

RESOLUTION OF COMMUNITY DESIGN COMMISSION (CDC) ON FEBRUARY 23, 2021 REGARDING 1200 MLK BOULEVARD PROPOSAL

The purpose of this meeting was to further discuss the above project after having met with the Planning Board and reviewed our decision of denial dated July 28, 2020 and the most recent project information available from the Town's Website.

DESIGN REVIEW

Our vote to deny was based on incomplete project information and requested that the applicant produce..."elevations that are photorealistic, articulate the building facades, meet the fenestration requirements of Section 6.23 of the LUMO; and has reviewed elevations with the CDC".

As of today, the CDC has not been presented with any design drawings and we request that council delay any decision until the applicant has presented designs for us to review. In addition to building elevations the CDC should review the Landscape Plans especially in the rear that are intended to mitigate the impact of the 30' high storage facility on the residents.

In addition to this design review, the CDC and mobile homes HOA should review designs of the proposed fence between the storage facility and the residential homes.

PLAN FOR RESIDENTIAL COMPONENT

Another concern expressed at the July 28th meeting was that the Council should require the applicant to provide a residential component to the proposal, particularly plans for infrastructure improvements and assistance to homeowners to upgrade their units.

We note that the applicant has moved forward with a number of efforts to protect the tenants by extending some guarantees of tenancy, creating a Homeowners Association and ceding maintenance responsibility to the HOA.

However, there is still not a Comprehensive plan for improvements. Moreover, it appears to us that the developer is placing all future costs for common area work to the residents. This is usually done only after improvements have been made with assurances that all aspects of the residential component are in keeping with Rules, Regulations and Codes. We request that such a plan be created and that any infrastructure work be done in accordance with LUMO requirements.