

Attachment # 2
Re: Galloway Ridge
(2 pgs)

Attendees: Sue Schwartz
David Henry
Kurt Lent


1. The owners, designers and real estate agent representing the proposed 'Dogwood Animal Hospital and Pet Resort' presented their site development plan. The project is located north of Jack Bennett Road on the east side of 15-501. Included is a veterinary hospital building and a future boarding kennel building.

The buffers on all sides of the property were in accord with the Design Guidelines. There are no exterior dog runs in the design and no dogs will be boarded outside. The buildings are said to be designed to address noise containment. Lighting design was noninvasive and waste holding areas were screened from view. Signage is a pedestal type at the main entrance and is acceptable.

It is suggested that the Planning Board give attention to the following unresolved features of the plan:

- A. The project entry drive was drawn overlapping the neighboring property line on the south. This is subject to change if "negotiations with the adjacent property owner do not work out".
- B. The on-site waste water disposal design is not worked out yet. The building may have to be resituated on the site to accommodate a waste water design.

THE PLAN IS RECOMMENDED TO THE PLANNING BOARD AS ACCEPTABLE. The two above noted concerns should be finalized to the satisfaction of the Planning Board.

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2. Jason Cronk presented the new signage design for Galloway Ridge at Fearington. The new Galloway Ridge sign is proposed to be on the SE corner of the intersection of the new project entrance road connection (Weathersfield Road) with 15-501. The design is consistent with the existing trellis-topped sign on the NE corner of the same intersection which, in turn, is in use at the Fearington Village main entrance.

THE APPEARANCE COMMISSION LIKES AND APPROVES THE SIGN DESIGN AND SUGGEST THAT THE PLANNING OFFICE VERIFY THAT

THE SIGNAGE AREA (4'-10" x 13' -4" EACH) CONFORMS WITH THE SIGNAGE ORDINANCE,

3. George Farrell, Jr. returned with the old, original, site plan for the property in the vicinity of "Handy Andy" north of highway 64 East, adjacent to Bob Horton Rd. The applicant wishes to revert to this previously reviewed and approved (by the Appearance Commission) plan. The "original" plan is the one that includes mini-storage on the southeast corner and a boat / RV exterior sales area adjacent to the storage buildings and boat storage on the rear, northeast side of the property. There is one pedestal sign at the entrance and no flag poles. No development plan is proposed for the southwest side of the property, where Handy Andy Truck Accessories is now located. When plans are made for the development of the unaltered sections of the property, the conditional use application and plan will have to be resubmitted.

THE PLAN HAS BEEN PREVIOUSLY REVIEWED BY THE APPEARANCE COMMISSION AND NO ADDITIONAL COMMENTS ARE ADDED AT THIS TIME.

All motions, as represented in caps above, were unanimously approved by the Appearance Commission. members in attendance.