

## **Quinn Documents:**

### **Who's who:**

Victor and Craig Kazanjian: Kaz Brothers (former developer team for the Beck property)

Barney Quinn: Town Engineer

Tom McCarron: Town Attorney

David Bowersox: Property owner's attorney

### **Items of interest:**

Page 14: Larry met with Beck Developers January 12, 2022 at 10:30 am. Colleen took notes. Warrington, Quinn, Breeding were possibly there.

Page 27: Questions asked by potential builders:

How will the town determine the height of the multifamily buildings (concerns about 40' limit). Is there some type of county "concurrency" policy applicable to the town.

Page 30: Town installed the 12" water main line in Center St. Reference to tying into the Town's water system and talk of house connections. "thought you might want to know things are progressing nicely."

Page 33: Ron Thompson comments on 2021-17. Admits master plan does not allow Beck Drive connection.

In the page 70's: Multiple redacted emails between Barney and Victor K. Why is that privileged?

Page 92-93: Discussion about installation of water main, town paying for it, town paying for any damage. Conversations with the Harrisons and Becks.

Page 180: Center St Water Main. Town asking Victor to review for location of proposed house connections (pages C4-C6). In 2020

Page 181: July 6, 2020 Developer submits review of MXD Ordinance and shares his 2 cents on how excessive the process is, particularly how many public hearings there are. Trying to limit public input?

Page 184: Email to Tom from Victor about net vs gross and "incredibly restrictive calculation" which was expressly rejected by the PC.

## Mention of 2017-9 Ordinance

257-259: Victor/Mayor back and forth – Victor’s frustration with the Planning Commission.

Page 260: Victor emails about the town needing to streamline things, not be afraid of the development, etc.

Page 292: Victor insulted the mayor wasn’t at the meeting about the Beck project.

Page 297: Developer asking for a Word file of the MXD Ordinance to make comments directly on the ordinance.

Page 308: Barney to Mayor about Becks not being pleased by his absence at the meeting. Mayor is typically not at pre-app meetings. They wanted stated support before they began the \$100M development. Mayor’s response (pages 320-322: I see it on my calendar. Not sure I planned to be there. Plus we know I don’t approve development.”) Page 330: Not sure I was scheduled to be at the meeting. If overlooked, I apologize. If not, I’m pissed at them. I have not reviewed any project.

Page 362: 2017 Discussion about water. Developers and town staff met with MDE 4 November 2016 (Mike Haufler (Hydroterra), Kaz, Barney). They wanted to make sure MDE was ok with water allocations.

Page 368: Craig asked to chat with Barney about Leishear, wells, and MDE.

Page 400: May 24, 2021: Tom McCarron sends adopted and draft ordinances to David Bowersox for review. 2020-21 (Police force) and 2020-1 MXD. Note: MXD Ordinance full of Victor Kazanjian’s comments.

Page 425: Dec 26, 2019: Victor to town on MXD Ordinance – basically, as written, it isn’t workable, etc.

456-470: Various edits to MXD. Of note:

Page 457: Victor comment: “These open space provisions are unworkable at these high percentages. It effectively eliminates the density bonus of each zone that is entitled to more density. The MXD percentage is too high as well. This is a town center that already has a giant

park directly located off Center Street. There is very little need for additional open space of 10% of the project. In fact, there is no need for additional recreational space. Pocket parks and greenways are part and parcel of these types of development. But, there is no need to make the requirement 10%.

Page 458: Victor's comment: "Not sure what it says in the townhouse regs, but the development of townhouses in the MXD zone should not be governed by the development of townhouses in any other zone. They are totally different "animals". Very little in the existing ordinance should apply to the development of the MXD zone."

Page 461: Victor's comment on Charrettes: Why is this required? There are already multiple design steps to the process that allow the Town and the public to review and comment. Why should an additional step be inserted into the process? This just seems like a gratuitous roadblock to a project.

Page 502: Potential Design Elements Document for "Mount Airy Town Center"

Page 556-557: More commentary from unknown source based on conversations with developer: "here is where in the process I assume Developer's Rights and Responsibilities Agreement would be entered into." Page 564: DRRAs and need for enabling legislation for, but in this ordinance, we'd make accommodation for this in the Pattern Book section perhaps, would protect developer from changes in law after approval of concept plan/water allocation, perhaps changes in APFO (which may be what the first note was about.)"

Page 727: Leslie Dickinson – good catch on the change in ratios for residential and non-residential. Hopefully this was in the final.