

## Background Materials – April 11, 2022 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 4/8/22

**Cable Access Channel 15 – Cable Access Channel 15** – The Cable Studio has indicated that this meeting will be live streamed on Channel 15.

### AGENDA ITEM #1: Open Comment Period

This 10-minute period is set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy posted on the Town of South Hadley Planning and Conservation Department webpage here: [Policy-on-Open-Comment-Period---As-Adopted-2021-03-08 \(southhadley.org\)](https://www.southhadley.org/Pages/Policy-on-Open-Comment-Period---As-Adopted-2021-03-08)

**Action Needed:** Allow members of the public to offer comments to the Board.

### AGENDA ITEM #2: Minutes

Planning and Conservation Coordinator Colleen Canning will forward the minutes of the March 28, 2022 meeting.

**Action Needed:** Vote to approve the minutes.

### AGENDA ITEM #3: Correspondence

A list of correspondence received is attached.

**Action Needed:** No action needed.

## 6:30 PM AGENDA ITEM #4: Special Permit and Stormwater Management Permit Public Hearing Continuance – Elnk Corporation, 7 Gaylord Street

The proposed project is for the expansion of an existing manufacturing facility and will include demolition of an existing 17,500 building on the east end of the site, construction of a new 17,900 SF facility and loading dock in the same location, construction of ink material storage tanks (“tank farm”) and an associated spill containment area, and re-paving of the site to accommodate truck deliveries. The expansion of an existing industrial facility requires Site Plan Review.

The site is located within the Industrial B Zoning District. “Other manufacturing uses commonly considered hazardous or noxious, as provided in Article VII” require a Special Permit. Per 255-28 Noxious Industrial Uses, noxious or hazardous uses permitted within the Industrial B zoning district allowed by Special Permit are listed. The chemicals identified by the applicant for use in the expanded manufacturing processes and to be stored on site in the tank farm qualify as “other enterprises or uses commonly regarded as hazardous or offensive” within 255-28 and trigger a Special Permit application and approval.

The project requires a Stormwater Management Permit because per Chapter 200, all construction projects disturbing 1 acre or more of land require such.

The following is a summary of the Public Hearings conducted, links to new materials submitted by the applicant since the 3/14/22 hearing, and links to the peer review report on those new materials. At the upcoming 4/11/22 Public Hearing, the applicant’s design team will give a detailed presentation responding to comments received at previous public hearings, including review of the new materials submitted since then (see links below), as well as the peer review findings. Our peer review consultants from Weston and Sampson as well as South Hadley Fire District #1 representatives will be in attendance to offer comments and respond to questions.

### **Public Hearing timeline to date:**

2/7/22	Public Hearing opened; Elnk representatives presented an overview of the project and application materials; Board asked questions; no public comment submitted; Board voted to engage peer review; motion to continue hearing until 2/28/22.
2/28/22	Hearing continued; contract for peer review with Weston and Sampson had been executed and were awaiting response.
3/14/22	Hearing held; peer review team from Weston and Sampson presented their review of application materials submitted thus far; public comment taken; motion to continue hearing until 3/28/22.
3/28/22	Hearing continued without discussion to 4/11/22 to await peer review of additional Elnk submittals

All application materials and project plans are online here:

<https://www.southhadley.org/1164/11004/Gaylord-Street-7---Redevelopment-2022?activeLiveTab=widgets>

**NEW materials received from Elnk since 3/14/22 Public Hearing continuance:**

DOCUMENT	ONLINE POSTING
Architectural Concept Plans & Renderings	<a href="https://www.southhadley.org/DocumentCenter/View/9269/Architectural-Concept-Plans-and-Renderings---Elnk-03-16-2022">https://www.southhadley.org/DocumentCenter/View/9269/Architectural-Concept-Plans-and-Renderings---Elnk-03-16-2022</a>
Site Plan Set, Rev2	<a href="https://www.southhadley.org/DocumentCenter/View/9353/Site-Plan-Set---Rev2-03-25-22">https://www.southhadley.org/DocumentCenter/View/9353/Site-Plan-Set---Rev2-03-25-22</a>
CAI-Danvers Incident Response by Elnk	<a href="https://www.southhadley.org/DocumentCenter/View/9357/CAI-Danvers-Incident-Response">https://www.southhadley.org/DocumentCenter/View/9357/CAI-Danvers-Incident-Response</a>
Fig. 1 500-foot Radius Map	<a href="https://www.southhadley.org/DocumentCenter/View/9358/Figure-1---500-Foot-Radius-Map">https://www.southhadley.org/DocumentCenter/View/9358/Figure-1---500-Foot-Radius-Map</a>
Drainage Report, Rev	<a href="https://www.southhadley.org/DocumentCenter/View/9354/Drainage-Report---Elnk-Rev-03-25-22">https://www.southhadley.org/DocumentCenter/View/9354/Drainage-Report---Elnk-Rev-03-25-22</a>
Emergency Response Plan Rev F	<a href="https://www.southhadley.org/DocumentCenter/View/9352/Emergency-Response-Plan-950-1028-REV-F---Rev-03-25-22">https://www.southhadley.org/DocumentCenter/View/9352/Emergency-Response-Plan-950-1028-REV-F---Rev-03-25-22</a>
MSDS Sheets	<a href="https://www.southhadley.org/DocumentCenter/View/9314/MSDS-Sheets---Elnk-03-23-2022">https://www.southhadley.org/DocumentCenter/View/9314/MSDS-Sheets---Elnk-03-23-2022</a>
Elnk Response to SH Fire Dept. Comments	<a href="https://www.southhadley.org/DocumentCenter/View/9409/Elnk-Response-to-SH-Fire-Department-Comments---Corrected-03-25-22">https://www.southhadley.org/DocumentCenter/View/9409/Elnk-Response-to-SH-Fire-Department-Comments---Corrected-03-25-22</a>
Tank Specifications for Structural Integrity	<a href="https://www.southhadley.org/DocumentCenter/View/9360/Tank-Specifications-for-Structural-Integrity---Elnk-03-25-22">https://www.southhadley.org/DocumentCenter/View/9360/Tank-Specifications-for-Structural-Integrity---Elnk-03-25-22</a>
Transportation Figure	<a href="https://www.southhadley.org/DocumentCenter/View/9410/South-Hadley-Comprehensive-Plan---Transportation-Fig-7-1-04-15-09">https://www.southhadley.org/DocumentCenter/View/9410/South-Hadley-Comprehensive-Plan---Transportation-Fig-7-1-04-15-09</a>

**Peer Review Reports:**

Weston and Sampson Peer Review Report, 3/14/22

<https://www.southhadley.org/DocumentCenter/View/9256/Elnk-Peer-Review-Report--March-14-2022-Presentation-Weston--Sampson-03-15-2022>

**NEW** Weston and Sampson Peer Review Report – Additional Review, 4/1/22

<https://www.southhadley.org/DocumentCenter/View/9394/Elnk-Peer-Review-Report---Additional-Review-Weston-and-Sampson-4-1-22>

**NEW** Elnk Response to 3/14/22 Peer Review Report

<https://www.southhadley.org/DocumentCenter/View/9408/Elnk-Response-to-Peer-Review-Report-Narrative---Corrected-03-25-22>

**Departmental Comments:** See attached document. In addition to the comments in the attached document, Fire District #1 met with Elnk representatives on 4/7/22 to review the design and address Fire Department questions. *In response to that meeting, additional information is needed from Elnk to address Fire Department requests.*

**Status of Notice of Intent Application with Conservation Commission:**

The Conservation Commission held a Public Hearing continuance on 4/6/22. Additional information regarding the demolition plan was submitted for the Commission’s review. The hearing is continued to 4/27/22 to allow time for review of all of the additional materials submitted by the applicant.

**Director’s Recommendations:**

Special Permit and Site Plan Review – At this time, the standards that have outstanding revisions include 255-129 (A) 6, 7, 8, 9 as indicated below. I recommend the Board discuss the status of compliance with each of the Special Permit and Site Plan Review Standards (spreadsheet attached) to assess project conformance.

6	<b>Provide safe access for fire, police, and other emergency vehicles.</b>	Outstanding items/revisions requested by FD#1 in their meeting with Elnk on 4/7/22. Awaiting final response and approval from FD#1 for plan revisions.
7	<b>Provide adequate water, drainage, and waste disposal systems</b> without causing significant harm to any natural water system or overloading any public water, drainage, or sewer system, or any other municipal facility.	<p>Per peer review report dated 4/1/22, Stormwater Management Permit standards mostly met with the exception of a long-term operation and maintenance plan (Standards 8 and 9). Request signed agreement with Fuel Services regarding shared stormwater infrastructure.</p> <p>Processes and best management practices for loading and unloading of chemicals at tank farm, delivery into building, and use within the building appear to still not be fully documented in submittal materials. Outstanding items/revisions requested by FD#1 in their meeting with Elnk on 4/7/22. Design plans still under revision related to such.</p> <p>Peer Review Report dated 4/1 – seeking confirmation that tank farm pumps are piped to tanks.</p> <p><i>Where are these processes and BMPs codified and how are they regulated to ensure compliance?</i></p>
8	<b>Not cause significant traffic congestion, impair pedestrian, or bicycle safety, or overload existing roads, sidewalks, and trails,</b> considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.	<p>Outstanding items/revisions requested by FD#1 in their meeting with Elnk on 4/7/22 related to shared driveway with Fuel Services.</p> <p>Plans C.5 and C.5.1 need clarification – truck turning radius for Fuel Services deliveries appear to show alignment through a fence and building?</p> <p>Peer Review Report dated 4/1 – suggests signed agreement for shared driveway as Special Permit condition.</p>
9	<b>Not result in excessive air, water, noise, or light pollution, or create any other public or private nuisance;</b>	<p>Applicant is required to seek state and federal air quality management permits. MassDEP has confirmed they are coordinating with the applicant.</p> <p>Peer Review Reported dated 4/1 – Suggested requesting Town copied in emissions notifications to DEP.</p> <p>Recommended perimeter monitoring for VOCs or other HAPs to confirm closed loop system functioning properly.</p> <p>Final SOP for toluene tank venting as Special Permit condition.</p> <p><i>Where are these processes and BMPs codified and how are they regulated to ensure compliance?</i></p>

Stormwater Management Permit

Per peer review report dated 4/1/22, Stormwater Management Permit standards mostly met with the exception of a long-term operation and maintenance plan (Standards 8 and 9). Request signed agreement with Fuel Services regarding shared stormwater infrastructure.

Revised plan sets include covered tank farm delivery area. Processes and best management practices for loading and unloading of chemicals at tank farm, delivery into building, and use within the building appear to still not be fully documented in submittal materials. Outstanding items/revisions requested by FD#1 in their meeting with Elnk on 4/7/22. Design plans still under revision related to such.

Peer Review Report dated 4/1 – seeking confirmation that tank farm pumps are piped to tanks.

**Recommended Motion:** *Continue the Public Hearing until 4/25/22.*

**Action Needed:** Hold the Public Hearing. If the Board closes the Public Hearing, a Decision must be made within 90 days and filed with the Town Clerk.

### 7:00 PM AGENDA ITEM #5: Public Hearing to Update Stormwater Management Bylaw

In 2020 and 2021 with funding from a Municipal Vulnerability Preparedness FY21 Action Grant, the Planning Board worked with a consultant, Scott Turner, P.E. at Environmental Partners, on review of South Hadley's Chapter 200 Stormwater Bylaw. New construction and redevelopment projects that disturb greater than one-acre are reviewed and permitted under Chapter 200. In recent years, new design standards to enhance a sites resilience to climate change (e.g. greater amounts of precipitation) have been promoted at the national level, and incorporated into the NPDES MS4 permit requirements. Thus, South Hadley thru it's MS4 permit requirements is required to update local codes to ensure that: 1) efforts are being made to reduce impervious surfaces in new construction and redevelopment projects; 2) green infrastructure systems are permissible for treating stormwater.

Additionally, we sought to update Chapter 200 so that permitted projects were required to design systems utilizing the most up-to-date climate science and data when sizing and designing stormwater management systems. The revised bylaw requires the use of more recent precipitation data sources such as NOAA Atlas 14 (or most recent), provide for the 24-hour extreme storm duration, and allow for innovative design approaches.

The Planning Board previously held a Public Hearing on April 5, 2021 and recommended submittal of the bylaw amendment to Town Meeting for approval. This Article was scheduled to be on the 2021 ATM Warrant but due to COVID, the Selectboard striped the Warrant of all non-essential items. As a best practices, we are holding a second public hearing prior to the May 2022 Town Meeting to ensure all are up to speed on the purposes of the requested amendment and have been given adequate notice.

Draft Report to Town Meeting and Annotated Bylaw are online here:

<https://www.southhadley.org/DocumentCenter/View/8621/Article-PB-C---Stormwater-Management-Bylaw-Repeal-and-Replace---with-attachment>

I will present the proposed edits to the bylaw and answer any questions.

**Recommended Motion:** *Move to endorse the Report to Town Meeting for the repeal and replace of Chapter 200 Stormwater Management Bylaw.*

**Action Needed:** Hold the Public Hearing.

### AGENDA ITEM #6: Planning & Conservation Department Report on Planning Projects and Development Updates

**Special Permit – 27 Bardwell Street Condominiums**

A letter was received dated 3/28/21 from Jesse Liu about the status of construction. Please note, the letter was received via email to me on 3/28/22. The Planning Board had granted a six-month extension of the Special Permit on 9/20/21 to 2/28/22 with several conditions. At this time, the project remains behind schedule, with an expected completion date of July 30. This is only the second status report submitted since the extension (other received on 12/20/21).

The Board needs to vote to extend the Special Permit, which currently has expired.

**Town Meeting – May 11<sup>th</sup>**

Two Warrant articles will be before TM for a vote: Endorsement of the 2020 Master Plan Update, and repeal and replace of Chapter 200 Stormwater Bylaw.

[AGENDA ITEM #7: Other New Business \(topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice\)](#)

No new business had been submitted as of today.

## **EINK Special Permit Application – Town Department Comments**

### **New Comments as of March 25, 2022**

#### **Sharon Hart, Director of Public Health, ,3/23/22**

I received a call from DEP, Catherine Skiba, and she identified the pre-permitting meeting with EInk would be for EInk and DEP only. They will make available the minutes of that meeting. I suggest, if needed, we have a “local” meeting with EInk after their meeting with DEP.

### **New Comments as of March 21, 2022**

#### **Captain Houle, Fire District #1, 3/21/22**

The Department of Fire Services has to approve the tank farm design and permit the tanks. The fire department only permits the storage of the flammable liquids. I am not sure if they have applied for the permit from the state yet?

They can use UL-142 tanks with the proper fire suppression systems and vehicle impact protection, which they are planning on installing. the UL-142 tanks are not explosion proof.

Since they are using UL-142 tanks we are asking for the abandoned 3 Mill building to be fire alarmed.

E Ink currently has permits from the FD for storage of flammable liquids. We will have to amend the quantities to account for the new tanks. This will not be done until the project is complete just prior to the tanks being filled.

I can attend the April 11th meeting.

#### **Chief Gundersen, Police Department 3/21/22**

I am going to allow the fire department to respond regarding the tank failure and possible explosion. Regarding a bad actor, yes, any tank holding chemicals are a threat for a terrorist event. My recollection is that this location has 1 tank, but is looking to add 2 more for reclamation? If that is the case, the current threat level we are already experiencing is increased with this added process of recycling the chemicals. This location has not been without current threat to the region given its existing operation.

#### **Sharon Hart, Director of Public Health, via phone 3/17/22**

Director Hart forwarded a link to the plans as posted on the Planning Department website to the Board of Health members and indicated that the Planning Board has requested comments from the Board. She told the Board to let her know if they would like to add the project to an upcoming Board of Health meeting agenda. Director Hart also contacted MassDEP to inquire about permitting requirements from the Board of Health for this project. DEP representatives informed her that the applicant (EInk) has current permits with DEP and is aware that there is a

planned expansion which will require both updating some of their current permits as well as applying for new permits for the tank farm. The DEP representative stated that they will be having a pre-permitting meeting with the applicant (Elnk) to coordinate all permits required by DEP's various divisions. Such a meeting is standard practice and municipal representatives from South Hadley are welcome to attend if it would be useful. Director Hart will likely attend the pre-permitting meeting with DEP.

### **Comments on Peer Review Report, 3/11/22**

#### **Captain Houle, Fire District #1, 3/14/22**

I have reviewed the report. The fire department is requesting that the following changes be made to the original site plan. We have already discussed these items at an earlier meeting.

1. Provide monitored fire alarm protection for the abandoned 3 mill building adjacent to the new tank farm.
2. Reinforce and repair site security. Openings in fences, and open unlocked gates on both ends of the property where this project is located.
3. Provide updated plan showing turn around area for delivery tankers/trucks.
4. Please clarify item #8 (Traffic) Explain how shared drive way with Fuel Services hazards will be addressed. Fuel services enters and exits property daily with several propane and fuel oil tankers.
5. Provide guard rail protection to ramp located next to tank farm.

#### **Mark Gilmore, SHELD, 3/14/22**

SHELD has reviewed the application materials, and we have no objections to the project.

#### **Jeff Cyr, FD#1 Water Department, 3/11/22**

We have no comments

#### **Chief Gundersen, Police Department, 3/11/22**

Reviewed and no comments.

#### **Melissa Labonte, Superintendent, Div. Water Pollution Control, 3/14/2022**

No comments for me.

---

### **Comments on Special Permit Application and Stormwater Management Permit Application**

#### **Chief Gundersen, Police Department**

No comments. 1/25/22

#### **Dave Gardner, Building Commissioner 2/24/22**



During the first review, I heard concerns over water running across the surface at the loading docks entering the stormwater drain, and snow storage capacity. I believe it was mentioned by someone that a roof over the docking area would lessen concerns over runoff. E'ink did not seem warm to that idea. If, under peer review, the same concerns - runoff and snow storage capacity - are raised, a reduction of surface water and an increase in snow storage capacity could be achieved with a canopy constructed to store the snow that falls on that area and diverts water from that roof, which would not, I assume carry the same concerns as parking lot runoff, to a more suitable area. Such a canopy would require a fire suppression system which may allay other concerns as well. Just a thought.

**Dave Gardner, Building Commissioner 2/4/22**

I attended the February 1 draft site plan review meeting. At this time, I have no concerns with the plan as presented that were not raised and noted by others in attendance.

**Sharon Hart, Public Health Director 2/7/22**

BOH requirements: Demolition permit

Also, the BOH requires any/all standing water to drain within 72 hours, during & post construction. Any stormwater detention areas will need to have BOH witnessed soil logs and percolation tests.

**Jason Houle, Captain, Fire District #1 2/24/22**

**Jason Houle**

8:05 AM  
(7  
minutes  
ago)

to me, Dave

Anne

I have concerns over the proximity of the tanks to the abandoned mill building. The building has no fire alarm or fire sprinkler system installed in it. If they were to install UL 2085 tanks this would address the concerns with the abandoned mill building and vehicle impact. UL 2085 tanks are designed to be fire and explosion proof. This would be the safest option in our mind.

If they decide to use standard tanks, we are going to look for a fire alarm system to be installed in the abandoned mill building.

Thank you,  
Capt. Jason Houle  
Fire Prevention Officer  
Fire District 1  
144 Newton Street

South Hadley, MA 01075

(413)533-7112

Cell (413)784-3614

[jhoule@shdistrict1.org](mailto:jhoule@shdistrict1.org)

<p>A. Except in the case of a special permit for changing a nonconforming use or structure, which is governed by § 255-7B, the SPGA must make written findings on the following mandatory standards, requiring that a proposed use will:</p>	
1	<p><b>Comply with all applicable land use district, overlay district, and other specific requirements of this and other bylaws and regulations, and be consistent with the purpose and intent of this bylaw and of the land use district in which it is located;</b></p>
2	<p><b>Be suitable to the surrounding neighborhood and the "Land Use Area" in which it is located.</b> Land Use Areas are identified and described in the section of South Hadley's Master Plan entitled "Land Use Area Vision Statements" (pages 1-10 through 1-19). In making this determination, the Planning Board shall take into consideration any guidance provided by the land use goals articulated in South Hadley's Master Plan, goals articulated in South Hadley's open space and recreation plan, and input from relevant boards, Town officials, and the public;</p>
3	<p><b>Be compatible with existing uses and uses allowed by right in the neighborhood, Land Use Area, and zoning district;</b></p>
4	<p><b>Be compatible with the existing character of the neighborhood and Land Use Area, and/or zoning district.</b> "Character" shall be understood to include prevalent patterns of: site design; setbacks from property lines; amount and location of parking; amount, type, location and quality of open spaces and landscaped areas; amount, type, and location of impervious surfaces; distances and relationships between buildings; density of building(s) relative to land area; building massing; architectural style and detailing; materials; buffering from adjacent uses; traffic volume and timing; noise; odors; and light.</p>

5	<p><b>Be suitable for the property on which it is proposed,</b> considering the property's, scenic, cultural, and historic significance, and its ability to be buffered or screened from neighboring properties and public roads.</p>	
6	<p><b>Provide safe access for fire, police, and other emergency vehicles.</b></p>	
7	<p><b>Provide adequate water, drainage, and waste disposal systems</b> without causing significant harm to any natural water system or overloading any public water, drainage, or sewer system, or any other municipal facility.</p>	
8	<p><b>Not cause significant traffic congestion, impair pedestrian, or bicycle safety, or overload existing roads, sidewalks, and trails,</b> considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.</p>	
9	<p><b>Not result in excessive air, water, noise, or light pollution, or create any other public or private nuisance;</b></p>	
10	<p><b>Not degrade the scenic, rural, or historic character of the Town</b> with structures or other lot features which are deemed visually objectionable in light of prevailing community as reflected in the goals articulated in South Hadley's Master Plan;</p>	
11	<p><b>Be consistent with the South Hadley Master Plan,</b> provided that the Comprehensive Plan provides legally sufficient guidance and that the applicable provision of the Master Plan is not inconsistent with any specific provision of this bylaw;</p>	
12	<p><b>Comply with applicable criteria for site plans under § 255-148.</b></p>	

<p>B. In addition, the SPGA may include in its written findings, where applicable, consideration of any or all the following criteria to be satisfied by the proposed use, building or structure:</p>		
1	<p>For projects involving the <i>removal of existing housing</i>, not adversely affect the availability of affordable housing in the Town;</p>	
2	<p><i>Not have an overall off-site impact that is significantly greater than</i> the overall off-site impact that would be caused by full development of the property with <i>uses permitted by right</i>, considering relevant environmental, social, visual, and economic impacts;</p>	
3	<p>The <i>adequacy and configuration of off-street parking and loading areas</i>, including their nuisance impact on adjoining properties and on properties generally in the district;</p>	
4	<p><i>Harmony of signs and exterior lighting</i>, if any, with <i>surrounding properties</i>;</p>	
5	<p>The <i>location of the site</i>, and <i>proposed buildings or structures</i> thereon, with respect to <i>floodplains and floodways of rivers or streams</i>;</p>	
6	<p>The <i>absence of any other characteristic</i> of the proposed use that will be hazardous, harmful, offensive or will otherwise <i>adversely affect the environment or the value of the neighborhood or the community</i>; or</p>	
7	<p><i>Provisions for energy conservation, for the use of renewable energy sources, and for protection of solar access.</i></p>	

A. Does site plan reasonably fulfill the following objectives:		
1.	<b>Compliance</b> with bylaws, regulations, and Master Plan.	
2.	<b>Integration of site</b> into existing terrain, surrounding landscape, and built environment to minimize disruptions.	
3.	<b>Site design characteristics avoids and minimizes disturbance</b> to natural resources, scenic views, and open space.	
4.	<b>Conforms to Special Permit requirements</b> , if applicable.	
5.	<b>Structures</b> shall be compatible with the character and scale of structures in the neighborhood and zoning district.	
6.	<b>Landscaping</b> shall be an integral part of the proposed site design, and shall enhance the design and arrangement of structures, define usable public and private outdoor spaces, integrate the site into the surrounding landscape, as appropriate, and provide buffering from objectionable or noxious elements both within the site, between the site, and the surrounding area.	
7.	Provide for the <b>convenience and safety of vehicular, bicycle, and pedestrian movement</b> within the site and should provide connections, wherever feasible and appropriate, to adjoining public ways and properties.	
8.	<b>Prevent pollution</b> of surface and groundwater, changes in ground water levels, increased run-off, and potential for flooding; and minimize erosion and sedimentation.	
9.	Minimize and/or mitigate <b>adverse impacts on the Town's services and infrastructure</b> .	
10.	<b>Minimize intrusion of light</b> into adjacent properties and shall minimize excessive night-sky lighting while ensuring adequate light for safe use of the property.	
11.	Place <b>electric, telephone, cable TV, and other utilities</b> underground where physically and environmentally feasible.	

12.	<b>Drainage</b> of the site shall recharge ground water to the extent practical. The peak rate of surface water flowing off-site shall not increase above predevelopment conditions and shall not adversely affect drainage on adjacent properties or public roads or increase turbidity of water flowing off-site.	
13.	To create more walkable and pedestrian-friendly developments, <b>minimum frontage occupancy requirements</b> apply in certain locations to create a sense of enclosure in the streetscape. As used herein, "frontage occupancy" means the percentage of the lot width at the front of the building that must be occupied by the facade of a building.	
B. Modifications to a site plan may be required to ensure the objectives above are fulfilled.		