

SITE PLAN AND SUBDIVISION 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
Transportation	a. Impact on Surrounding Street Systems	<ul style="list-style-type: none"> • See forthcoming comments from Tom Errico
	b. Access and Circulation	<ul style="list-style-type: none"> • Could striping in parking lot be replaced with pervious material?
	c. Public Transit Access	<ul style="list-style-type: none"> •
	d. Parking	<ul style="list-style-type: none"> •
	e. Transportation Demand Management (TDM)	<ul style="list-style-type: none"> •
Environmental Quality	a. Preservation of Significant Natural Features	<ul style="list-style-type: none"> •
	b. Landscaping and Landscape Preservation	<ul style="list-style-type: none"> • Are there trees in the setback on the Mason's side that are required to be preserved under 14-526 (min or 30% of existing trees 10 dbh or greater within setback should be preserved)? • Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW (30 units = 30 street trees) Waiver request. Waiver language (14-526(b)2b(iii)(b)) qualifies planting w/in 10 feet of property line toward street tree requirement. Only one tree meets 10' setback. Add street tree to west of driveway entrance. • 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=7) 25 provided. Could some of landscaping be moved/added to Bishop Street frontage? Along Mason's line? This area feels stark. • Provide details on fences and guardrail.
	c. Water Quality, Storm Water Management and Erosion Control	<ul style="list-style-type: none"> • See comments from David Senus
Public Infrastructure and Community Safety	a. Consistency with Master Plans	<ul style="list-style-type: none"> • OK
	b. Public Safety and Fire Prevention	<ul style="list-style-type: none"> • During the zone change review, we received some public safety statistics from police, but deferred discussion to site plan review. 10/10 memo from Vern Malloch will be included in PB write-up.
	c. Availability and Adequate Capacity of Public Utilities	<ul style="list-style-type: none"> • Verification of sewer capacity needed. • Plans should show electrical service underground.
Site Design	a. Massing, Ventilation and Wind Impact	<ul style="list-style-type: none"> • Provide details on location of HVAC /mechanical.
	b. Shadows	<ul style="list-style-type: none"> •
	c. Snow and Ice Loading	<ul style="list-style-type: none"> •
	d. View Corridors	<ul style="list-style-type: none"> •
	e. Historic Resources	<ul style="list-style-type: none"> •
	f. Exterior Lighting	<ul style="list-style-type: none"> • Provide details on site lighting and photometrics for final review.
	g. Noise and Vibration	<ul style="list-style-type: none"> • Provide HVAC specs in final submittal

	h. Signage and Wayfinding	
	i. Zoning Related Design Standards (B-1b design guidelines)	<ul style="list-style-type: none"> • See Caitlin Cameron comments

SUBDIVISION REVIEW (14-497)

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

Right, Title, Interest

*Provide easement as needed for electric/communications from Masonic Lodge
Will need easement for sidewalk grading to east of site*

Zoning

Plans do not meet zoning provisions related to creating a ‘continuous, attractive, and pedestrian-scaled edge treatment’ along the street (see excerpt below). Provide additional street tree (as noted above), as well as additional landscaping.

B-2/B-2b/B-2c

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 combination of landscaping no less than 4 feet deep, ornamental brick or stone walls or ornamental fencing.*