

NEIGHBORHOOD MEETING SUMMARY- CREEKSIDE COTTAGES

1704 Meadow Road 20-MCUP-0016

The meeting began at 6:30 p.m. December 9, 2020 with approximately 10 neighbors in attendance with Paul Whitty, Attorney, Marv Blomquist, Engineer, Rob Donhoff, Architect and Karsten Briggs, Developer also participating. The neighbors' concerns included ownership and management, landscaping/buffering, drainage, lighting and the unbuilt roadway. It was explained that the proposal was for a modified CUP for an independent senior living facility under common ownership and management with the adjacent Creekside Assisted Living Facility in a "continuum of care" model to ensure ease of access from one facility to the other and also to allow families to rent units to enable them to be near to family members in the assisted living facility.

A power point presentation showed colored development plans, area photos showing adjacent and nearby land uses which included the assisted living facility to the west, a landscaping contractor's yard to the east, single family homes to the north and commercial and multi-family developments to the south. Mr. Blomquist explained that all drainage from impervious surfaces would be directed to the detention basin in the northwest corner of the site and then to the swale running westwardly along and behind the single-family homes. Mr. Blomquist also described the traffic and parking utilizing a joint entrance from the assisted living facility site. Elevations of the proposed cottages were described by Mr. Donhoff utilizing a classic design with materials seen throughout the area single family residences. Concern over lighting was addressed to assure that all lighting would be directed down and away from residences; no street lights would be used but rather wall packs and porch lights that will not cause glare to adjacent residences and would be the minimum necessary for security. The possible preservation of the vegetative buffer along the north property line was discussed and as much as possible would be preserved although several dead trees causing hazards would be removed. The 20% tree canopy requirement would be concentrated on the north, east and south boundaries. The Rash family to the north expressed concern that pedestrians and occasionally vehicles crossed their property to get access to the unbuilt Meadow Road which is only partially obstructed by a solid wood fence erected by the landscaping contractor. They would like to see the fence extended enough to prevent the trespassers. Mr. Briggs explained that they hoped to begin construction next spring with the demolition of the existing house and site work commencing soon after final approval. The meeting concluded at 7:30 p.m.