

Conditions of Approval for Order #152-2014

1. **Zoning Amendment including the map** –amended to include the final dates for the referenced Zoning Map and Site Plan.
2. Authorize the Community Development Director to approve any **additional signs** other than the wall sign as shown in the elevations, in accordance with the current sign provisions for the VC1 District.
3. **Site Plan** – conditions of approval:
 - a. **Final staff review** to assure compliance with the zoning ordinance. Staff met with representatives of CBHA on May 22. As a result of that meeting revised plans were submitted Tuesday, May 27 and are attached to the agenda item. Staff have not had a chance to review the resubmitted plans. Final changes include items such as:
 - 1) Notes regarding any restrictions placed by the Council such as prohibition of horns and buzzers and hours of operation
 - 2) Final landscaping, both installation and mature size
 - 3) Final design of stormwater improvements
 - b. **Temporary Construction Agreement** be executed between the Town and CBHA prior to construction. The Town Manager shall be authorized to execute this agreement.
 - c. **Easement from Falmouth Plaza LLC** for the construction of and use of their property for certain improvements prior to sign off on the Site Plan.
 - d. **A pre-construction meeting** be held with the Public Works and Parks and Community Development staff prior to the start of construction.
 - e. **Performance Guarantee** in an amount acceptable to the Director of Public Works to cover temporary erosion and sediment control prior to the start of construction.