|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **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?