



## NEIGHBORHOOD COMPATIBILITY MEETING REPORT

P21-68-CZD & P22-19-CZD

Current Application (P22-19-CZD) NCM Meeting Dates: March 18, 2022

Previous Application (P21-68-CZD) NCM Meeting Dates: November 2 & 30, 2021

PETITION REQUEST: Rezoning: Planned Residential Development-Conditional Zoning District

APPLICANT/PETITIONER: Mike Washburn

### NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

*The initial application for this project (P21-68-CZD) was withdrawn at Planning Board on February 14, 2022. There were two Neighborhood Compatibility Meeting were held for the initial application and a third NCM held for the resubmitted application (P22-19-CZD) currently up for consideration. An overview of topics discussed at each of the three NCMs is provided below.*

#### NCM #1 (P21-68-CZD) – November 2<sup>nd</sup>, 2021

There were 19 members of the public in attendance along with 5 members of staff and 4 members of the development team. The development team was allowed to present following the introduction from staff. Concerned citizens raised issues related to decrease of property values, impact on environment, increased noise, increased light, increased traffic congestion, planting of buffers, loss of farmland/rural character, and visual impact of buildings.

#### NCM #2 (P21-68-CZD) – November 30<sup>th</sup>, 2021

There were 7 members of the public in attendance. The format was the same as the previous meeting. Concerned citizens raised issues related to impact on neighboring properties, flooding, increased “aggression” due to population density, impact on public services, air quality and water quality, and other concerns like those expressed at the first NCM.

#### NCM #3 (P22-19-CZD) – February 14, 2022

There were 6 members of the public in attendance along with 5 virtual participants. Mike Washburn (developer), Rob Dull with Design Concepts and John Kinnard from Brooks Engineering represented the development team. There were three members of staff present. The format was the same as for the previous meetings. Concerned citizens raised issues related to previous agricultural use of the property, impact on traffic/existing road conditions, highest and best use of the property, impact on neighboring properties, flooding, differences in new application, impact on public services, and other concerns like those expressed at the previous NCMs.

*Full minutes from all Neighborhood Compatibility Meetings are available for review at request.*