

WRITTEN SUBMISSION 06 – WAIVER REQUESTS  
BRAMHALL ST. -22; MMC CONGRESS STREET BUILDING

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1. WAIVER REQUESTS INCLUDE :

- A) REDUCTION IN DRIVE AISLE FROM 24 FEET TO 21' – 9" ON THE RAMP BETWEEN THE NEW DROP OFF PLAZA AND THE ENTRANCE TO THE VISITOR GARAGE. THIS REQUEST IS BASED ON EXISTING FOUNDATIONS AND GRADE BEAMS AT THE VISITOR GARAGE.
- B) SIDEWALK MATERIAL CHANGE FROM BRICK PAVERS TO BROOM FINISH CONCRETE WITH SAW CUT SCORE JOINTS. THIS REQUEST IS BASED ON THE SLIPPERY NATURE OF BRICK PAVERS, SMOOTHNESS OF THE WALKING SURFACE, AND AVOIDING A MATERIAL CHANGE FROM THE PUBLIC RIGHT OF WAY SIDEWALK TO THE IMMEDIATELY ADJACENT PLAZA AREA.
- C) STAFF HAS SUGGESTED ADDING A SIDEWALK ON THE EAST SIDE OF GILMAN STREET FROM THE EMPLOYEE ENTRANCE TO THE CORNER OF GILMAN STREET AND A STREET, TO FACILITATE PEDESTRIAN ACCESS TO THE ST. JOHN STREET GARAGE. MMC SUPPORTS THIS CONNECTIVITY, HOWEVER, REQUESTS A WAIVER TO CONSTRUCT THIS SECTION OF SIDEWALK.

PER LAND USE CODE SECTION 14- 506, THE PLANNING BOARD CAN GRANT SUCH A WAIVER IF TWO OR MORE OF THE SIX CONDITIONS EXIST AS SET FORTH IN SECTION 14-506. WE BELIEVE THAT WE MEET THE FOLLOWING TWO CONDITIONS :

- A SAFE ALTERNATIVE WALKING ROUTE IS REASONABLY AND SAFELY AVAILABLE, FOR EXAMPLE, BY WAY OF A SIDEWALK ON THE OTHER SIDE OF THE STREET THAT IS LIGHTLY TRAVELLED.

As depicted on the attached photo, there is a lightly travelled sidewalk, in good condition, on the west side of Gilman Street. Employees can easily access this sidewalk via a crosswalk in close proximity to the staff entrance.

- STRICT ADHERENCE TO THE SIDEWALK REQUIREMENT WOULD RESULT IN THE LOSS OF SIGNIFICANT SITE FEATURES RELATED TO LANDSCAPING OR TOPOGRAPHY THAT ARE DEEMED TO BE OF A GREATER PUBLIC VALUE.

As depicted on the second photo, construction of the sidewalk along the front of the Central Utility Plant would require the removal of existing fir trees in that location. These trees were very important to the Planning Board and the residents of Gilman Street when Site Plan Approval was granted for the Central Utility Plant. MMC feels that these trees are of greater public value than a sidewalk in this location.



safe alternative walking route



fir trees that would have to be removed to add a sidewalk