



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 7, 2008

MEMBERS	GUESTS	STAFF
James Carnahan	Robert Kirschner	Trish McGuire
Sharon Cook	Alderman Lydia Lavelle	Thelma Paylor
Debra Fritz	TAB	Adena Messinger
Susan Poulton	EAB	Randy Dodd
	Sheila Northen & 13 Winsome Lane Residents	

Absent: Barton, Bell, Chadbourne, Clinton, and Paulsen

I. JOINT REVIEW ITEMS

A) Required Concept Plan for Tilley Farms Subdivision off Highway 54 (PB, TAB, EAB, ESC)

Chairman Carnahan announced that the Planning Board did not have a quorum and asked if the ESC, EAB and TAB had a quorum. There were no ESC members in attendance, the EAB did not have a quorum; but the TAB did. Heidi Perry, TAB Chair, was requested to call the meeting to order and she did. Carnahan agreed to moderate because she chose not to come to the front.

Carnahan introduced Scott Radway, designer for the owners of Tilley Farms and presenter for the evening. Radway handed out a memorandum on the project and described its location. NC 54 marks the southern boundary edge of the property and the Winsome Lane subdivision lies to the north; stream drainages marks the eastern and western boundaries. The maximum number of lots is 9-five-acre lots. There is a cluster option in the University Lake watershed where lot sizes can be reduced to a minimum of one acre. An access easement that goes to an existing cemetery has to be maintained.

During the Q&A, the following questions were raised: status of farm that appears to be located next to Hank Anderson Park; planned connectivity to Hwy 54; decision to make use of septic areas located in hardwood areas; plans to continue Morgan Creek Greenway up to Highway 54; and, the number of bedrooms proposed per house in relation to size of septic areas/percolation rates; whether clustering down to one acre lots had been considered.

Radway noted the site layout has been through several iterations. The project is obligated to include 40 percent open space. The Town's basic policies place high value on interconnectivity between neighborhoods to maximize mobility, emergency access and efficiency in providing public services. The conceptual plan shows Tilley Farm as an extension of Winsome Lane but the Radway Design group thinks that extending the roadway through would create a more hazardous situation. Radway also noted that the site plan seeks to create lots for folks with a variety of tastes, some within the wooded areas and some not. The septic areas include space for a

replacement system. He also noted that the best solution at this site may be public water and sewer.

Radway noted that there is space for a greenway connection, but noted that it is not a minor piece; further examination would be needed before it could be proposed. The number of bedrooms is limited by the percolation rate; essentially 120 gallons per day per bedroom and pressurized systems distribute more evenly. In response to a question, Radway noted that they are not at a point where they are trying to set aside homes of passive solar. At the conclusion of Radway's presentation, Sheila Northen of the Winsome Lane Homeowner's Association came forward to speak on the project.

Northen commented there were 14 representatives from the Winsome Lane Homeowner's Association present this evening and she asked them to stand. She provided a handout stating the Winsome Lane Homeowners Association position on the concept plan; which is attached. The EAB asked about opposition to emergency bicycle/pedestrian (no cars, but emergency vehicles). When asked if anyone living in Winsome made use of that dirt path, Northen said the area is attracting some nuisances. Horse trails are proposed trails for this track of land also (trails are on their private property and it is an easement for the neighbors). It is a 30 ft. wide private easement.

Further discussion of the Tilley Farms Project was postponed.

II. **Adjournment:** Heidi Perry adjourned the Joint Session at 8:35 PM.