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| **SITE PLAN AND SUBDIVSION LEVEL III REVIEW (14-526): 72 Bishop**  **52,383 SF site; 21,374 SF building**  **30 efficiency units, 12 parking spaces**  **B-2c Zone** | | | |  |
|  |  | **Preliminary Review** | **2nd Review** | **3rd Review** |
| **Transportation** | * 1. Impact on Surrounding Street Systems | * *Concern with sight lines? Street tree issue?* |  |  |
| * 1. Access and Circulation | * *Why striping in parking lot?* |  |  |
| * 1. Public Transit Access | * Not on transit route |  |  |
| * 1. Parking | * Standard (14-332):   Residential - 1/unit in B-2c (30 units = 30 spaces) - *12 supplied, with analysis by GP in memo.*  *Per Section 14-332.2(b), for each affordable housing unit, no more than 1 parking space required. PB may establish a requirement of less than 1/unit regardless of the structure size*   * Bike parking standard:   Residential – 2 spaces/5 dwelling units (30/5 \* 2 = 12 spaces) *10 supplied. Waiver language provided in code if it is determined that proposed development is expected to generate reduced demand* |  |  |
| * 1. Transportation Demand Management (TDM) | * *TDM plan? See Mark Swann memo re rideshare, etc.* |  |  |
| **Environmental Quality** | 1. Preservation of Significant Natural Features | * N/A |  |  |
| 1. Landscaping and Landscape Preservation | * *Tier I wetland fill permit?* * *Any tree preservation required on Mason’s side in setback?* * Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW (30 units = 30 street trees) *Waiver request, asking that four trees at front count towards street tree requirement (within 25 ft.) and will pay fee for remainder. Waiver language (14-526(b)2b(iii)(b) qualifies planting w/in 10 feet of property line. Only one tree meets 10’ setback.* * ~~Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces (12/5=3 trees) OK~~ * Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs (or ornamental grass)/45 LF of all frontages (50’ in frontage line/45=1+\*6=6ish) 25 provided. *Move some landscaping to front and west side?* * *Include details on fences* |  |  |
| 1. Water Quality, Storm Water Management and Erosion Control | * *Increasing impervious from 1,206 to 18,588. Meet all standards* * *UIS contribution* |  |  |
| **Public Infrastructure and Community Safety** | 1. Consistency with Master Plans | * OK |  |  |
| 1. Public Safety and Fire Prevention | * *ADDRESS VERN MALLOCH STATISTICS!!* |  |  |
| 1. Availability and Adequate Capacity of Public Utilities | * ~~Water capacity~~ * *Sewer capacity* * *Overhead electric? Electrical service shall be underground.* |  |  |
| **Site Design** | 1. Massing, Ventilation and Wind Impact | * *HVAC review* |  |  |
| 1. Shadows |  |  |  |
| 1. Snow and Ice Loading |  |  |  |
| 1. View Corridors |  |  |  |
| 1. Historic Resources |  |  |  |
| 1. Exterior Lighting | * *Need to see site lighting and photometrics. House-side shielding?* |  |  |
| 1. Noise and Vibration |  |  |  |
| 1. Signage and Wayfinding |  |  |  |
| 1. Zoning Related Design Standards (B-1b design guidelines) |  |  |  |

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| **SUBDIVISION REVIEW (14-497)** | | | |  |
|  | **Preliminary Review** | **2nd Review** | **3rd Review** | |
| 1. **Water/Air Pollution** |  |  |  | |
| 1. **& 3. Water Supply** |  |  |  | |
| 1. **Erosion** |  |  |  | |
| 1. **Transportation Impacts** |  |  |  | |
| 1. **Sanitary Sewer/Stormwater** |  |  |  | |
| 1. **Solid Waste** |  |  |  | |
| 1. **Scenic Beauty** | * N/A |  |  | |
| 1. **Comprehensive Plan** | * OK |  |  | |
| 1. **Financial and Technical Capacity** | * OK |  |  | |
| 1. **Wetland Impacts** | * None |  |  | |
| 1. **Groundwater Impacts** | * N/A |  |  | |
| 1. **Flood-Prone Area?** |  |  |  | |

**Waivers**

20’ driveway

**RTI**

*Need easement for OHE/communications from Masonic Lodge?*

**Additional Submittals Required**

**Zoning**

*FRONT YARD MAX: No more than 10 feet, except that the Planning Board or Planning Authority may approve a different amount for irregularly shaped lots or lots with frontage less than 40 feet provided this standard is met to the maximum extent practicable.2*

*2 If lot has less than 40 feet of frontage and is more than 100 feet deep then no maximum setback is required. If existing structures are within 20 feet of the street or meet the front yard maximum, and remainder of lot has less than 40 feet of frontage, then no maximum setback is required. Where setbacks exceed 10 feet, a continuous, attractive, and pedestrian-scaled edge treatment shall be constructed along the street, consisting of street trees spaced at no more than 15 feet on center, approved by City arborist, and a combinations of landscaping no less than 4 feet deep, ornamental brick or stone walls or ornamental fencing.*

**Conditions**