



Planning & Development
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Site Plan Amendment Application Memo

Date: October 26, 2022

To: Planning Board

From: Planning Office

Re: Holiday Inn Express Hotel – Tax Map 123, Lot 86

Project Description:

Civil Consultants has submitted a site plan amendment application on behalf of the property owner Redwood Resorts Wells, LLC, for Holiday Inn Express which is an approved 60 bedroom/unit Hotel/Motel use (Lodging Facility) with a 2,585 SF building for a 60 seat Standard Restaurant use and associated parking. The amendment application is seeking approval for a 620 SF concrete patio addition and other as-built conditions; plant tree(s) to address the removal of a required tree and a missing tree along Mile Road; to address completion of Mile Road sidewalk; and to address removal of blue accent lighting. The parcel is 3.01 acres in size and served by public water and public sewer. The parcel is located off of 28 Mile Road and is within the General Business District and is identified as Tax Map 123, Lot 86.

§ § 145-74. Review and approval process.

D. Planning Board review process.

- (1) If there are site plan approval applications to review, the Planning Board shall meet at least two times a month and its meeting agenda shall be posted in the Town Hall at least seven days prior to the meeting. Applications and other supporting submittals shall be filed by the applicant in the Office of Planning and Development at least 10 days before the meeting. Additional materials received from an applicant less than 10 days before a meeting will be held by the Office of Planning and Development staff until the meeting and will be distributed when the application is discussed. Such late submittals may only be considered at the discretion of the Planning Board. The Board shall only consider accepting late submittals upon finding that the content is nontechnical, brief and may be easily reviewed in a short time period, and any parties to the proceeding will have adequate time to review and respond to the submittals. **Application submitted on 9/13/22. Planning Board received the application on 9/26/22**
- (2) Applications for site plan approval are to be filed with the Office of Planning and Development. The application shall be accompanied by a site plan and the required fee along with a certification that the applicant has sent or delivered notices to the abutters of the filing of the site plan approval application. If the abutters have been notified by the Code Enforcement Officer of a preapplication for the same project within

the last 60 days pursuant to Subsection **A(1)(b)[1]**, the applicant shall be exempted from notifying the abutters of the site plan application filing. Within seven days of receipt of the application by the Office of Planning and Development, the Code Enforcement Officer shall determine if the proposed use meets the requirements of Articles **V**, **VI** and **VII**. If it does not, the Code Enforcement Officer shall notify the applicant in writing. If it does, the application shall be reviewed for completeness by the Planning Board's agent or placed on a Planning Board agenda for the Planning Board to review for completeness. The applicant may request, in writing, that the Board waive submission of the requirements of § **145-77**. The Board may waive any of the submission requirements listed in § **145-77** if it determines that they would not be applicable or are not necessary to determine that the standards of § **145-75** have been or will be met. **Abutters mailed notice the amendment application on 9/16/22. Site walk was held on 10/15/22.**

- (3) It is the responsibility of the Planning Board, or its agent if so designated, to determine if the application is complete. If it is the responsibility of the Board to determine whether the application is complete it must be done within 21 days of receipt of the application by the Board. If it is the responsibility of the Board's agent to determine whether the application is complete it must be done within 14 days of receipt of the application by the Office of Planning and Development. The time period for determining completeness may be extended by mutual consent of the applicant and the Planning Board or its agent. If the application is complete it shall be placed on an agenda for presentation to the Board at a public hearing. If the application is not complete, the applicant shall be notified, in writing, of the additional information needed to complete the application. If the additional information or a written request for an extension is not submitted within 60 days of the notification, the application shall be considered to be withdrawn. If the Planning Board's agent has determined that the application is not complete and the applicant believes it is complete, the applicant may request in writing for the application to be placed on the agenda for the next Planning Board meeting and have the Planning Board review the application for completeness. **Public Hearing waived by the Planning Board on 10/17/22. Application found complete on 10/17/22.**
- (4) Upon determining that a complete application has been submitted, the Office of Planning and Development shall notify the Staff Review Committee members of the application and request their comments on the application in writing. **SRC not applicable**
- (5) Within 35 days of determining that the application is complete the Planning Board shall hold a public hearing on the application. **Public Hearing waived by the Planning Board on 10/17/22. Application found complete on 10/17/22.**
 - (a) In scheduling public hearings under this section, the Planning Board shall publish notice of the hearing at least 10 days in advance in a newspaper of general circulation in the area. The applicant shall be responsible for paying the cost of such notices.
 - (b) The Planning Board shall notify, by certified mail, the applicant and all abutters of the lot involved, including owners of lots on the opposite side of the street, at least 10 days in advance of the hearing, of the nature of the application and of the time and place of the public hearing.
 - (c) The lot owners shall be considered to be those against whom taxes are assessed. In the case of condominiums, the condominium association, not each unit owner, shall be notified. Failure of any lot owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Planning Board.
 - (d) At any hearing, a person may be represented by his agent or attorney. Hearings shall not be continued to other times except for good cause.
 - (e) The applicant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions shall be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman.
- (6) Within 35 days of the public hearing or a period of time agreed to by the applicant and the Planning Board, the Planning Board shall reach a decision based on the criteria found in § **145-75** and shall inform the applicant in writing within seven days of its decision stating its reasons. The Board shall prepare detailed, written findings of fact and conclusions, based on the evidence presented at the public hearing and evidence presented by the applicant and evidence presented by Town staff. **To be determined**

Recommendations and conclusions:

1. The Planning Board should consider the following:
 - a. Revised site plan provided by applicant addressing some Planning Board review recommendations.
 - b. Planning Board to discuss and made determinations on the following:
 - i. Two 4 inch diameter maple tree are proposed by the applicant to remedy to removal of a required street tree along Mile Road.
 1. The Board to review the placement of the trees and determine if they are suitably located.
 2. The Board to determine if the Mile Road landscaped buffer is suitable or not, based on the two trees proposed.
 3. The Board to determine when the trees shall be planted:
 - a. Prior to Planning Board granting approval to the current amendment application; or
 - b. Prior to the construction of the concrete patio and no later than July 15, 2023. Failure to complete the tree planting will find the plan in default and release the \$20,500 performance guarantee to the Town so that the Town can hire a contractor to complete the incomplete items.
 - ii. Sidewalk completion and removal of former driveway entrances
 1. The Board to determine when the sidewalk repair/ completion and driveway removal shall occur:
 - a. Prior to Planning Board granting approval to the current amendment application; or
 - b. Prior to the construction of the concrete patio and no later than July 15, 2023. Failure to complete the tree planting will find the plan in default and permit the Town to use the \$20,500 performance guarantee to complete the incomplete items.
 - iii. Determine if the landscaped buffer along the Misty Harbor property is suitable or not. Two large elm trees have not been planted and are no longer proposed within the landscaped areas between the parking spaces.

- iv. Determine if landscaping along westerly abutting properties remains suitable. See comment letter provided.
- c. The workshop to be continued for 60 days.