

**Memorandum
Planning and Urban Development Department
Planning Division**



To: Steve Bushey, PE, FST
From: Bill Needelman, Senior Planner
Date: August 19, 2013
Re: Canal Landing NewYard: Amended Site Plan Review Comments
CC: Barbara Barhydt, Development Review Services Manager
Dave Margolis-Pineo, Deputy City Engineer
Tom Errico, PE, TY Lin
David Senus, PE, Woodard Curran
Marge Schmuckal, Zoning Administrator

Introduction:

The following notes are based on the August 16, 2013 submission of the Canal Landing New Yard Amended Site Plan application for phasing the boat repair, storage and brokerage at 40 West Commercial Street. The New Yard was previously approved as a Level III site plan and conditional use by the Planning Board on December 18, 2012. The previous approval letter is attached (report omitted) for your reference. The applicant is now attempting to occupy the site at a limited level while offsite plans develop for a potential expansion of activity onto the subject site from the IMT property to the east.

Review Comments:

- At the time of the original approval, the Board imposed several conditions of approval that remain outstanding. Three of these conditions were addressed in a February 15, 2013 letter to the Planning Office, namely; *iv. Other Agency Reviews*, *vi. Flood Plain Management*, and *viii. Fire Safety and Emergency Access*. Please provide a narrative for the Planning Board describing how and prior to which proposed phase the remaining conditions will be addressed.
- The previous approval included conditional use review for *marine product sales and boat storage*. The narrative clearly states that boat storage is proposed in phase 1a. It the applicant proposing to conduct yacht sales and/or marine product sales on site on the basis of the earliest phase?

- The proposed construction trailer is not shown on the phasing plan. If the trailer is proposed for use beyond the construction of phase 1a improvements: show the location and extent of utility connections; locate the nearest existing fire hydrant; and, describe/show circulation and emergency access to the structure.
- Regarding the westerly boat ramp: Will a wash down area be improved with the construction of the ramp? If not, where will wash down activity take place and what means to control discharge to the bay will be employed?
- The application narrative describes “boat repair activities” to be approved with phase 1a. Please describe in greater detail.
- The application narrative proposes “no permanent underground utilities will be installed.” Please describe the extent of both overhead and temporary underground utility proposed.

Concluding Remarks:

With additional material answering the above questions, as well as comments that may be provided later this week by other city staff/consultants, Planning staff is prepared to bring the amended plan and phasing to the Planning Board for consideration at the August 27 Public Hearing. City staff understands and appreciates the difficulties presented to the applicant with the evolving opportunities at the IMT. We are committed to working with the New Yard project to meet the project’s needs, while meeting our mutual obligations under applicable land use code requirements. Please contact me at your earliest convenience if you would like to discuss.

Respectfully submitted.

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