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| **195 KENNEBEC CONDITIONS OF APPROVAL** | |
| The Planning Authority found that the plans are in conformance with the site plan standards of the land use code subject to the following conditions of approval, which must be met prior to the issuance of a building permit unless stated otherwise: | |
| **CONDITION** | **STATUS** |
| **1. The applicant shall revise the plan set for review and approval by the Department of Public Services, including:**   * **~~A modified design for the Marginal Way sidewalk, to include a reduction in sidewalk width to 8 feet and the expansion of the esplanade by 2 feet, in order to match conditions east of the site;~~** * **~~A curb extension west of the westerly driveway on Marginal Way and transitional pavement markings for bicycles and vehicles from Forest Avenue;~~** * **~~Details that confirm ADA accessibility and reasonable pedestrian access along and to the Marginal Way frontage of Building B;~~** * **~~A mechanism to prevent parked vehicles from encroaching on the sidewalk along the eastern boundary of the site;~~** * **~~Alternate snow storage locations designed to avoid conflicts with pedestrian movement on the sidewalk along the eastern boundary of the site;~~ *~~[or per conversations with ND, note re snow removal]~~*** * **~~A curb extension on Kennebec Street at the location of the sidewalk ramp/crosswalk such that the handicap ramp is not located within the 10‑foot path area;~~** * **~~An a ADA compliant ramp on the south side of the crosswalk on Kennebec Street in this location; and~~** * **~~Pavement markings, signage, and bollard treatments in conjunction with the transition from the 10‑foot shared‑use path on Kennebec Street to an at‑grade cycle‑track facility west to Forest Avenue.~~** | **~~5/7/2015 Status (per Tom Errico, see separate email):~~**  **~~1. The applicant should include a pavement marking plan for Marginal Way for review and comment.~~**  **~~2. The pedestrian path located on-site along the easterly property boundary shall have a curb or other physical element that prevents vehicle encroachment.  A plan shall be provided for review and approval.~~**  **3. [Re the Kennebec Street frontage] The applicant should provide feedback as it relates to the type of time-limit parking regulations.The curb extension is generally acceptable. The plans should be revised to include a short sidewalk connection to the sidewalk on Brattle Street and the sidewalk ramp configuration on the opposite of Kennebec Street needs to be ADA compliant so the flares of the ramp are not in the pedestrian travel path.  For the cycle-~~track the following details should be incorporated. I would suggest that the applicant provide a sketch for review and comment before finalizing (the details below are subject to change as the design develops).~~**   * **~~10 foot surface path~~** * **~~2-foot buffer space.  Two 4 inch lines – dashed at driveways~~** * **~~7 to 8 foot parking will be permitted on the outside of the cycle-track where driveways do not exist.~~** * **~~The cycle-track shall have green paint across driveways.~~** * **~~Bollards shall be installed in the buffer area. The bollards will be permanently attached to the pavement. I will provide a specification for installation. It should be assumed that they will be located every 20 feet.~~** * **~~All paint shall be durable long-lasting paint. I will provide a specification for installation.~~**   **~~5/28/2015 Status: The plans have been revised and I find them to be acceptable.  Feedback on time-limit parking has not been provided.  I would also note that the sidewalk ramp at the corner of Brattle Street does not appear to be ADA compliant. In addition, the ramp detail on the opposite side of Kennebec Street is unusual and needs clarification. I will reach out to FST to discuss. OK per 6/3 comments from TE~~** |
| 1. At the time of the future redevelopment of the Enterprise Rental Car site, the applicant shall be required to reevaluate the necessity, design, and location of both the westerly driveway on Marginal Way and the driveway on Kennebec Street for review and approval by the Department of Public Services and the Planning Authority; |  |
| 1. Prior to the issuance of certificates of occupancy for each tenant fit-up, the applicant shall provide revised trip generation information for review and approval by the Department of Public Services. If a Traffic Movement Permit is triggered, an application must be submitted for review and approval by the Department of Public Services and the Planning Board; |  |
| 1. Prior to the issuance of certificates of occupancy, the applicant shall provide supporting documentation for changes to the city’s on-street parking schedule on Kennebec Street for review and approval by the Department of Public Services and the City Council; |  |
| 1. **~~The applicant shall revise the configuration of the six parking spaces located along the Enterprise property boundary to conform to standard parking space orientation for review and approval by the Department of Public Services;~~** | **~~5/7/2015 Status (per Tom Errico email): I find the revised configuration of the parking spaces to be acceptable with the removal of the parking space nearest Marginal Way~~** |
| 1. **~~The applicant shall revise details to depict the city’s standards for curb reveal and depth of base gravel for a brick sidewalk on bituminous base for review and approval by the Department of Public Services;~~** | **~~Met per 4/17 email from David Margolis-Pineo~~** |
| 1. **~~The applicant shall:~~**    * **~~Add notes regarding the abandonment of the pipe between existing catch basin A and the existing catch basin in Kennebec Street which state that the pipe and catch basin penetrations will be capped at catch basin A and at the connection in Kennebec Street and that the pipe will be removed or infilled with a flowable fill, and~~**    * **~~Revise Sheet C-5.0 to include erosion and sediment control practices as submitted in the original plan set~~**   **~~for review and approval by the Department of Public Services;~~** | **~~Met per 4/30 email from David Senus~~** |
| 1. **The applicant shall submit a wastewater capacity letter for review and approval by the Planning Authority;** | **5/7/15 status: left message for Frank Brancely re issuing letter based on original application. Waiting for response. 5/27 followed up with email.** |
| 1. **~~The applicant shall revise the plans to add notes indicating LED street light specifications for both Marginal Way and Kennebec Street, eliminate note #18 on the landscape plan, modify the spacing on Kennebec Street to equally distribute street lights along the frontage, and submit a street lighting and electrical design plan for review and approval by the Department of Public Services;~~** | **~~Per 4/15 email from ND: The lights on Kennebec Street should be the medium Bayside fixtures, and I believe your specs are correct, but you list the lights on both streets as 'large scale' on the site plan. Could you revise your note to clarify this? MET 5/27~~**  **~~Per 5/7 email from DPS:~~**  **~~1. On Marginal Way, where does the proposed electrical conduit connect to the existing lighting circuit? Show the location and details of the connection. Show the location of the conduit to be installed.~~**  **~~2. On Kennebec Street, show connection from the proposed meter to the utility power grid. Show the electrical panel design details.~~**  **~~3. Specify the conduit size, type, and provide installation detail showing the depth of cover (minimum of 36”), conduit encasement, and marker tape.~~**  **~~4. Specify and show the conduit location with respect to right of way or some other reference.~~**  **~~5. Are light fixtures, poles, and pole foundations details provided?~~**  **~~6. The applicant will be responsible for all connections, wiring and any other ancillary work required for a complete street project. Please delete reference that the City is responsible for such work.~~**  **~~7. It is understood that all street lighting will have LED fixtures, all circuits metered for City billing and please not that a 120v outlet per pole is not required.~~**  **~~OK per 5/29 email from DMP~~** |
| * 1. **~~The applicant shall provide revised elevations depicting the street-facing façade and entry of Building A with treatment similar to the other building entrances, including a sign, light, and canopy, for review and approval by the Planning Authority; and~~** | **~~Met per Planning Division 5/5~~** |
| * 1. Prior to the issuance of a certificate of occupancy, the applicant shall provide specifications for proposed signs, meeting the standards of the B-7 zone, for review and approval by the Zoning Administrator. | Reviewing on case by case basis with each fit-up. |
|  | **~~OTHER (per 4/15 email from ND):~~**  **~~- The snow storage note still appears on the landscape plan, as do references to Note #18 (which has been removed). Could you revise? Since you're planning to remove all snow from the site, could you add a note as such? MET 5/27~~** |