

SUMMARY OF PLANNING BOARD ACTION

Subject: Homestead Twin Towns Special Use Permit Planned Development Housing

Meeting Date: April 3, 2007

Recommendation: The Planning Board recommended that the Council approve the Homestead Twin Towns Special Use Permit Planned Development with the adoption of Resolution A, as attached to the staff report dated April 3, 2007 with the following conditions:

Provision of Affordable Housing: That the affordable housing stipulation be amended to

- a) indicate the applicant's intention to provide 20% affordable units (instead of 15% as incorrectly noted in the resolution); and
- b) delete the requirement that monies collected from a transfer fee supplement the paying condominium/homeowners association dues for persons who acquire affordable housing

Curbside Refuse/Recycling Collection: That instead of proving bulk refuse and recycling collection facilities, the proposed development may be served with curbside refuse/recycling collection. That the developer contract with a private refuse and/or recycling collection service for curbside collection, until such time that the site is annexed into town limits and town curb side collection services are available.

Energy Efficiency: That the applicant will incorporate a "20 percent more energy efficient" feature into their plans, relative to the energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), or other comparable standards generally recognized as applicable to building energy consumption, applicable at the time of application.

Vote: 7-0
Ayes: Margaret Campion, George Cianciolo, Thomas Jensen, , David Johnson, Gene Pease, Ruby Sinreich, and James Stroud

Prepared by: Ruby Sinreich, Chair
Gene Poveromo, Staff