

BOARD OF ALDERMEN

ITEM NO. D(1)

AGENDA ITEM ABSTRACT MEETING DATE: NOVEMBER 17, 2009

**SUBJECT: CONTINUATION OF THE PUBLIC HEARING ON A MINOR MODIFICATION TO
CONDITIONAL USE PERMIT FOR THE WINMORE SUBDIVISION TO ALLOW FOR
THE GODDARD SCHOOL AT 515 EAST WINMORE AVENUE**

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <u>X</u> No <u> </u>
ATTACHMENTS: A. RESOLUTION B. STAFF REPORT C. PROJECT PLANS (<i>REFER TO PLANS INCLUDED IN 9/22/09 AGENDA PACKET</i>) D. PARKING JUSTIFICATION E. APPLICANT'S RESPONSE TO SECTION 263(C)(3) OF THE LUO F. SUMMARY SHEET OF ADVISORY BOARD RECOMMENDATION G. REQUESTED INFORMATION RELATED TO BOARD OF ALDERMEN MEETING ON 9-22-09 <i>"NEW" ITEMS</i> H. RECOMMENDATION FROM PLANNING BOARD MEETING ON NOVEMBER 5 TH , 2009 I. LETTER FROM ERIC CHUPP J. LETTER FROM FRANCHISEE OF GODDARD SCHOOL K. REPORT DEALING WITH "LEFT TURN" ONTO HOMESTEAD ROAD FROM TRANSPORTATION PLANNER	FOR INFORMATION CONTACT: JAMES THOMAS, 918-7335

PURPOSE

Staff recommends that the Board of Aldermen review, deliberate, and consider granting the Minor Modification application to the Winmore Conditional Use Permit for a "Daycare Facility " application at 515 East Winmore Avenue.

INFORMATION

The Board of Aldermen began a public hearing on September 22nd, 2009 and continued the hearing until October 6th, 2009. In continuing the public hearing to October 6th, 2009, the Board requested additional information related to "traffic" onto Homestead Road. That information is supplied in **Attachment J**. The applicant opted to delay the October 6th, 2009 public hearing till November 17th, 2009 in order to meet with the Planning Board in regard to the architectural design of the proposed building.

STAFF RECOMMENDATION

Staff recommends that the Board of Aldermen review, deliberate, and consider granting the Minor Modification application to the Winmore Conditional Use Permit for a “Daycare Facility “ application at 515 East Winmore Avenue, subject to the following recommendations/conditions:

1. Per Section 15-291 of the LUO, the Board of Aldermen hereby finds that 40 parking spaces is sufficient to serve the proposed development, based on information submitted by the applicant regarding the necessary parking spaces based on other Goddard School locations.
2. That the applicant shall provide to the Zoning Division, prior to the release of the Certificate of Occupancy or before the release of a bond if some features are not yet in place at the time of wishing to obtain the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be DXF format and shall include a base map of the whole project and all separate plan sheets. As build DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
3. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity, schedule and creation of reserve fund for future maintenance needs. The plan shall include scheduled maintenance activities for each unit in the development, (including, bioretention areas, swales, and dry detention basin), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to town engineer and environmental planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners’ association documentation.