**Completion check re 118 Congress- re submissions rec’d Jan 2, 2013**

[Tom f advised on 12.24.2013 thatBarbara has pencilled in a Hearing on this project for January 28th but it would not be scheduled until the final submission is received and reviewed for completeness.]

**Workshop Memo “next steps” (in brackets is further clarification as I advised Tom F on 12.24.13)**

* The concerns regarding the overhangs and street trees and side and rear facades (Relocation of footprint so all parts of the building are within the property line (sidewalk to extend to building);  or show why this absolutely can not be achieved
* Submit renderings that look straight up and down Congress Street to illustrate impact on the view corridor
	+ - (E-mail to TF 12.24.) Renderings and photomontages as requested by Board and discussed in my previous e-mail re view corridors (ie I suggest some "near" views of impact on Observatory and some "far" views)
		- (12.20.e-mail to TF) I attach the View Corridor Protection Plan (mentioned at the Workshop and referred to in the site plan ordinance) and I think a photo or two along the view corridor extension on Congress Street towards the Observatory and showing if and where the proposed building would show behind it would address this view issue (in addition to the nearer views as requested by the Board).
* Submission of additional information to clarify impacts on the immediate abutters (Address bulk/massing near 106 Congress )
* Need to eliminate connections of stormwater into combined sewer system
* wStaff technical comments (survey; stormwater; additional site landscape etc (Resolve stormwater -DPS comments indicated connection to combined sewer would not be acceptable-  this was after the e-mail exchange with Tom Greer)
* Waiver information re parking space size - (Formal waiver request and supporting information )
* Submit draft Condominium Documents and revised Plat
* Planning Board comments
	+ - Reconsider rear and side elevations to introduce more "interest"
		- Revise landscaping and street trees to address Jeff Tarling comments
* Post-Workshop
	+ - Resolve door opening (onto sidewalk) issue
		- ???Lighting