



ADVISORY PLANNING BOARD
APPROVED MINUTES OF MEETING
Meeting Held Over Zoom
September 2, 2020
Minutes Prepared by Molly Porter

I. The meeting was called to order at 7:33 pm

BOARD MEMBERS PRESENT: Syed Shamim, Ben Friedman, Keith Chernikoff, Isabelle Gournay, Matthew Inzeo, and James Drake

ABSENT WAS: Maria Silvia Miller

STAFF PRESENT: Molly Porter and Terri Hruby

ALSO PRESENT: Tom Haller (Haller and Gibbs) and Richard Alter (Manekin)

II. Agenda approved as presented

III. Minutes of August 19, 2020 were approved as presented

IV. Discussion of the Proposed Royal Farms- Detailed Site Plan

Mr. Chernikoff started the Board's conversation about the proposed Royal Farms development by asking the Board member's to share their thoughts on the Detailed Site Plan (DSP). Mr. Drake stated that he was not in favor of a gas station and that there are a lot of gas stations in the area. He further stated that while the safety of gas stations has increased over the years, gas stations are essentially a hazardous site. He also noted that in the long term electric cars are becoming more popular and the necessity of gas stations will decrease. Mr. Shamim also agreed that there are many gas stations in the area. He also noted the requirements for van accessible parking spots for the development. Ms. Porter noted where the accessible parking spots are addressed in the DSP. The Board then asked the Applicant to address the second commercial building. Mr. Haller noted that the area would need to be graded to accommodate the proposed stormwater management system. He further stated that the area could be left grassy until such time there was a user for that area. Mr. Haller also addressed the Board's discussion of the entrance only driveway. He stated that the Applicant has discussed having a single point of access and could eliminate the bottom entrance and provide internal separation of vehicles.

The Board also addressed the Toaping Castle site and how that site will be preserved. Mr. Haller stated that the Applicant is proposing to leave the existing trees that are in good condition, remove the trees that are in bad condition, and clean up the area. Mr. Friedman asked the applicant about the market demand for a gas station in this area and stated that this question has been raised by a number of City residents. Mr. Haller responded that while there are a number of gas stations nearby these gas stations are service stations and are very different from the proposed Royal Farms. The Board and the Applicant also had a discussion about whether Royal Farms earns a profit from the gas station or the convenience store. The Board also discussed the

buffer along Greenbelt Road and members of the Board expressed their belief that this buffer should not be overly landscaped, but should be cared for and respect the Greenbelt Park. Members of the Board also expressed their preference for native trees and native plants. At the conclusion of the meeting the Board (6-0) voted to approve comments for Mr. Chernikoff to summarize to City Council that represent the concerns of the Board and agree to meet on September 9th to formalize the Boards' position and report.

V. The meeting was adjourned at 7:52 pm