MMC Employee Garage

DRAFT Conditions of Approval

1. Prior to issuance of a building permit, the applicant shall provide evidence of rights to make improvements on adjacent lots where improvements are proposed, including 190 St. John, 222 St. John, 210 St. John Street (does landscape plan implicate the lot anymore?), the Eagles lot (184 St. John), and OTHERS? For review and approval by the Planning Authority;
2. Prior to issuance of a building permit [certificate of occupancy], the applicant shall provide evidence of utility and access easements as follows:
	1. An access easement from 190 St. John to the Eagles lot
	2. An access easement from the MMC lot to 190 St. John
	3. Utility easements from the MMC lot to 190 St. John
	4. Utility easement from 222 St. John to 190 St. John
3. The applicant shall remove the Valley Street signal and pedestrian phase at Congress/St. John
4. Valley Street basketball courts/park?
5. The applicant shall finalize the sign plan for review and approval by the Planning Authority;
6. Fore River Parkway?
7. Within one month of occupancy, the applicant shall provide documentation as to the operations of the St. John Street/D Street signal at the southerly garage entrance. Should a signal be warranted, the [who] will submit a timing plan for review and approval by the Department of Public Works prior to activation;
8. Prior to issuance of a building permit, the applicant shall provide revised plans for D Street including street trees, notes regarding fencing and landscaping at 189 St. John, and street lights
9. The applicant shall complete pedestrian and roadway improvements in Valley Street prior to the end of the 2019 paving season.
10. Prior to the issuance of certificate of occupancy, the applicant shall submit a plan for improvements to the Western Promenade, based on the findings of the Western Promenade assessment.
11. The connection between the Eagles Lot and the proposed garage shall be approved for such time as the Eagles Lodge remains in active use. At such time as the use is changed, the connection between the Eagles lot and the garage shall be terminated. [check w/ al on this]
12. Prior to issuance of a building permit, the applicant shall provide evidence of PWD’s capacity to serve the development;
13. Verification on HVAC
14. ME Construction General Permit,