



STV Incorporated

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MEMORANDUM OF MEETING FOR SKYVIEW CITY COUNCIL BILL #05-0309 PLANNED UNIT DEVELOPMENT

DATE: March 30, 2006
FILE NO: 24.00-4140-12508
LOCATION: Cross Keys
TIME: 2:30 p.m.

ATTENDANCE

Richard Kaminski	Medfield	410-732-1104
Mark Manzo	Skyview	410-450-2041
Susan Williams	STV	410-281-2919

The overarching goal of this meeting was to address Medfield's concerns.

1.0 DISCUSSION

- 1.1 Additional Parking:
 - 1.1.1 The development team provided an option to provide 4 additional parking spaces on the project site. This makes a total of 14 guest spaces.
 - 1.1.2 This parking is shown in the forest conservation area and where there is a slope.
 - 1.1.3 Implementing this parking will require the development team to renegotiate the Forest Conservation Plan with the Planning Department.
 - 1.1.4 The creation of this parking will cost approximately \$70,000.
 - 1.1.5 Medfield would like the developer to pursue providing this additional parking for the project.
 - 1.1.6 This additional parking and the amended forest conservation plan will need to be amended into the PUD drawings.
- 1.2 Sidewalk: The team recognizes that a sidewalk extension from the entrance way of Skyview development to Falls Road (on the south side of 43rd Street) would help integrate Skyview with the existing neighborhood. However, neither the developer nor the community has the necessary funds to construct approximately

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300 feet span of sidewalk. Therefore, the developer and the Medfield Community will ask the Department of Public Works to implement the proposed improvements. This section of sidewalk is not adjacent to the development team's site.

- 1.3 Steps: The team can not provide steps down through where the utilities will be. Access must be ADA compliant, and the slope is too steep to provide this.
- 1.4 Deck Railings: The deck railings will not be white vinyl. They will be dark (black or anodized metal, or cable). They are shown on the PUD drawings.
- 1.5 Project identification sign: Mark will ask Lee Driskill, the architect, to design an identification sign for the project. This will be reviewed by the community and incorporated into the PUD drawings.
- 1.6 Street lighting on the private road: The architect and developer will select a street light fixture. This will be reviewed by the community and added to the PUD.
- 1.7 Snow Removal:
 - 1.7.1 For the smaller and more usual Baltimore snows, the snow can be handled on site.
 - 1.7.2 If there are larger snows, it can be on site, in the four space parking area, or on the shopping center. Mark needs to check with insurance provisions prior to committing to snow in the shopping center parking lot.
- 1.8 The developer will commit to providing \$18,000 to the community's 501 3c entity. These funds will be used by the community for:
 - 1.8.1 Resolving traffic issues in the community.
 - 1.8.2 Community projects.

2.0 NEXT STEPS

- 2.1 Mr. Kaminski will take this back to the association at their next meeting on April 3, 2006. The goal is to get a clear directive on a support based upon the aforementioned and a conditional letter of support 7-10 business day thereafter.
- 2.2 There are time constraints:
 - 2.2.1 The Land Use and Transportation Committee is scheduled for May 17, 2006.
 - 2.2.2 The team needs a clear understanding about conditions, so they can revise drawings (2-3 weeks) and submit them to the Land Use and Transportation Committee in advance of the hearing.
 - 2.2.3 Therefore, the team needs a clear understanding of conditions of support within 2 weeks. The review of the sign and lights can take a bit longer.



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It is the development teams' understanding that if the aforementioned community issues are addressed, the community will provide a letter of support.

The meeting adjourned at 3:50 p.m.

Please direct additions or corrections to these minutes to STV Incorporated in writing within seven days of their receipt; otherwise, they become our official record of the meeting.

STV INCORPORATED

Susan Williams
Senior Project Manager

SW/sn

cc: All in Attendance
The Honorable Shelia Dixon, President of City Council
The Honorable Mary Pat Clarke, 14th District
The Honorable Belinda Conaway, 7th District
The Honorable Ed Reisinger, Land Use and Transportation Committee, Chairman
Ms. Wanda Watts & Ms Angela Fraser, Council President's Office
Mr. Larry Greene, Councilmanic Services
Mr. Gary Cole, Planning
Ms. Tamara Woods, Planning
Mr. Gary Letteron, Planning
Mr. Lou Manzo, Skyview
Mr. Ed Hitchcock, Gordon Feinblatt
Mr. David Fishman, Gordon Feinblatt
Mr. Lee Driskill, Hord Coplan Macht
Mr. Anthony J. Cortea, Jr., STV
Mr. Al Remy, STV
Mr. Kyle Lauver, STV