

**Land Use Planning Committee
Summary of March 18, 2002 Meeting
Olde Stone Building**

Members Present: R. Toole, C. Brown, M. Donaroma, A. Woodruff, L. Sibley, K. Warner
Staff Present: Jennifer Rand
Others Present: J. Hart, R. Barbini, R. Henderson

Meeting opened at 5:35 PM by Christina Brown & adjourned at 7:00

Hart Building

K. Warner opened the discussion with an explanation of how it had come to be referred to the Commission. J. Hart explained he was applying for a three story building, active basement, 3 offices on the first floor and an apartment on the second floor totaling 5,850 square feet. The apartment was planned to be registered as affordable. Hart said there were 16 parking spaces proposed, and the driveway was designed to curve into the property instead of creating a straight runway effect. L. Sibley said that although the road was not officially a scenic road, landscaping would be an important aspect of the project. Hart was asked if the property had any yard for children as the apartment was planned to accommodate a family, he said no, there was no space. R. Toole asked what the zoning was, which is commercial. Hart was directed to address the issue of landscaping, possibly rearranging the parking to be less visible, provide a lighting plan, provide a traffic generation report, and provide an architectural drawing showing what the building would actually look like. Hart asked what he would have to do to not come under MVC scrutiny. Commissioners stressed they did not want to discourage the applicant, but there were issues he needed to address. *(Note: Project was withdrawn)*

SBS

J. Rand explained to the LUPC why the SBS project was in front of them. In short, the applicant was asking to change to landscaping along Holmes Hole Road. The MVC had stated that the buffer was to be planted with shrubs as a screen. The applicant wished to use the area as a "living display". It would always have trees as screening but they would be balled and available for sale. R. Toole noted that the display would be required year-round, and if that ever changed then the applicant would be required to plant something permanent. The LUPC voted unanimously to accept the amended plan with the requirement that it be year-round.