be approved by the Town Manager.
 2. That stipulation 15 requiring a Landscape Buffer and Planting Plan be modified as shown below:

An Alternative Landscape Buffer and Planting Plan: That the applicant shall provide a 20-foot wide Type-C buffer along the Chapel Hill Country Club frontage or obtain approval of an alternative buffer by the Community Design Commission. A landscaping planting plan for the bufferyard shall be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
- Vote:** 9-0
- Ayes: Ruby Sinreich, Rebecca Boyles, Margaret Campion, George Cianciolo, Timothy Dempsey, Thomas Jensen, Nancy Milio, Gene Pease, and James Stroud
- Nay: None
- Issues Raised:** The Planning Board recommended that staff and the applicant further investigate options for managing stormwater associated with the proposed development outside the public right-of-way and Resource Conservation District including:
- a. Consideration of environmental and practical solutions for the larger area (given that flooding already occurs along the creek at the golf course);
 - b. Consideration of collaborative efforts for stormwater management with adjacent property; and
 - c. Consideration of an encroachment agreement to allow private stormwater devices in the public right-of-way if it is a better environmental and practical solution.

Prepared by:

Ruby Sinreich, Chair
Kay Pearlstein, Staff