

**23 Ocean Avenue – 4 residential units, app. 2,400 SF office**

**LEVEL III SITE PLAN REVIEW (14-526)**

		Preliminary Review
<b>Transportation</b>	a. Impact on Surrounding Street Systems	•
	b. Access and Circulation	• Sidewalk should be reconstructed along entire length of Ocean Avenue frontage • Need documentation of ADA accessibility from the street
	c. Public Transit Access	•
	d. Parking	• Standard (14-332): Residential: 2/unit...4 units = 8 spaces Office: 1/400 SF 'exclusive of cellar not used for bulk storage'...2,400 SF (per floor plans) = 6 spaces Please provide evidence of lease agreement for four spaces to be provided off-site. Note that there may be neighborhood concerns about spillover parking on Hersey Street.
	e. Transportation Demand Management (TDM)	•
<b>Environmental Quality</b>	a. Preservation of Significant Natural Features	•
	b. Landscaping and Landscape Preservation	• Provide additional evergreen landscaping on eastern property line where site abuts residential zone
	c. Water Quality, Storm Water Management and Erosion Control	•
<b>Public Infrastructure and Community Safety</b>	a. Consistency with Master Plans	•
	b. Public Safety and Fire Prevention	•
	c. Availability and Adequate Capacity of Public Utilities	• Overhead electric is not permitted. Please confirm a plan for underground electrical with CMP and revise plans accordingly • Can the existing pole on Hersey Street be removed?
<b>Site Design</b>	a. Massing, Ventilation and Wind Impact	• Where is HVAC venting?
	b. Shadows	•
	c. Snow and Ice Loading	•
	d. View Corridors	•
	e. Historic Resources	•
	f. Exterior Lighting	• Provide an exterior lighting plan in the revised submittal
	g. Noise and Vibration	•
	h. Signage and Wayfinding	
	i. Zoning Related Design Standards	•

**SUBDIVISION REVIEW (14-497)**

		Preliminary Review
<b>1. Water/Air Pollution</b>		•
<b>2. &amp; 3. Water Supply</b>		•
<b>4. Erosion</b>		•
<b>5. Transportation Impacts</b>		•
<b>6. Sanitary Sewer/Stormwater</b>		•
<b>7. Solid Waste</b>		•
<b>8. Scenic Beauty</b>		•
<b>9. Comprehensive Plan</b>		•
<b>10. Financial and Technical Capacity</b>		•
<b>11. Wetland Impacts</b>		•
<b>12. Groundwater Impacts</b>		•
<b>13. Flood-Prone Area?</b>		
<b>14. &amp; 15. ID Wetlands &amp; Rivers</b>		

**Additional Submittals Required**

Evidence of financial capacity  
Utility capacity letters

**Plat Revisions**

Show proposed easements & licenses  
Show zone line  
Include reference to stormwater system & maintenance agreement

**Easements**

Footings & cornice in ROW  
Public pedestrian easement will be required for sidewalk which encroaches on private property