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Minutes of the Commission Meeting Held on July 18, 2007 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

IN ATTENDANCE

Commissioners: (P = Present; A = Appointed; E = Elected)

- | | |
|---|--------------------------------------|
| - James Athearn (E – Edgartown) | P Ned Orleans (A – Tisbury) |
| P John Breckenridge (A – Oak Bluffs) | P Jim Powell (A – West Tisbury) |
| P Christina Brown (E - Edgartown) | P Doug Sederholm (E – Chilmark) |
| P Peter Cabana (A – Tisbury) | - Susan Shea (A – Aquinnah) |
| - Martin Crane (A – Governor Appointee) | P Linda Sibley (E – West Tisbury) |
| P Mimi Davisson (E – Oak Bluffs) | P Paul Strauss (County Comm. Rep.) |
| - Mark Morris (A – Edgartown) | - Richard Toole (E – Oak Bluffs) |
| P Chris Murphy (A – Chilmark) | - Andrew Woodruff (E – West Tisbury) |
| P Katherine Newman (A – Aquinnah) | |

Staff: Mark London (Executive Director), Paul Foley (DRI Coordinator), Jim Miller (Traffic Analyst)

The meeting was called to order at 7:35 p.m.

1. SWAN NECK: DRI NO. 296M-3- MODIFICATION

Commissioners present: J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss

For the applicant: Tom Wallace

Paul Foley explained that the owners are requesting to adjust one lot line so all of the structures are on one lot. LUPC voted to recommend that this is not a substantial change and does not require a public hearing.

Tom Wallace explained that the same family owns 35 acres. They are applying to adjust the lot line between two lots to have all the structures on one lot. The building envelopes continue to reflect 50-foot setbacks.

Linda Sibley moved, and it was duly seconded, that this is not a sufficiently substantial change as to require a public hearing. A voice vote was taken. In favor: 11. Opposed: 0. Abstentions: 0. The motion passed.

Christina Brown moved that the Commission approve the lot line adjustment between lots four and five as proposed. A roll call vote was taken. In favor: J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss. Opposed: None. Abstentions: None. The motion passed.

2. OTHER

Commissioners present: J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss

Mimi Davisson moved, and it was duly seconded, that the Commission post a 'please don't park here' sign across from Duncan Ross's driveway so that he has room to enter and exit his garage. A voice vote was taken. In favor: 10. Opposed: 0. Abstentions: 1. The motion passed.

Mimi Davisson explained that the sign would be a temporary expedient.

3. MINUTES

Commissioners present: J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss

3.1 April 12, 2007

Jim Powell moved, and it was duly seconded, to approve the minutes of April 12th as presented. A voice vote was taken. In favor: 11. Opposed: 0. Abstentions: 0. The motion passed.

3.2 April 26, 2007

John Breckenridge moved, and it was duly seconded, to approve the minutes of April 26, 2007, as presented. A voice vote was taken. In favor: 10. Opposed: 0. Abstentions: 1. The motion passed.

3.3 May 10, 2007

Line 460 – 467 unfair to *finish* tonight's hearing
Line 465 the question of whether the Cossutta property *should be considered as part of the project is a matter of policy*
Line 466 the issue of whether the town controls *the nitrogen loading limit of the Cossutta property is an open issue*

Linda Sibley moved, and it was duly seconded, to approve the minutes of May 10, 2007, as corrected. A voice vote was taken. In favor: 11. Opposed: 0. Abstentions: 0. The motion passed.

3.4 May 17, 2007

Line 410 ornamental veneer the building
Line 411 the building should exceed the energy *portion of the Massachusetts Building Code* by 30%
Line 412 dormant access easement *through the parking lot*

Linda Sibley moved, and it was duly seconded, to approve the minutes of May 17, 2007, as corrected. A voice vote was taken. In favor: 9. Opposed: 0. Abstentions: 2. The motion passed.

3.5 May 31, 2007

Line 36 *Doug Sederholm recused himself because he had a conflict with the project that was the subject of a portion of the minutes and left the meeting room*

Line 181 *Doug Sederholm returned to the meeting when the commissioners were through with the J. Ferry project section of the minutes.*

Line 377 *The GOOD Project for the Field Club*

Chris Murphy moved, and it was duly seconded, to approve the minutes of May 31, 2007, as corrected. A voice vote was taken. In favor: 9. Opposed: 0. Abstentions: 2. The motion passed.

3. YMCA: DRI 600 – PUBLIC HEARING (CONT.)

Commissioners present: J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss

For the applicant: Mark Baumhofer (Chairman of the YMCA), Judy Crawford (Vice President of the Board), Bill Scully (traffic consultant M.S. Transportation Systems), Ken MacLean (AMM Architects), and Stephanie Mashek (AMM Architects)

Mark Baumhofer explained that they submitted a 15-page addendum to the application to respond to commissioner questions. They have also developed an offer sheet to clarify and simplify offers. They are submitting an updated site plan.

Commissioners reviewed minutes while copies were made of the addendum.

3.1 Wastewater

Judy Crawford, reported that the YMCA is working with the high school’s land use subcommittee.

- The school committee has set aside \$100,000 for looking at wastewater solutions.
- The high school is looking at two solutions, one of which involves pumping wastewater to the treatment plant.
- Pumping to the treatment plant and back to the high school’s leaching field is more expensive, but it provides Oak Bluffs with the opportunity to use the leaching field and allows the YMCA to tie in.
- The high school does not want to build its own treatment plant because of the operational and maintenance costs.
- The option of pumping to and from the treatment plant could be operational in 18 months, which works with the YMCA’s time frame.
- The YMCA will pay \$200,000 - \$300,000 toward the wastewater solution.

Bill Wilcox, MVC Water Resource Planner, said piping the wastewater to the treatment plant would result in a tremendous nitrogen savings from the high school, at least 129 kgs a year of nitrogen, probably more than that as the high school grows.

- It’s a good solution and takes the need for an expert operator away from the high school and puts the operational details in the hands of the town’s competent operator.
- The large impervious area in roof and paving adds nitrogen to the groundwater, about 10.4 kgs per year as currently designed.
- 4,000 sq. feet of landscape will add 1.1 kg per year.

- When the stormwater, turf , and returning treated wastewater nitrogen loads are combined, the YMCA will be over the 17 kg allocation for a 5-acre lot in Lagoon Pond, by about 6.8 kgs
- The YMCA has indicated that it has done all it can do to treat the stormwater. To do more it would have to get into wooded areas that Natural Heritage wants them to stay out of.
- One way to view the YMCA's funding of wastewater treatment is that it is contributing to a project that will reduce nitrogen in the watershed and offset their excess.
- The net potential effect of the proposal to the area is significant in terms of the reductions. The return of 20,000 GPD of treated wastewater will reduce the savings.
- The YMCA would be funding about 10% or more of the piping project so in a sense the YMCA could take a 10% credit of the reduction, which would be about 12.9 kgs.

Christina Brown said that this is a preliminary offer, and the Commission may want to keep the written record open. If their contribution is 10 to 15% they would be discounting the cost of the project to the High School.

Kathy Newman asked if there's any added gain in having less paved area. **Bill Wilcox** explained that paved areas generate runoff of about 1.10 parts per million compared to vegetative areas which generate .05 parts per million. A porous parking area might generate 30% less than paved. A small portion of the proposed paved area will have bioretention area and some will go into bioswales. Bioswales offer less nitrogen treatment to the runoff than bioretention, but will significantly reduce solids, oils, and metals.

Mark London said that the overall cost of treating the high school wastewater might not increase because of the Y's participation, other than the actual cost of the pipes connecting to the Y, provided that the size of the pumps and pipes don't have to be increased. Thus, most of the Y's contribution would result in a cost reduction to the community of treating the high school. The Oak Bluffs plant has a lot of excess capacity, but is limited by the available leaching area. With this proposal, pumping the treated water back to the leaching area of high school would benefit the town.

John Breckenridge asked whether Joe Alosso has done a large enough piping system to tie in other buildings in the area. Would it be reasonable and possible to size it at 15,000 per day, with 20,000 coming back? Does the plant have enough capacity to take care of potential flow from other buildings?

Joe Alosso explained the leaching field project.

- There is a perception that leaching fields bring reduced real estate values, which is not well founded. They are planning to use the existing leaching field in the center of the track behind the high school, so there should be no change to the surroundings.
- The high school is using about 25% of the leaching field's capacity.
- There is a possibility that the leaching field can take effluent from other parts of the town to Lagoon Pond, but that is not necessarily the intention. We need to know if they will use the full capacity. They wouldn't want to use up the 130 kgs that's being saved by bringing in nitrogen from other areas and adding to an already compromised watershed.

Mimi Davisson asked at what point does the YMCA need to have a go or no go decision regarding hook-up.

Ken MacLean explained that because of the endangered species issue it's no easy matter to do something else.

- This is the best solution for the neighborhood, Lagoon Pond and for the YMCA.
- The YMCA is planning to start construction on November 1st and finish January of 2009. It takes a year of engineering and permitting if another solution is put in place.
- The YMCA will need to decide on the wastewater issue before the end of this year.
- The permitting is far more time consuming than actual engineering.
- There are alternatives, but there are problems of how many constituents you can address in any design scheme.

John Breckenridge asked if there were Zone 2 contribution issues. **Bill Wilcox** explained that he wasn't sure whether the proposed wastewater treatment would be in the well zone of contribution: if 10,000 gallons per day came into the leaching field, that would add about 69 kgs of nitrogen per year; there would still be a savings of about 60 kgs.

Mark Baumhofer noted the importance of the fact that the high school has signed on to allowing the YMCA to tie in to their wastewater treatment.

3.2 Traffic and Parking

Bill Scully presented information about the traffic and site plan, which reflects traffic recommendations and responses to comments.

- The plan shows the proposed internal traffic sign plan.
- They tested and refined radii within the site to ensure space for buses.
- They identified passenger drop-off and bus drop-off areas; there are cut-outs and signage for those activities.
- They developed a signage plan for entering the site and traveling through it.
- The plan shows the internal sidewalk and crossings.
- Vineyard Haven-Edgartown Road should have two pedestrian crossings. The west one is the major pedestrian crossing leading to the high school and activities.
- He showed photos of some of the treatments they've used, such as white post and rail, signage and surface variation, push button flashing beacon, and raised crosswalks.
- The YMCA is agreeing to use a variety of techniques and will work with MassHighway the town and county, which owns the road. MassHighway helps maintain the road.
- The YMCA will try to promote the western crosswalk as the primary pedestrian crossing. They like to use post and rail in white for visibility and signage. Striping will have to be negotiated.

Mark Baumhofer referred to the offer sheet and explained that the YMCA is recognizing that design and construction is a group effort. The YMCA is offering \$10,000 minimum towards the cost of construction of the crosswalks. The lights are \$10-12,000 a pair.

Linda Sibley clarified that the county does not own the road; the town does.

John Breckenridge said when entering the site a vehicle would encounter parking spaces with people backing out. **Bill Scully** said he doesn't see it as major problem because the parking spaces are 100 feet from the entrance and there is clear visibility and signs.

Bill Scully clarified that the entrance is two-way. The one-way arrows show bus circulation and the one-way loop around the ice arena.

Mimi Davisson asked whether the applicant would be willing to insert the words *high visibility* to describe the crosswalks. She asked if the applicant is actively working with the VTA to relocate the bus stop, toward which the YMCA has offered to contribute \$5,000.

Mark Baumhofer explained that changing the bus stop to be closer to Woodside is part of the campus plan. The YMCA can't dictate to the VTA, but is willing to work with the VTA.

There was a discussion of school zone lights.

- **Linda Sibley** asked whether the 20 mph school zone lights could be on when school is not in session.
- **Bill Scully** said MassHighway has jurisdiction and he will look into whether the local community can determine when the lights are on. His concern is that the lights are intended for school activity during arrivals and departures and 20 mph can't be enforced when school isn't in session. He will look into legalities and make recommendations.
- **Mark London** suggested that this could be most useful during activities at the arena or Y.

3.3 Parking

Stephanie Mashek explained that the new site plan has a smaller parking area as part of the Natural Heritage plan offer, which is in the negotiation process.

- Based on national parking standards, the programming consultants had originally recommended 250 parking spots.
- The YMCA will be adding 62 spaces total to the area. 40 of those are exclusive to the YMCA and 22 are with shared parking with the Arena.
- Shared parking totals 111 spaces and the Arena has 50 dedicated spaces.
- Parking spaces in the area are 201 spaces. Spaces available to the YMCA are 151.
- National standards recommend 99 more spaces and those are available through agreements with Community Services and the High School when there is a need for additional spaces.
- The bus route will enter and exit the site through Village Road, at least one bus per hour. Other buses will stop on the main road.
- The 16 spaces would be porous material. They will work with Bill Wilcox when deciding on the materials.
- The 62 spaces will be impervious.

John Scott, civil engineer, said there is a limitation related to Zone 2 and pervious materials. They will pave to comply with the Zone 2 regulations.

Mark Baumhofer clarified that they are using impervious pavement because it's easier to maintain and they need to deal with run-off so that stormwater will be absorbed on site.

Bill Wilcox explained that the YMCA is trying to move stormwater through bioswales that will remove about a fourth of the nitrogen in the stormwater.

There was a discussion of the bus parking area behind the arena.

- **John Breckenridge** asked about the area that's currently being used for buses.

- **Mark Baumhofer** clarified the area is outside of the YMCA acreage and application. It's part of the campus plan, but that's not part of this application. Run-off from the back area will not go through bioswales. Ideally the YMCA would like to have access to the bus area for shared parking but it's outside of their area.

Stephanie Mashek explained that the number of spaces they're adding is 62, which is fairly modest.

Linda Sibley said one of the issues of asphalt is heat retention and asked that the YMCA consider heat retention when considering materials.

Peter Cabana asked whether the plan has been reviewed with the VTA; he referred to the letter from the VTA which had a number of suggestions and asked what the YMCA is willing to do to promote and encourage public transportation. **Judy Crawford** said that she has talked with Angie Grant from the MV Transit Authority and the YMCA has offered to put route schedules in the bus stops and in the building itself and to encourage the use of the bus.

Angie Grant, MV Transit Authority, made the following comments.

- She thinks that there is an excessive number of parking spaces for the area.
- The bus is pushed to the end. Public transit needs to be as accessible as possible. Dedicated spots are good, but improvements can be made to the plan.
- If there's too much parking, leading people to use cars instead of buses.
- The YMCA could be the perfect model project to forward the agenda of public transportation. Public transit needs to be first, not an afterthought.
- They are putting up a sample light at the Skatepark crosswalk, for about \$1200.
- There is too much asphalt and paving. Put the bus, bikes and pedestrians first.
- She suggested adjusting parking spaces to alleviate back-up for big events.
- There's more service than 1 bus an hour.
- She suggested that a bus pass could be included in membership costs.
- She outlined some of the strategies they'll use to coordinate stops between Vineyard Haven-Edgartown Road and the YMCA building.

Kathy Newman suggested that information for parents and kids could be made available maybe at a transportation kiosk or in an information packet when people come into join.

Christina Brown asked that the agreement with the Arena be in writing and be submitted as part of the application.

3.4 Environmental Impact

Mark Baumhofer explained that Natural Habitat and Endangered Species program in Boston has done a site visit and made recommendations by telephone. The YMCA has responded to the recommendation in a letter.

- Natural Heritage has said that the building is appropriate for the site and the project will not constitute a 'taking'.
- The YMCA has reduced the north side parking spaces to 16.
- Natural Heritage suggested moving the building further south but the YMCA had already moved it closer to the neighbors for the campus plan.

- The YMCA will put a development restriction on the northern section of their five acres. The restriction is 90 feet deep along the back.
- The YMCA was asked to reduce future build-out but they don't want to limit their future plans.
- The YMCA reduced the cleared playing area and will allow pitch pine to flourish.
- The YMCA hired the Woods Hole Group to collaborate on developing the response and they feel officials will approve it. Imperial moth needs pitch pine and scrub oak. There may be some further adjustments to the proposal but the YMCA feels what's been presented will be approved.
- There may be conflict over future buildout, but he feels Natural Heritage is recognizing that the YMCA is building a community center that's a needed public space. The YMCA is trying to protect the environment and provide public space.

3.5 Energy

Ken MacLean explained energy proposals.

- The building will be prepared for solar panels.
 - The south-facing roofs will have a solar hot water collection system to heat domestic hot water and the pool.
 - Any future photovoltaic systems would be mounted on the flat roofs over the pool and wellness center.
 - The exposed interior allows for future panels to be installed easily.
- With respect to LEED certification:
 - Certification is awarded after the project is completed.
 - At this stage the design could have 33 points and a silver rating is 33 points. They are aiming for 12 more points.
- The underground oil storage tank is protected from leakage by using double-walled construction with a monitoring system. They are complying with Mass. DEP requirements for oil storage.
- Water will be from the Oak Bluffs water supply. Water bans have to do with outdoor water use. The YMCA will use collected rainwater for outdoor water use.
- With respect to energy saving initiatives:
 - The best way to save energy is to make the envelope as efficient as possible so the initial load of the building is as small as possible
 - They will improve wall and roof insulation, window assembly u-value and solar heat gain co-efficient. They are recovering energy from exhaust air and using higher efficiency boilers and more efficient motors. They are using demand control ventilation, occupancy based temperature control, efficient air conditioning, lighting control and daylighting controls.
 - They have considered geothermal but the engineers want them to understand that it still uses electricity and is not renewable like photovoltaic.
 - They feel the YMCA's money is better spent on a better building envelope and solar hot water collection. Geothermal would cost about \$200,000.
- Pool water will be treated using Miox system which is a salt electrolysis process.
 - The benefit of the system is that it's safe and cost effective and air quality is better. It is produced on site using salt so no hyperchloride will need to be transported.

- The water has to sit about three days, the chlorine dissipates. There would be a maintenance control process.
- The pool will be heated with a plate and frame heat exchange with heat transferred from the boiler.
- Solar hot water is supplementary.

Chris Murphy suggested using the fail safe u system off the double-walled tank.

There was a discussion of the payback period for a geothermal system.

- **Chris Murphy** asked about payback against cost of installing geothermal.
- **Ken MacLean** thought pay back would be more than six or seven years.
- **Peter Cabana** said when he looks at cost analysis of geothermal, it's the best for heating water and the building. Paying for fuel is ongoing; there is no cost for fuel in a geothermal system. Electrical costs for the two systems are probably equivalent.
 - He shared information on geothermal systems.
 - Cape Light Compact used in 2006 the formula that for every \$1.00 spent for energy efficiency there's a benefit of \$5.85.
 - He thinks if fuel costs were \$60,000 a year, the installation cost could be paid for in as little as three years, after which they would be gaining because the only cost would be electricity.
 - He would like them to get more information on the cost-benefit of geothermal.
- **Mark London** said that the Island Plan Energy and Waste Committee and Energy DRI Subcommittee have been discussing this and the information it had received was that this was generally a very economically viable solution, with a payback of 7 to 10 years.
- **Linda Sibley** wondered if someone might give them a low interest loan for installing geothermal.
- Commissioners would like to hear more about why the YMCA would or would not use geothermal.

Peter Cabana said Cape Light Compact might have some avenues to help reduce costs.

3.6 Landscaping

Linda Sibley said she hopes that the final landscaping plan will show that the trees will cover the parking area, dealing with existing trees.

- She suggested prioritizing the trees that have promise to grow to substantial canopy.
- The most important things are to shade parking and absorb nitrogen.

John Clese said they have submitted the landscape plan and the planting materials are shown in the upper right hand corner.

3.7 Others

Christina Brown said the outstanding issues are septage and Natural Heritage final approval.

There was a discussion of construction coordination.

- **Mimi Davisson** asked about the offer that the construction managers would coordinate with Hospital and bridge construction. She said Oak Bluffs is facing 10 major construction projects. She asked if they would be willing to expand their offer to be willing to coordinate with the Town Manager and asked if they have had dialogue with

OB Town Hall about infrastructure or services besides wastewater that will have impact on the town.

- **Ken MacLean** met with Chief Blake. He loves the YMCA and said the amount of congestion was not of concern. His main concern is that the entrance is wide enough for fire engines to take wide turns. He is meeting with the Oak Bluffs Parking and Traffic Committee on August 7th
- **Mimi Davisson** urged the YMCA to include Selectmen on the list of Oak Bluffs officials with whom they are working.

There was a discussion of stormwater.

- **John Breckenridge** complimented the Y on the revised plan with bioswales and the favorable impact on stormwater. He would like to see an overall grading and drainage plan and more detailed information. He asked if the Y would be willing to submit their plan for peer review.
- **Paul Strauss** said the peer review of the hospital stormwater plan was an essential part of the project.
- **Christina Brown** added that the Hospital was a very large paving project with wetlands on three sides.
- The Y will make a commitment to contact Horsley Witten who reviewed the Hospital project.
- **Kathy Newman** asked whether working with the conservation commission might be cost-effective.

Chris Murphy said that when the nitrogen-loading numbers first came in, it seemed insurmountable. He's pleased with the way it's been handled. If this works, he thinks they should get a prize.

Christina Brown left the public hearing open to receive written testimony and possibly to discuss the following issues:

- The review of the bio-retention proposal,
- Natural Heritage,
- Wastewater solution,
- Oak Bluffs traffic and parking,

The applicant should also feel free to report on geothermal cost benefits.

The public hearing was continued to August 9th, 2007 at 7:30 p.m.

4. CRONIGS: DRI 321M-2 - DELIBERATION & DECISION

Commissioners present: J. Breckenridge, C. Brown, M. Davisson, P. Cabana, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss

Doug Sederholm reviewed the proposal. The applicant is proposing to:

- Expand the footprint and expand the sales floor by 20%
- Square off the building and close off the front

- Treat all the wastewater to reduce nitrogen by about 12.8 kgs from 45 kgs. They'll be over the allocation for the site in Tashmoo Watershed, but they'll be a lot under their existing numbers.
- Steve Bernier will want to know whether he'll be able to use any of that reduction in nitrogen for affordable housing.
- This particular application is to add on to the back, close in the front, and remodel the interior. Housing on top is not in the application, nor are solar panels.

Chris Murphy reported that LUPC discussed the issue of whether Steve Bernier can use nitrogen reduction for affordable housing. LUPC decided that the applicant would have to come back.

Christina Brown said LUPC did kick around Steve Bernier's statement that he wants to bring nitrogen down as far as possible so housing might be possible in the future. LUPC agreed that the committee didn't want to say that he had a credit but it wanted to note for any future body that might be reviewing an affordable housing proposal that nitrogen had been reduced.

Doug Sederholm noted that there is an offer to completely denitrify all the water from the site. The applicant is not increasing parking. Instead he's adding trees and adding areas around trees to help enhance their growth.

Linda Sibley wants a more specific landscaping plan.

- It's one of the largest expanses of asphalt on the Island.
- When it was originally before the Commission, the landscaping was fumbled. The Commission didn't make sure that landscaping planters were large enough for trees to thrive and changes were made to the landscaping plan by staff that might have created problems.
- Commissioners met with the applicant, but the offers should be very specific. The Commission should require the applicant to increase the size of the planters where there is excess asphalt next to them and where increasing the size will not take away a parking space or the ability for people to walk around the parking lot. It's important to be specific.
- She noted that there are also inconsistencies within document. Her understanding was that he offered that he would add shade trees to every planter that doesn't presently have them. He is offering to remove a pine tree and replace it with a shade tree. He agreed that he would be planting in a specific location acer rubrum species.
- The applicant was told that the reason the trees weren't flourishing was because they're too hot and don't get enough water.
- He offered to expand the planters or put in permeable material around the planters.

Christina Brown moved, and it was duly seconded, to approve the plan for the expansion of the building and the applicant's offers, subject to the condition that the final landscaping plan be written down as described with pushpins on the plan and approved by LUPC, before issuance of the building permit. The Commission will also include a note to future Commissioners regarding nitrogen reduction and affordable housing.

Commissioners reiterated the conditions that had been offered verbally.

- 1 Landscaping: A landscaping plan will be submitted on paper, consistent with the oral presentation at the public hearing, for review and approval by LUPC before issuance of a building permit. This shall include planting seven trees (acer rubrum) in planters that do not have them, replacing a pine tree with a shade tree, increasing the size of the planters or adding pervious paving materials where there is excess asphalt next to them and where increasing the size will not take away a parking space or the ability for people to walk around the parking lot.
- 2 Energy / Sustainability: The Applicant shall design the front of the building to allow future installation of solar panels.
- 3 Wastewater: As offered by the Applicant, the Applicant will install a Microfast denitrifying system or its equivalent to treat all the wastewater from the property.
- 4 Lighting: Exterior lighting will be downward shielded and any security lighting will be motion sensitive.

The Commission will include a note regarding nitrogen reduction and affordable housing which could be considered by future Commissioners

Chris Murphy moved and it was duly seconded to approve the plan for the expansion of the building with conditions outlined above and offers made by the applicant, subject to the condition that the final landscaping plan be written down and approved by LUPC, before issuance of the building permit. The Commission will also include a notation to future Commissioners, noting that they may want to consider the total nitrogen reduction on the site made in this modification in relation to any future application to add affordable housing. A roll call vote was taken. In favor: J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley. Opposed: None. Abstentions: None. The motion passed.

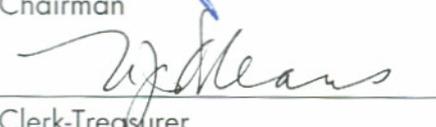
The meeting adjourned at 10:55 p.m.



Chairman

11-15-07

Date



Clerk-Treasurer

11-15-07

Date