

December 6, 2016

Pittsboro Planning Board

Consensus Statement – Chatham Park Additional Elements – Phasing, Signage, Parking & Loading, Lighting, Open Space, Tree Protection

The comments below serve as a consensus opinion from the attending Pittsboro Planning Board meeting on December 5<sup>th</sup>, 2016 regarding specific sections, as noted, within the Chatham Park Additional Elements submission.

### **Phasing**

It is the opinion of the Planning Board that the Phasing section of the Additional Elements needs to be much more detailed in order to clearly show how this development is intended to progress. It is also the opinion of the Planning Board that this section needs to include verbiage that would direct the developer to commit to specific check points to discuss / amend / address any challenges that may arise or needs that may become evident as the development progresses.

### **Signage**

It is the opinion of the Planning Board that signage design and composition should remain within the Town's oversight across the entire development. Signage should also have some cross over in consideration of meeting the goals of the lighting additional element.

### **Parking & Loading**

The board's opinion regarding Parking & Loading is that the plan should consider additional bicycle parking/racking greater than that which is proposed.

### **Lighting**

The Planning Board agrees with the direction of the Additional Elements Committee that the Chatham Park Additional Element regarding lighting should strive to achieve the standards specified in the Dark Skies Initiative and that this should also be applicable in terms of signage.

### **Open Space**

The Planning Board would like to see that the language, contained within page 10, regarding “Payment in Lieu” needs to be re-written to include language specifying that these payments be subject to Town approval.

It would also be preferable to define what the planned Open Space will and should look like with the Planning Director.

### **Tree Protection**

**The Planning Board would like to see that the Tree Protection Additional Element be worded to reflect a preference towards “Saving” tree coverage as opposed to “Restoring” tree coverage.**

**The Planning Board would also like to see a defined hierarchy of tree retention and/or reforestation provided to the Planning Director.**