



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MARCH 19, 2009

MEMBERS		GUESTS	STAFF
Rich Bell	Damon Seils	Lydia Lavelle	Patricia McGuire
James Carnahan	Rose Warner		Thelma Paylor
David Clinton	Debra Fritz		
Sharon Cook	Heidi Paulsen		

Absent/Excused: Matthew Barton, Susan Poulton, and David Shoup

I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA – Paulsen noted the addition of two items to the agenda: Update on Greenways Commission activities and Report on Board of Aldermen action on the Claremont Subdivision CUP application and the Sustainability Resolution.

II. APPROVAL OF MINUTES

A) March 4, 2009 – moved by Clinton and seconded by Paulsen as edited .

Ayes (5): Carnahan, Clinton, Cook, Seils, and Fritz; Abstentions (3): Paulsen and Warner and Bell; Absent/Excused (3) Barton, Poulton, and Shoup.

III. OLD BUSINESS

A) Action on Sustainable Neighborhoods Proposal – Members discussed the presentation and proposal brought forward by Trip Overholt, how the Planning Board might proceed to recommend action on the proposal, and the sort of advice/resources that might be helpful in examining and understanding the different elements of the proposal. Members discussed the particulars of the Overholt proposal and agreed to revising the proposal to include the following actions:

- 1) The town creates a new section in the land use ordinance called “sustainable neighborhoods” which would be fast-tracked for including sustainable features. Maybe set an expectation for a nine month approval start to finish.
- 2) Use of LEED standards for neighborhood and building design/construction. Site plan and building permit review by outside agency, reducing intensive use of town staff and adversity.
- 3) Enhanced energy conservation achieved through increased insulation in buildings, site layout for passive and active solar generation, alternative and/or renewable energy generation on site. At a minimum, solar hot water heaters to be included.
- 4) Rainwater harvesting from each and every roof, reducing water consumption by about 50 percent.
- 7) Reconfigure neighborhood designs to include a central open space and additional amenities such as a neighborhood garden, child’s play area, and club house.
- 8) Decrease house sizes (to 1400 square feet or less) and increase the density of the tract. Consider changes in relation to impervious surface and infrastructure.

9) The total amount of open space available to the neighborhood would still have to be 40% - but definition of open space would be expanded to include areas not currently accepted as open space.

10) The neighborhoods would have to be within easy biking distance of the town center.

12) Rework affordable housing provision such that developers would pay a fee – say 1% - 2% of gross sales. This fee would fund the planning position and fast tracked engineering oversight fees that would get storm water management plans approved more quickly.

Members discussed refining a recommendation that could be forwarded to the Board. Staff is to research sources of information and/or speakers that might be able to provide additional insights towards refining a recommendation on next steps.

IV. OTHER BUSINESS

A) Selection of representative to March 24th public hearing – called for a representative for the Comprehensive Bike, etc. Rich Bell will let us know if he is free; just communicate our comments; Arbors and Stream buffers.

B) Discussion of training needs – Rescheduled to future meeting.

C) Report on Greenways commission activities – Paulsen reported there have been two greenways commission meetings. In February, the firm that is working on the Bolin Creek design, provided a report; Paulsen was absent from that meeting. This month, the firm that is working on the Morgan Creek design reported on their initial field work, crossing needs and opportunities. They are doing a great job.

D) Report on Board of Aldermen action on Sustainable Development Resolution and Claremont Subdivisions conditional use permit application - Carnahan and Paulsen spoke on the Board of Aldermen's consideration of the draft Sustainability resolution which had been scheduled as the last item on March 17th. The item was taken up at 9:30 p.m. and the perception was "would you all please hurry up?" Carnahan suggested they consider starting meetings earlier and to arrange meetings suitably to prevent this in the future. The Mayor asked them to keep remarks brief to 3 minutes while some presenters on other topics are able to speak for up to 12 minutes. The time limit is not consistently enforced. Carnahan reported that he attends meetings in Chapel Hill quite frequently and they have a little light that goes on after three minutes are up. Another thing that occurred to him is that he appreciates that a lot of things the PB does requires professionals to do the preparation. The PB spent a lot of time on their presentation. The item was referred to staff for review. Lavelle said she was reviewing the presentation and she did not get that sense from the entire board that they just wanted them to hurry up.

Carnahan suggested that the Planning Board make a recommendation to the Board of Aldermen/staff or whoever that the connector road work session not be scheduled until after the upcoming election. Carnahan reported that members of the Board of Aldermen had apologized for comments made by advisory board members at the public hearing on Claremont. Carnahan noted it was most disturbing to him, that Board members should request apologies from advisory board members, that the Board of Aldermen should expect advisory board members to be strong and articulate advocates for issues of community concern, and that the comments made by TAB chair, Charlie Hileman, on the privilege of living on dead-end, public streets, had been misconstrued as a comment about class.

Carnahan reported on the outcome of the public hearing on the Claremont subdivision and stated that the Board of Aldermen made a decision not to open a public road and none of them cited any evidence. Carnahan asked Lavelle for the evidentiary basis for the decision. The Planning Board will discuss further at a future meeting.

- V. Adjournment – moved by Clinton and seconded by Carnahan, unanimously approved at 9:40 PM.