

**CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
WEDNESDAY, MAY 17, 2006, 7:00 P.M.**

Chairperson Jonathan Whitney called the meeting to order at 7:00 p.m. Commission members present were George Cianciolo, Gretchen MacNair, Laura King Moore, Scott Nilsen, and Robin Whitsell. Staff members present were Senior Planner Kay Pearlstein and Planning Technician Kay Tapp.

**OWASA Water Reclamation Facility at Mason Farm Wastewater Treatment Plant
(File No. 7.66.9A)**

The Town has received a request for review of a Concept Plan to construct a reclaimed water storage and pumping facility and associated piping at the OWASA Mason Farm Road Wastewater Treatment Facility on Mason Farm Road. The reclaimed water will supply cooling tower demands at chiller facilities on the UNC campus. A concrete structure approximately 20 feet tall is proposed to house a storage tank and pump station and a building to house equipment is proposed to be located on top of the concrete structure. The development is proposed on the southeast corner of the existing OWASA pump station facility off Mason Farm Road located adjacent to the NC Botanic Gardens and the UNC Golf course. The 23.4-acre site is located in the Industrial (IND) zoning district and the Resource conservation district. The site is identified as Chapel Hill Township, Tax Map 66, Lot 9A.

CONCEPT PLAN PRESENTATION

The applicant's presentation described a network of pipes proposed to provide industrial facilities on the UNC campus with reclaimed water stored and pumped at the OWASA Mason Farm Road Wastewater Treatment Plant.

CITIZEN COMMENTS

No citizens spoke on the Concept Plan.

COMMUNITY DESIGN COMMISSION QUESTIONS AND COMMENTS

1. Commissioner Jonathan Whitney asked if reclaimed water pumping is associated with the facility. The applicant responded that it was.

He further questioned whether the new reclaimed water lines were proposed on Mason Farm Road. The applicant responded that although the exact location was yet to be determined, that generally they were planned for Mason Farm Road. He suggested that preparation of cross-sections showing the relationship of Mason Farm Road to the creek would be helpful.

2. Commissioner Robin Whitsell and Commissioner Cianciolo expressed concern about the noise level of the pumps at the facility and asked what precautions were proposed. The applicant responded that they were sensitive to noise and were proposing to enclose the motors.

Prepared for: Robin Whitsell, Vice-Chair

Prepared by: Kay Pearlstein, Staff

	provide as-built surveys for building footprints, parking lots, street improvements, storm drainage systems, and all other existing or proposed impervious surfaces. The as-built surveys should be in DWF format using State plane coordinates.	
	Applicant's Response to Town Council and CDC Concept Plan Comments	
33.	We recommend that the applicant address the Concept Plan Review recommendations offered by the Council and the Community Design Commission. If the applicant is proposing to make any changes from what the Council or Community Design Commission review, please identify the revisions. These changes could be noted as part of a revised Statement of Justification.	Only recommendation/question expressed from the Community Design Commission as well as the Town Council was regarding increased noise levels as a result of the operation of this new facility. OWASA is therefore pursuing sound attenuating enclosures for the RCW pump motors. The Contractor will be required by the Drawings and Specifications, as part of the project and prior to placing the same in service, to provide sound attenuated enclosures to bring the sound pressure level within the maximum limits set by the Town of Chapel Hill. Regardless of which equipment manufacturers are selected, the sound pressure level will be within the limits published in the Noise Control Code for the Town of Chapel Hill. The Contractor will be required by the Drawings and Specifications to submit the results of a sound pressure level study, conducted by a firm with experience in such studies.
34.	This submittal does not include site plans showing the proposed infrastructure between the reclamation facility and the proposed storage facility on the University Campus. We understand that this off-site construction is not part of this Special Use Permit and the plans for this infrastructure will be submitted separately for staff review.	Correct as stated by Town planning.

Attachments

Summary of Town Council Minutes-Concept Plan Review.

Summary of Community Design Commission Meeting-Concept Plan Review.