|  |  |
| --- | --- |
| **LEVEL III REVIEW (14-526): 65 Munjoy Street – 8 units, 10,008 SF** |  |
|  |  | **Preliminary Review** | **2nd Review** | **3rd Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems
 | * No traffic projections provided
 |  |  |
| * 1. Access and Circulation
 | * ADA access to front entrance – not required as side entrance on accessible route and technically one of several ‘typically used.’
* Need turning templates
 | * ~~Need turning templates?~~
 |  |
| * 1. Public Transit Access
 |  |  |  |
| * 1. Parking
 | * ~~Standard (14-332):~~

~~Residential - 1/unit on peninsula, with exception for first three – 5 required, 8 provided~~Curb stops for parking spaces?* ~~Bike parking standard:~~

~~Residential – 2 spaces/5 dwelling units – 3 required, 2 provided in street, more interior~~~~Access to exterior bike spaces? Is there enough room around them? OK~~ | * ~~Does ADA parking need to be defined? Or is it enough to be ADA-ready? OK~~
 |  |
| * 1. Transportation Demand Management (TDM)
 | * N/A
 |  |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features
 | * N/A
 |  |  |
| 1. Landscaping and Landscape Preservation
 | * Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW – 8 required, 1 provided, 1 existing. Contribution for 6 remaining.
* Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces - OK
* Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of frontage - OK
 | * ~~Ask Jeff re street trees – okay with substitution~~
* ~~Fence?~~
* ~~Tree pit not 7’ but should be~~
 |  |
| 1. Water Quality, Storm Water Management and Erosion Control
 | * ~~Reduction in impervious by 1,292 SF. No treatment required. Proposing three rain gardens for capturing and infiltrating runoff. Provided copy of draft maintenance agreement.~~
 |  |  |
| **Public Infrastructure and Community Safety**  | 1. Consistency with Master Plans
 |  |  |  |
| 1. Public Safety and Fire Prevention
 |  |  |  |
| 1. Availability and Adequate Capacity of Public Utilities
 | * Utilities to adjacent properties? Overhead?
* Need PWD capacity, DPW capacity
* Electrical line through tree well?
* Electrical to adjacent property
 | * ~~Need sewer capacity~~
 |  |
| **Site Design** | 1. Massing, Ventilation and Wind Impact
 |  |  |  |
| 1. Shadows
 |  |  |  |
| 1. Snow and Ice Loading
 |  |  |  |
| 1. View Corridors
 |  |  |  |
| 1. Historic Resources
 |  |  |  |
| 1. Exterior Lighting
 | * ~~All lighting meets standards~~.
* Remove cobrahead on pole at driveway?
 |  |  |
| 1. Noise and Vibration
 | * ~~Location of proposed HVAC and mechanical equipment –middle of roof per elevations~~
 |  |  |
| 1. Signage and Wayfinding
 |  |  |  |
| 1. Zoning Related Design Standards (R-6 design guidelines)
 |  |  |  |

|  |  |
| --- | --- |
| **SUBDIVISION REVIEW (14-497)** |  |
|  | **Preliminary Review** | **2nd Review** | **3rd Review** |
| 1. **Water/Air Pollution**
 |  |  |  |
| 1. **& 3. Water Supply**
 |  |  |  |
| 1. **Erosion**
 |  |  |  |
| 1. **Transportation Impacts**
 |  |  |  |
| 1. **Sanitary Sewer/Stormwater**
 |  |  |  |
| 1. **Solid Waste**
 |  |  |  |
| 1. **Scenic Beauty**
 |  |  |  |
| 1. **Comprehensive Plan**
 |  |  |  |
| 1. **Financial and Technical Capacity**
 |  |  |  |
| 1. **Wetland Impacts**
 |  |  |  |
| 1. **Groundwater Impacts**
 |  |  |  |
| 1. **Flood-Prone Area?**
 |  |  |  |
| 1. **& 15. ID Wetlands & Rivers**
 |  |  |  |

**Permits**

None

**Waivers**

Aisle width

Parking space dimensions

**Additional Submittals Required**

~~Revised site plan (C1)~~

* ~~Distance to property lines (front and sides)~~
* ~~Material on driveway~~
* ~~Width of sidewalk~~

**Zoning**

~~Show full height on elevations (i.e. include distance from ground to FFE)~~

**Easement**

C2 notes need for temporary ‘grading license’ for grading to swale and catch basin at rear of site.

**RTI**

~~Need documentation – nothing provided.~~

Deed restriction – to be recorded as condition of approval?