

Town Manager recommendation

1. Recommend Council approve variance request to allow a second commercial drive. As stated in the application the new drive will improve emergency vehicle access. In my opinion it also facilitates access to the new parking areas and can eliminate the occasional occurrence of delivery vehicles parked on Bloomingdale. A recommendation for having two commercial drives on Bloomingdale is warranted for the years of 2024 and 2025 as detoured downtown traffic will utilize Bloomingdale, long term I do not see the additional drive as a problem with normal local commercial traffic levels.
2. Our standards (11.13.2) call for a \$200 filing fee for a minor variance. I recommend waiving this fee. CTI is a longtime presence in Town and the planning efforts, design challenges and meeting various standards for their expansion project has been a monumental task for them. CTI, Ancon and Sam have been very good to work with during this process and have been responsive to all requests. The company has not asked for incentives from the town and now this relative last-minute requirement for a \$200 fee seems unnecessary.
3. Recommend approval of the latest reviewed site plan. In the packet you have a copy of the Town engineer's initial review of the site plan. The site plan in the packet represents the changes resulting from these comments. There are two Town engineer comments (points A and B below) on this final plan which the Town agrees with the owner cannot solve. Both are related to drainage and stormwater storage. The new site improves upon the existing stormwater storage and the concerns about standing water after large volume rainfall are not warranted based upon the Town's historic knowledge of the site. The soils on the site have a fast water infiltration rate.

Engineer comments

- A. Drainage design: Request variance from stormwater analysis or design for existing conditions. Drainage for the existing building and parking lot flows north and collects in an existing drainage basin between the parking lot and Bloomingdale Drive. This existing drainage basin has performed well and does not have standing water after rainfall events. This demonstrates that the existing soils infiltrate drainage quickly. Proposed underground drainage system will provide 13,900 c.f. of storage, which meets the Town 100-year rainfall event requirements. A soils report for the site was obtained and infiltration testing was conducted. The infiltration rate for design use was recommended as 19.3 inches per hour by the geotechnical report. This drainage design used 5 inches per hour to be conservative. Drainage for the proposed building addition will be collected in this underground storage system.
- B. Request variance for requirement for elevation of bottom of proposed underground retention system above existing groundwater elevation: The soil report found groundwater at 767.0 on the west side of the site and 764.7 on the east side of the site. The bottom of the underground stormwater retention system is at 765.3 and is on the west side of the property. This elevation is 1.3 ft. below groundwater elevation on the west side and above groundwater elevation on the east side. This indicates a sloped groundwater table. Groundwater elevations do vary over time, it is not a constant elevation. We believe the proposed design will provide acceptable drainage for the building addition. The Town standard of groundwater based on the County General Soil Map is met. The General Soil Map indicates groundwater is more than 6.7 ft. deep.
- C. We request a variance from the \$100.00 application fee. This was not requested at the initial submittal.