

Christina Moon

From: Alyssa Miserendino <alyssa@alyssamiserendino.com>
Sent: Tuesday, August 31, 2021 8:26 AM
To: Catherine Dorando
Cc: Christina Moon; Conor Tighe
Subject: Re: 106 Hill Street

Dear Tina and Cathy --

Both Conor and I are in support of the PeeWee Homes project at 106 Hill Street.

Our comments/questions below regard concerns and impact to the area due to water draining issues. While we support PeeWee homes, we would like provisions included and/or requirements removed in the new zoning approval of 106 Hill Street that reflects conscious building - Thus, protecting from further water/draining issues in this area.

1. This area can get quite a bit of water after storms (102, 104, 106 plots). [See photo after rain on July 09, 2021 at 5:30pm](#). It doesn't drain well. We are concerned with the amount + distribution of impervious areas being added to 106 (+ old trees being removed, that currently help with drainage through their root systems). As a result - Can parking not be required, on site, or a condition be added to required parking (such as a previous parking surfaces, or limiting parking spaces to what is necessary) to alleviate this problem? From our understanding most tenants at PeeWee Homes do not own cars and thus this is a superfluous city requirement. As owners at 104 and 102 (with one car total), with the lowest lying area around, the construction at 106 will increase water issues based on old tree growth removal + the amount of impervious area being constructed at 106. Broad Street and Hill Street have never been parked full of cars since I have lived here (2019). Baldwin park brings in parked cars, short term, early mornings and nights during park use. My home office window faces Broad Street, a street which remains empty with the exception of Baldwin park use before and after work, or when the city comes to cut the grass at 106.
2. To piggyback on comment #1; can the communal recreational facilities requirement be removed as Baldwin park is directly across the street from 106? Again the concern is a superfluous added impervious surface to 106.
3. Current plans at 106 show a retaining wall and a large amount of landfill being brought in to support Unit 2 and Unit 3 which would further impact drainage issues on 104. The location of the landfill and retaining wall (directly across from pooling water areas, see photo) will further increase standing water in the areas of 104. How is this being addressed? Are there any engineering requirements and provisions included in the zoning requirement to directly address this issue?

Thank you,
 Alyssa Miserendino

On Mon, Aug 30, 2021 at 12:10 PM Alyssa Miserendino <alyssa@alyssamiserendino.com> wrote:
 Thank you both.

On Mon, Aug 30, 2021 at 12:04 PM Catherine Dorando <CDorando@townofcarrboro.org> wrote:

Hi and thank you! You can send comments to me or email them directly to the Town Council at council@townofcarrboro.org

Thanks so much,

Cathy

Cathy Dorando, MPA, MMC

Town Clerk

301 West Main Street

Carrboro, NC 27510

919.918.7309

www.townofcarrboro.org

Town of Carrboro, NC Website - <http://www.townofcarrboro.org>

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From: Christina Moon

Sent: Monday, August 30, 2021 12:00 PM

To: 'Alyssa Miserendino' <alyssa@alyssamiserendino.com>

Cc: Conor Tighe <ctight@gmail.com>; Catherine Dorando <CDorando@townofcarrboro.org>

Subject: RE: 106 Hill Street

Dear Alyssa,

Good morning. Please send comments via email to myself and/or to the Town Clerk, Cathy Dorando (copied).

With regard to the joint advisory board meeting this Thursday, September 2nd, please use the link below.

Thanks very much,

Tina

Christina R. Moon

Planning Administrator

Town of Carrboro

301 West Main Street

Carrboro, NC 27510

(919)-918-7325

Hello,

Please use the following link to join the Planning Board meeting, September 2, 2021 at 7:30 PM.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://townofcarrboro.zoom.us/j/84364759171?pwd=VlFnTzhwTy9nQnB0UmlCeHhGQm9qUT09>

Passcode: 050466

Or One tap mobile:

+19294362866,,84364759171# US (New York)

+13017158592,,84364759171# US (Washington DC)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 843 6475 9171

International numbers available: <https://townofcarrboro.zoom.us/j/84364759171?pwd=VlFnTzhwTy9nQnB0UmlCeHhGQm9qUT09>

From: Alyssa Miserendino <alyssa@alyssamiserendino.com>

Sent: Monday, August 30, 2021 10:43 AM

To: Christina Moon <CMoon@townofcarrboro.org>

Cc: Conor Tighe <ctight@gmail.com>

Subject: 106 Hill Street

Hi there Tina,

Nice to meet you on Saturday morning.

Could you add Conor and myself to Thursday's meeting? This is a zoom mtg, correct?

Could you share with us, where comments regarding 106 PeeWee homes can be directed to? or will we learn on Thursday about this? Searching the townofcarrboro site I only see input for traffic and bike issues.

Thank you,

Alyssa

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Christina Moon

From: BJ and Jim Higgins <bjjhiggins@msn.com>
Sent: Monday, August 30, 2021 11:23 AM
To: Christina Moon
Subject: Re: Pee Wee Homes

I understand the need to elevate, but think the site is very wet and liable to flood or to develop mold. In the long run, the homes will be wet and moldy. Sorry,
Barbara Higgins

From: Christina Moon <CMoon@townofcarrboro.org>
Sent: Monday, August 30, 2021 10:44 AM
To: 'BJ and Jim Higgins' <bjjhiggins@msn.com>
Subject: RE: Pee Wee Homes

Good morning,

Thanks for your email. We will share your concerns with the applicant.

The proposal is for the homes to be elevated such that the finished floor elevation would be about two feet above the curb line.

Thanks,

Tina

Town of Carrboro, NC Website - <http://www.townofcarrboro.org>

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From: BJ and Jim Higgins <bjjhiggins@msn.com>
Sent: Thursday, August 26, 2021 9:46 AM
To: Christina Moon <CMoon@townofcarrboro.org>
Subject: Pee Wee Homes

I think the small homes are a great idea, but the location that you have chosen is a frequently-flooded area. My business is up Lloyd Street--whenever there is a heavy rain, water pours down the hill and onto that grassy area. It is frequently under a couple of inches of water during a very heavy downpour. I think you need to choose another location, preferably not in an area that is prone to flooding. Otherwise, this well-intentioned project will be a waste of money.

Barbara Higgins
The Clay Centre
402 Lloyd Street

Carrboro
919-967-0314