

Rezoning Decision: Application 2020-712, Morris Family Investments, LLC

TO: Mayor and Board of Commissioners
FROM: Robert Will, Senior Planner
DATE: August 4, 2020

Background/Issue

At the regular meeting on July 28th, the Planning Board voted unanimously to recommend approval contingent on additional efforts to resolve parking and storm water runoff concerns. Issues and concerns that were noted at the July 28th meeting included:

- Storm water designs for the impacted portion of Freemont St. have not been completed and the Board has concerns over runoff to adjacent properties.
- The scale of the proposed home design is larger than that of surrounding residences. Also noted was that the proposed elevations would not have a front porch.
- The applicant is proposing 5 foot side setbacks using the flexible design standards that are permitted in the R-VS zoning district. Otherwise the side setbacks would have to be 6 feet.
- A concern expressed over the limited parking for autos, with only a one-car garage and limited driveway space. Cars may end up being parked across the sidewalk or on the street.
- Removal of the row of vegetation on the right side of the lot would result in a loss of screening from the adjacent non-residential property.

Proposal/Solution

The applicant has requested a one month deferral to further address stormwater drainage and parking issues raised at the public hearing and at the Planning Board Meeting.

On July 28th a meeting was held with planning and public works staff, and the applicant and his engineer. A solution to the storm water problem was discussed. A combination of enhanced level-spreaders, ditch re-grading, curb and gutter installation and milling of Freemont St. to create more of a crown in the road were the agreed upon solutions.

Outstanding concerns may be discussed with the applicant at this time.

Financial Impact

None

Related Town Goal

Quality of Life and Economic Development/Land Use Planning

Recommended Action

Defer final zoning action one month to the September 14th regular meeting to give the applicant time to address concerns raised by staff and at the public hearing.