**HEARING 10.27.2015: 415 Cumberland Ave – Subdivision and Site Plan to create 10 residential units**

*Staff presentation*

1. **Proposals:** Patrick Ducas of Ducas Construction Companyhas a Purchase and Sale agreement for the building and is proposing to convert the top three floors of this 3 and 4-story building into 10 residential rental units. The proposals include minor external renovations to the perimeter of the site to provide bike racks, trash containers and enhancement of the landscaped areas along the Cumberland Avenue sidewalk. The proposals also include an area of 1300 sq ft on the ground floor for commercial uses, and retain the 6 existing internal parking spaces.
2. **Review:** The proposal requires the Planning Board’s Subdivision Review because of the division of the building into 10 units, and a Site Plan review because it’s a change of use with external site elements. The property is near a section of the Congress Street Historic district but does not require an historic review.

1. **Waiver:** The one waiver relates to street trees. Ten street trees are required: staff have given credit for the 2 existing street trees and the 2 proposed to be planted in the front landscaped area, so the waiver allows a contribution for the 6 trees that cannot be placed in the ROW along the site frontage.
2. **Public comment:** A Neighborhood Meeting was held on Oct 8th and attended by 2 neighbors; the Planning office has not received any written public comments.
3. **Staff comments:** Overall this is the reuse of a large building to create a range of residential units for rent, with the six existing parking spaces within the building allocated to serve the residential units. The suggested conditions of approval address the need to document the site and fine tune the details:
* **Subdivision Plat:** the plat needs some minor revisions and the suggested condition is a standard condition that requires the final plat to be reviewed and approved prior to the signature of the plat by the Planning Board.
* **Cumberland Ave Frontage details:** The draft plat/site plan includes notes that confirm the proposal include 4 bike racks, 2 street trees and the replacement of the ADA crosswalk ramp, and the proposed condition requires the plans and details for these items.
* **Drainage and Utilities**: DPS were concerned that the roof drainage should not be connected to the sewers, and also to understand the implications of utility upgrades in the ROW, so again plans are requested to clarify the details.
* **Lighting and trash storage**: the condition highlights that compliance with the ordinance and technical standards is particularly important for the trash storage area, as this area abuts the YMCA and is overlooked.
* **Emergency addressing**: the Fire Department requests a condition regarding addressing at the site plan stage particularly where a building has two frontages and multiple entrances, in order to ensure this is resolved well before occupancy.