

SUMMARY OF PLANNING BOARD ACTION

Subject: Town Operations Center - Application for Special Use Permit

Meeting Date: March 2, 2004

Recommendation: That the Council approves the Special Use Permit for the Town Operations Center with adoption of Resolution A, as recommended in the Staff Report dated March 2, 2004, subject to the following changes.

Insert the following stipulations:

1. Operations fleet vehicle management on Millhouse Road: That the applicant shall implement a policy that prohibits Town vehicles from traveling on that portion of Millhouse Road north of the proposed entrance into the Public Works portion of the site. The policy shall be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
2. Perimeter fence adjacent to neighboring residential property: That the applicant shall install a perimeter solid wooden fence along the three common property lines adjacent with 10.3 acre residential property in the southern half of the site. The fence shall not be installed in those areas where the property crosses the Resource Conservation District. In those areas where the installation of a fence could negatively impact existing trees, the fence shall not be installed and instead may be located within the applicant's landscape buffer area.
3. Noise and Light: That the final plan application shall include a signed and sealed letter certifying that any increase in measurable noise will not exceed noise levels allowed by the Town Noise Ordinance. That the final plan application complies with the lighting standards in the Land Use Management Ordinance including a sealed lighting plan, that indicates and calculated post-development foot-candles at grade on property where lighting impacts are expected.
4. Aeration of the stormwater ponds: That the applicant shall install aeration devices in the proposed stormwater management ponds. Prior to the issuance of a Zoning Compliance Permit, the type of aeration device shall be reviewed and approved by the Town Manager.
5. Lighting of internal sidewalks: That the proposed boardwalk between the employee parking area and administration building on the Transportation portion of the site, shall comply with Article 5.11 (Lighting Standards) of the Land Use Management Ordinance. The lighting plan details must specify how the plan intends to provide adequate lighting to ensure the safety of pedestrians and security of property.

Vote: 7-0

Aye: Timothy Dempsey (Chair), Coleman Day (Vice-Chair), Thatcher Freund, Nancy Gabriel, Suzanne Haff, Nancy Milio, Ruby Sinreich

Nay: None

Issues:

1. A Board member stated that the Rural Buffer is an area that should be protected and the applicant should consider leaving that portion of their property undeveloped. Although the proposed use for this area (storage yard) is permitted, locating the impoundment lot and storage area in the buffer is objectionable.
2. Recognizing that the applicant is required to submit traffic and pedestrian management plan, another Board member encouraged the Town to improve the enforcement of pedestrian management and safety plans.

Prepared by:

Tim Dempsey, Chair TD BY GR
Gene Poveromo, Staff