

## SUMMARY OF PLANNING BOARD ACTION

- Subject:** Rosemary Mixed Use Development - Application for Special Use Permit
- Meeting Date:** May 7, 2002
- Recommendation:** That the Council approve this application for a Special Use Permit with conditions as recommended in the Planning Staff Report dated May, 7, 2002, subject to the following changes and/or stipulations to the Special Use Permit:
- That a new stipulation be added to require that the passageway between the new building fronting on Rosemary Street and the new building immediately north of it be a minimum of 14 feet wide.
  - Land Use Intensity: That the stipulation be revised to require a maximum of 39 dwelling units.
  - Signal Retiming : That the stipulation be revised to require a payment for traffic signal retiming *proportional* to the projected impact generated by traffic from the proposed development at the specified intersection but this payment shall not exceed \$ 3,000.
  - Intersection Improvements: That the stipulation be revised to require a payment for traffic signal equipment improvements *proportional* to the projected impact generated by traffic from the proposed development at the Columbia St. / Rosemary St. intersection but this payment shall not exceed \$ 15,000.
  - Provision of Affordable Housing: That the stipulation be revised to require that the applicant provide 15% affordable dwelling units for sale and/or rent using appropriate mechanisms to set price and/or rent.
  - Affordable Housing Maintenance of Affordability Over Time: That the stipulation be revised to require that the applicant maintain affordability over time through appropriate mechanisms such as a Land Trust or Deed Restrictions.
- Vote:** 7-0
- Aye: John Hawkins, Scott Radway, Gay Eddy, Nancy Gabriel, Sally Greene, Suzanne Haff, and Ruby Sinreich.
- Issues Raised:** 1) Members of the Board discussed delaying voting on the applications in response to a letter received from the Northside Neighborhood Association requesting such a delay to allow additional time for neighborhood comment. There were no members of the Association or other Northside residents in attendance at the meeting. The Planning Board concluded that neighbors could express concerns at the Town Council Public Hearing.