

MINUTES

PLANNING COMMISSION

May 6, 2021

The regular meeting of the Planning Commission was called to order on Thursday, May 6, 2021 at 7:15 p.m., 39 Hickory Avenue, Bel Air, Md.

MEMBERS PRESENT: Lois Kissinger-Kelly, Chair
Peter Schlehr, Vice Chair
Donald Coates
Keith Powell
Phil Raub

IN ATTENDANCE: Rowan Glidden, Senior Planner
Kevin Small, Director of Planning
Erin Hughes, Town Commissioner
Charles Keenan, Town Council
Joan Suitt, Recording Secretary

ADMINISTRATIVE MATTERS:

Approval of Minutes

Mr. Raub moved and Mr. Powell seconded the motion to approve the minutes of April 1, 2021, as submitted.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

The motion carried.

NEW BUSINESS:

05P-21-01-SP/SD: Harford Mall - Sears Redevelopment: Review request for approval of a Site Plan and Special Development for a 59,609 Shopping Center Special Development approval for an Outdoor Dining Area (patios). Review request for approval of associated Landscape Plan

05P-21-02-SB: Harford Mall - Sears Redevelopment: Review request for approval of a Subdivision of the existing Harford Mall Lot "Parcel A" to create Lot A-1 and Lot A-2

Mr. Glidden, Senior Planner, reported the applicant is Shops at Harford Mall, LLC. The mall is owned by Harford Mall Business Trust and operated by CBL Associates. Transform Operations, LLC is the organization that holds the lease for the former Sears store and have an interest in the

property as long as the lease is alive. The property is located at 600 Belair Road (Baltimore Pike/US Route 1 - Business). The Harford Mall is on a 33.82 acre site. There is an agreement to limit the development for this project to a 10 acre sub-parcel that was the land lease for Sears operation.

The applicant requested:

1. Site Plan and Landscape approval.
2. Special Development approval because of modifying an existing Shopping Center. The Harford Mall was created before the designation existed and is a grandfathered situation. The Special Development approval is still needed.
3. Special Development approval for an Outdoor Dining area.
4. Subdivision approval to subdivide the existing 33.82 acres into Lot A-1 and Lot A-2 (4.4 acres).

The zoning is B-3, General Business and designated as Commercial which is consistent with the use. Public utilities are provided to the site.

Mr. Glidden informed of a public transit stop / transfer stop which is adjacent to the proposed lot at the rear corner of the existing Sears store. A Concept Stormwater Management plan was submitted and received approval with comments.

Landscaping is required in accordance with Section 165-55.A. The applicant has submitted a landscape plan for the 4.4 acre lot. A public art amenity will be required as project exceeds 10,000 sf. This has not yet been provided and can be discussed.

The Town's Architectural Consultant has reviewed the initial elevation plans and some modifications and corrections have been made. There has been a recent change to the façade that will remain at the Mall after the Sears building is removed. The Architectural Consultant has not seen the plan.

Mr. Glidden stated the applicant is requesting approval to construct a 59,609 square foot one story Shopping Center to replace the current Sears building. The applicant has also requested to subdivide a lot from the current Harford Mall lot that will contain the new Shopping Center - "Shops at Harford Mall." The new lot will have frontage on North Tollgate Road and it was determined to assign the address as 111 North Tollgate Road. Addresses above and below that will be reserved for the future.

Mr. Glidden advised there is a need to discuss the amenity requirement to be provided. The Landscape Plan has been submitted and staff is requiring

consideration be given to landscaping the entire 10-acre sub-parcel. This can also be discussed this evening. There is no Forest Conservation requirement as this was developed prior to enactment of the State legislation.

The Traffic Impact Study analysis was submitted and reviewed by the Town's Consultant and comments have been submitted to the applicant to address. The Town has pointed out that the applicant and/or owner of the balance of the Harford Mall, in coordination with and approval by Harford County Transit, must provide a temporary relocation of the existing Harford County Transit Link stop during construction as well as a final location post-construction.

Mr. Glidden stated a more detailed plan is needed in support of any future request for an Outdoor Dining area, if the patios are to be limited to the use of any tenant(s). The plan currently shows fences around the areas and needs to be adjusted if determined to remain, for at least a 5' wide clear pedestrian pathway around the patios. If limited to one tenant per patio, then a Special Development approval is required.

The architecture will need to be resubmitted to the Town's Architectural Consultant and additional comments may be forthcoming, in particular with the wall to remain on the Mall.

The Subdivision Plan requires easements, reciprocal, private, public or other to address access and utilities throughout the site interacting with the remaining Mall lot. The Town would like to see the drafts of the easements prior to the Town signature on the final re-subdivision Plat. The final Plat must be recorded in the land records of Harford County, along with all applicable easement documents prior to issuance of the building permit to The Shops at Harford Mall. The new owner of the lot may then sign the building permit application.

Mr. Glidden advised comments were received from agencies. Harford County Planning and Zoning had no comment.

Listed are recommendations for each of the approvals.

Chair Kissinger-Kelly called on representatives for the project.

Mr. Joseph F. Snee, Jr., 112 S. Main Street, Bel Air, Md., is the attorney on behalf of The Shops at Harford Mall, LLC. Mr. Snee advised of a PowerPoint presentation. Also attending is Jay Douglas, Developer from S.J. Collins Enterprises, Jeff Smith, Engineer from Kimley-Horn and Mark Keeley from Traffic Concepts.

Mr. Douglas, 5 SW Board Street, Fairburn, GA., advised the company has created 60 first class grocery/shopping centers throughout the east coast. Mr. Douglas stated retail defines the communities and neighborhoods and are pleased to be in Bel Air working with the Commission and the Town.

Mr. Snee showed an early slide of the property as a racetrack and Aegis articles of the opening of the Harford Mall with 48 stores. Mr. Snee advised Sears has been vacant since early 2020 and the Mall property was inventoried with 46 stores in use, 24 vacant, 2 kiosks in use with 10 vacant. Images of Sears from several viewpoints were shown that also included the bus station, elevations, and loading area. Mr. Snee will be working with Harford County Transit Link for relocation.

Other slides shown were the 10 acres with Sears, mid-section of the Mall, Macy's Department & Furniture location and parking. The property is zoned B-3 and shopping centers/supermarkets are subject to Special Development. Mr. Snee advised their engineer has met all of the B-3 requirements.

Mr. Snee noted malls always have anchor stores and are struggling because of the e-commerce and Amazon effect. It is critical for these centers to readapt to compete.

Mr. Douglas displayed the current use for the property and what it can be to include a high end grocery store.

Mr. Raub asked if the grocery store name could be shared. Mr. Douglas could not share but informed a lease was signed last week.

Mr. Douglas notified adjacent to the grocery store will be 19,000 - 20,000 sf of service and food oriented establishments that will drive traffic and perform well. These will bring energy to what is currently at the Mall.

Mr. Coates asked for percentages of increase vs staying the same when doing these projects. Mr. Douglas cannot speak what is going on within the Country but appears to be a necessary part of any traditional mall and we believe in our project.

Mr. Douglas further showed elevations, canopies and mixed uses closest to the entrance to the mall. The façade at the mall entrance will have to be refaced and will work with the Town to meet expectations. Mr. Douglas stated this project will be the catalyst to the mall and the area for visions in the years to come.

Mr. Jeff Smith, 1801 Porter Street, Suite 401, Baltimore, Md. 21230 reviewed the Civil Plan, Subdivision Plan, Parking Plan and Pedestrian Access Plan. Mr. Smith will continue to talk with the Town's Planning &

Zoning Department. The Site and Utility Plan shows the existing plan and will connect on site.

Mr. Smith informed the loading area has a closed gate with walls at the rear of the area for a truck path. The two dumpsters will have a cinderblock enclosure with a gate.

Mr. Smith reviewed the Landscape Plan and plant schedule. The plan does not show the extra trees after speaking to the Planning Department. More trees will be placed on the North side. Mr. Smith also reviewed the proposed Signage Plan.

Mr. Mark Keeley, 7525 Connelley Drive, Hanover, Md. displayed the Traffic Impact Study and informed the analysis was completed in 2019 before COVID at Boulton/Tollgate and US 1 & Rt. 24. Not counted before COVID was Rt. 24 and Boulton but added a 14% factor. The two access points at Boulton and at Tollgate were looked at. Mr. Keeley stated all intersections worked but there were queuing issues and looked at US 1 at Tollgate that is a split phase. Mr. Keeley proposes to keep the existing left turn lane with no signal change and add striping and signage. There were no huge technical concerns from the County's Consultant but will submit a letter. Mr. Keeley is waiting for comments from the State. Another improvement at US 1 and Tollgate for pedestrian accessibility is a signaled crosswalk with a push button that is ADA compliant. Mr. Keeley further reviewed intersections, vehicle stacking and access points.

Mr. Snee informed the economic impact was analyzed:

- 228 permanent jobs created
- 267 temporary construction jobs
- \$21 million direct investment
- \$29 million total investment
- \$30,800 current taxes
- \$100,000 - \$150,000 future estimated taxes

Mr. Douglas thanked the Town of Bel Air and commented on the incredible efforts of the staff. Mr. Douglas addressed the following conditions:

1. Staff asked to minimize asphalt but it is necessary to get the trucks in and out. We have increased trees along the Tollgate entrance and asked for the Site Plan to be approved as shown without additional green space at the loading area.
2. Traffic Study - improving the pedestrian crosswalk on the southside of US 1 & Tollgate. Staff has requested the same pedestrian

improvement at Boulton & Gateway and we are asking not to improve that area.

Mr. Raub stated Boulton & Gateway is the area with more pedestrian traffic rather than Tollgate at Rt. 1. Many Town citizens live in condominiums that would potentially walk to the mall. Mr. Douglas stated if that is the greater concern, we can work on the northern end instead of US 1.

Mr. Douglas advised the pedestrian crosswalk that runs on the North side up to Gateway should be placed in the future. That parcel is being retained by Harford Mall and not being purchased or part of this proposal. The Town would like to see the areas come up to code sometime in the future. Mr. Douglas informed our development will be the catalyst for the Mall and as those developments come along the areas will be improved. Mr. Douglas notified the discussion on placing a Performance Bond is unfortunate because of not controlling those areas. The placing of a bond is outside of our control and Mr. Douglas requested the concept of a bond be lifted from the project.

Mr. Raub asked Staff about the priority of updating the pedestrian walkway on US 1 as opposed to Gateway & Boulton. Mr. Glidden stated the Town was looking at either/or. The Town has the same concerns for Boulton & Gateway and mentioned the connection to the Ma & Pa Trail. The Town understands the developer's position of purchasing only 4.4 acres, however the Mall is currently one lot and one shopping center and considers it as one shopping center both before and after this redevelopment.

Mr. Raub inquired how is the value defined on the other intersection for pedestrians. Mr. Glidden stated there is currently a number of residential developments along Tollgate Road and would be more of a direct access to the grocery store. Mr. Glidden also mentioned the Bel Air Overlook project with mixed uses at the old Bel Air Auction site and sees a greater pedestrian/bicycle use.

Mr. Coates asked for the percentage on the Art Amenity. Mr. Glidden believes it is 1/2 % or \$10,000.

Mr. Coates is concerned the Mall was not included in this meeting to say how they vision the wall with requirements. Mr. Glidden stated the Mall signed the application of the owner and authorized them to make the proposal which incorporates all the upgrade requirements on the site. Mr. Coates feels the Mall should be here to discuss the Boulton Street access because it is their responsibility.

Mr. Small, Director of Planning stated the improvements at Boulton & Gateway could be included in the proposed Bond for other parts of the Mall

and be under obligation to make the improvements. Mr. Coates has concern about being on the hook for a number of years and paying every year. Mr. Small stated the Planning Commission can determine if the Bond is necessary.

Mr. Glidden advised the question is how will the developer make the exterior wall look after tearing down the building?

Chair Kissinger-Kelly asked if the Mall was aware of the meeting. Mr. Glidden advised a letter was sent to the Mall property owner.

Mr. Keenan, Town Council notified the Mall is the current owner. Mr. Coates feels the Commission needs to look at the redevelopment and what remains.

Mr. Keenan asked if there is a lease with the Mall. Mr. Douglas stated there is a condition to sell. Mr. Keenan commented then it is not finalized and the terms are not understood. Mr. Douglas advised Sears holds the lease until the end of September and understands your point.

Mr. Douglas informed during discussions with the Mall concerning the façade, the Mall will comply with requirements of the Town as needed. Mr. Keenan stated the Town needs to hear the Mall say that. Mr. Small advised they are speaking for the Mall. Mr. Keenan asked Mr. Douglas, are you speaking for the Mall and did they commit to meeting the architect requirements. Mr. Douglas stated yes and the Mall is committed to meet code. Mr. Douglas further stated this could be approved on the condition that the façade meets architectural guidelines. Mr. Glidden notified as part of the application process; the staff requires the landowner provide authorization to the developer in writing that they are acting on their behalf. Mr. Keenan advised if the Mall is committed to do certain things, it should be a condition that the Planning Commission approves.

Mr. Douglas stated because this is a current project with improvements you are conditioning your approval upon the Mall meeting all code requirements on the façade. Mr. Douglas believes this is an appropriate condition for the Commission at this time.

Mr. Douglas again reviewed the additional sidewalk to the North, landscaping improvements and the Bond. Mr. Douglas stated the Bond is not necessary because when the Mall comes to the Town with additional sales/development, you hold the key to the gateway.

Mr. Charles Dawson, Associate Engineer for the Department of Public Works, advised when you demo Sears, you are the contractor and have to put the façade back per the contract. Mr. Douglas stated as part of the

application we are proposing, there are actually two walls back to back and the exposed wall becomes the face at the center. Mr. Dawson stated you keep saying the Mall is responsible but the contractor has responsibility. Mr. Douglas stated we demo the building and the Mall will have their own contractor. Mr. Dawson wanted clarification if you are doing the demo under one permit and the façade to be completed under another permit. Mr. Douglas asked Mr. Smith if the façade is a separate permit. Mr. Dawson stated technically when being subdivided off from the developer, it has nothing to do with the Mall. Discussion continued regarding both intersections. Mr. Small advised if you want to switch intersections and do the improvements at Boulton & Gateway, the Planning Department would not object.

Mr. Schlehr asked what type of glass is being used. Mr. Douglas informed of being low heat, high efficiency with minor tint. Mr. Schlehr wanted information on the rooftop mechanical equipment. Mr. Smith stated we are not at that point but will be per Town code.

Mr. Schlehr informed vendors use the parking lot and asked what will happen to them. Mr. Douglas advised they will not be within our area and would have to be placed somewhere else on property.

Chair Kissinger-Kelly suggested some type of sculpture or water feature be considered outside near the eatery area. Mr. Douglas notified we are currently evaluating where the art amenity will be placed and is open to suggestions. Mr. Douglas advised the amenity will be presented to the Town.

Chair Kissinger-Kelly asked for clarification on the change in tree selection. Mr. Douglas advised there will be an increase of vegetation on the Northern route so the truck access area is not so visible.

Chair Kissinger-Kelly asked for operating hours. Mr. Douglas informed that has not been determined and be a case by case basis. Chair Kissinger-Kelly inquired about delivery hours. Mr. Douglas stated two deliveries per day that is code.

Chair Kissinger-Kelly wanted to know more on the dumpsters. Mr. Douglas advised they are concrete with wooden gates and have a pedestrian door.

Chair Kissinger-Kelly called for comments from those attending.

Amy Chmielewski, 414 Giles Street, Bel Air, Md. advised this is a fantastic project for the Town that will bring employment and improve economic development.

There were no other comments.

Chair Kissinger-Kelly called for a motion for approval on the Subdivision, Site Plan, Special Development and Landscape Plan.

Subdivision

Mr. Raub moved and Mr. Powell seconded the motion that approval of the preliminary Subdivision Plan is conditioned on:

1. Prior to Building Permit Application, submission of a Final Subdivision Plat for signature incorporating comments of the Staff Report dated April 29, 2021, and comments from:
 - a. Harford County Health Department letter dated April 23, 2021
 - b. Bel Air Public Works memo dated April 29, 2021
 - c. Bel Air Department of Planning & Community Development comments:
 - 1) Revise the Subdivision Plat
 - a. Show front yard setback lines.
 - b. Correct notes.
 - c. Depict all existing and proposed easements.
2. Prior to Building Permit issuance, recordation of the Final Subdivision Plat along with any easement documents, and any other required documents to be recorded, amongst the Land Records of Harford County.

Ayes: Mr. Coates, Mr. Raub, Mr. Powell, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

The motion carried.

Site Plan

Mr. Raub moved and Mr. Coates seconded the motion that at a minimum, approval of the preliminary Site Plan is condition on the following:

1. Prior to Building Permit Application, submission of a Final Site Plan for signature incorporating comments from the Staff Report dated, April 29, 2021, and comments from:
 - a. Harford County Fire Department.
 - b. Harford County Health Department.
 - c. Harford County Soil Conservation District.
 - d. Town traffic consultant (and as revised).
 - e. Town architectural consultant (and as revised).
 - f. Town Police Department.
 - g. Pending comments from Harford County and MD-SHA on the traffic impact study.

- h. Bel Air Public Works memo dated April 29, 2021.
- i. Bel Air Department of Planning & Community Development comments:
 - 1) Revise Site Plan.
 - a. Complete the Owner's Certification block.
 - b. Complete the Engineer's Certification block.
 - c. Address other minor comments.
 - 2. Prior to issuance of a demolition permit for the existing building relocate the existing transit stop.
 - 3. Prior to approval of utility construction drawings address comments from Maryland American Water.
 - 4. Prior to issuance of the final Use and Occupancy permit:
 - a. Complete all site work on the Final Site Plan to include:
 - a) Final relocation of transit stop.
 - b) Complete refinishing work on exposed building façade of Mall.
 - c) Landscape installation.
 - d) Satisfaction of the Amenity requirement of 165-118.E.
 - e) Installation of, or bonding of, improvements to the parking lots within the 10-acre tax parcel northwest and southeast of the development site.

Ayes: Mr. Coates, Mr. Raub, Mr. Powell, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

The motion carried.

Special Development for the Shopping Center Use

Mr. Raub moved and Mr. Powell seconded the motion to approve the Special Development for Shopping Center Use based upon the following findings of fact and per the Staff Report dated April 29, 2021. The applicant has adequately demonstrated that the proposed Shopping Center Use:

- [a] The project provides a unified arrangement of buildings, service areas, parking and landscaped area.
- [b] The project is designed with regard to the topography and other natural features of the parcel.
- [c] Materials, massing and façade design for the project are harmonious with the character of the neighborhood.
- [d] The internal circulation system is designed to minimize through traffic and traffic conflicts within the project.

- [e] Safe pedestrian movement and the provision of pedestrian walks within the parking lot and surrounding the building perimeter is considered in the vehicular plan.
- [f] All establishments have vehicular service access either from an individual service drive or from a common service yard.
- [g] All such service areas, loading, trash removal, compaction or similar activities are segregated from public areas and screened from public view.
- [h] Any part of a lot not used for buildings or other structures or paved for off-street parking, loading and maneuvering areas, drives and pedestrian walks or incidental outside storage are landscaped and property maintained.
- [i] All parking lots, loading areas and outdoor storage areas are separated with buffer yards of at least 10 feet from any adjacent residential districts. Parking is adequate for peak demand for the existing and proposed uses at the time of application based on a parking study.

Ayes: Mr. Coates, Mr. Raub, Mr. Powell, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

The motion carried.

Landscape Plan

Mr. Raub moved and Mr. Coates seconded the motion that the approval of the Landscape Plan is conditioned on the following:

1. Revise the Landscape Plan to include:
 - a. Landscape Plan Certification blocks.
 - b. Adequate screening of rear of building.

Ayes: Mr. Coates, Mr. Raub, Mr. Powell, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

The motion carried.

Mr. Snee requested the Planning Commission remove item 4a (e) on the Site Plan recommendation (page 9) regarding the Bond.

Mr. Raub asked do we need the bonding provision to require them to upgrade the intersection.

Mr. Coates feels the bond is good business sense to fix Boulton and Gateway. Mr. Powell noted earlier you did not want the bond. Mr. Coates clarified that was concerning Tollgate & US 1 and will need the bond for Boulton and Gateway.

Mr. Keeley commented not necessarily, we can just do the work if that is the condition of approval.

Mr. Raub advised it is subject to the Use & Occupancy permit.

Mr. Glidden earlier notified the entire Mall is one Shopping Center and a portion of the Mall is being modified. The Town could have imposed per the code requirements for them to upgrade the entire 33 acre site as part of this development. Mr. Glidden informed because of a tax parcel differentiation for the 10 acres, the Town used discretion to limit the upgrade to the current standards for the parking lot, landscaping and pedestrian work to the 10 acres.

Mr. Coates stated if not doing Tollgate & US 1 and going with Boulton & Gateway this will be in their control because that is what we want.

Mr. Glidden advised the recommendation to make the improvement at Tollgate & US 1 was part of the Traffic Study and not a requirement the Town imposed.

Mr. Coates moved to amend the Traffic Study by taking out the improvements to Tollgate & US 1 and replace the improvements for the intersection at Boulton & Gateway based on code requirements of the Town of Bel Air.

Mr. Snee advised that would be the elimination of 4a (e). Mr. Coates stated if the Town is happy with not having a Bond Performance to do this, I have no problem with that.

Mr. Raub advised we need to specify that the work would apply to Boulton & Gateway and eliminates Tollgate & US 1.

Mr. Snee stated we are asking to eliminate 4a (e) and substitute to do crosswalks at Boulton & Gateway.

Mr. Raub advised it should be stipulated in-lieu of the Bond you have the Use & Occupancy permit.

Mr. Glidden notified 4a (e) is actually related to the bonding requirement as opposed to requiring the installation of the improvements to the parking lots North and South on the Sears parcel.

Mr. Coates stated if they upgrade the intersection at Boulton & Gateway and put in the sidewalk from Boulton to behind the Garden Center they would meet the requirement.

Mr. Douglas stated different things are being discussed.

- Replacing the requirement to improve the intersection at Tollgate & US 1 with Boulton & Gateway. Mr. Douglas advised we are happy to do this based on what the Commission prefers.
- Removing the 4a (e) condition and have the requirements of a bond for future improvements on property owned by the Harford Mall Trust.

Mr. Coates stated I have no problem with eliminating that as long as you improve the Boulton & Gateway intersection and provide a sidewalk. Mr. Douglas stated we are unable to install the sidewalk as it would eliminate parking spaces and is outside of our ability to perform.

Chair Kissinger-Kelly reported the Commission is designating the intersection improvement.

Mr. Powell asked with eliminating 4a (e) where is the reflection.

Mr. Glidden notified it would fall under their Traffic Study 1 d addressing those comments. The Traffic Consultant can specify in the comments that it would be the improvement in-lieu of the one they recommended. Mr. Glidden recommends adding that to 1 d and if eliminating 4 a (e) that also needs to be done.

Mr. Coates revised the motion to remove the intersection improvements on Tollgate & US 1 and replace with the intersection improvements on Boulton & Gateway per Town code and insert that in 1 d of the Traffic Study. In addition, to eliminate 4a (e) installation of, or bonding of, improvements to the parking lots within the 10 acre parcel Northwest and Southeast of the development site. Mr. Raub seconded the revised motion.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

The motion carried.

OLD BUSINESS:

Approval of the Revised Draft Update to the Powers and Duties

Mr. Glidden distributed the final version of the Powers and Duties.

Mr. Raub moved and Mr. Schlehr seconded the motion to approve the final version of the Powers and Duties.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

The motion carried.

MISCELLANEOUS:

Project Status Update

Mr. Glidden reported the following:

- Legacy at Gateway, Phase II - passed inspection on landscaping.
- Upper Chesapeake Medical Cancer Center - expects application for permit.
- Upper Chesapeake Medical parking - passed inspection on landscaping.
- 20 N. Main Street - have permit, not sure when construction will start.
- Bel Air Assisted Living - applicant working through concerns, permit is on hold.
- Upper Chesapeake Medical Support Services - building permit application not received. Doing site preparations.
- Upper Chesapeake Medical Ambulatory Surgical - building permit application not received.
- Corbin Ice & Fuel - building permit issued but have not picked up.
- Tower Restaurant - have not submitted Final Site Plan for signature.

Chair Kissinger-Kelly inquired about:

- properties across Hickory from the library. Mr. Glidden informed there has been some conversations but no submission.
- property on S. Main Street and Bailey's Lane - no further response.
- property on Bond Street and Churchville Road - nothing formally submitted. Mr. Coates recommends that intersection be reassessed. Mr. Small advised in the Traffic Study four years ago, the Town proposed having both lanes go straight. Mr. Small advised there is pedestrian problems there also.
- Thomas Street chicane - plans to improve the road, need to find funds.

ADJOURNMENT:

The meeting was adjourned at 9:10 p.m.