

87 High Street

March 4, 2021 Addendum to Special Permit Application Multi-Family Development

Owner and Applicant: Sarah Winderlin, 978-471-9156, sarahwinderlin@gmail.com

Updates and modifications

A. Please see Updated Partial Site Plan by Savoie Nolan Architects, LLC dated 3/3/2021

B. Affordability

1. Affordable 2 bedroom handicap unit, requesting 80% median income with rental rates based 70% median income
2. Appearing in front of the Affordable Housing Trust Fund Board 3/24/2021
3. Verified in a 3/1/2021 conversation with Maureen O'Hagan of MCO Housing Services that with a new rental project, the proposed 4 unit "Barn" as a Local Action Unit Application to DHCD with 25% affordability and a regulatory agreement, all 4 units could be counted on the SHI

C. APDC

1. Appeared informally on 1/11/2021 and received comments on design. The "Barn" design is reflective of the Commission's feedback
2. Appearing formally on 3/15/2021

D. Design Review Board Comments – 2/22/2021

1. Cedar shakes for 'shed' additions on the right and left elevations of the 4 unit "Barn"
2. If possible, increase the window sizes on the southern (front) elevation to maximize solar gain
3. Consult with Fire Department for Access

E. Fire Department/Access – per 2/23/21 conversation with Fire Prevention Lt. Kendall Buhl

1. 20' wide access to the 4 unit "Barn" - 15' paved with 5' paver walkway/shoulder at grade with driveway
2. 4 unit "Barn" sprinklered with central monitoring detection
3. Minimum height clearance of 13.5' for access

F. General Design Modifications:

1. Decreasing the ridge height(s) of the Accessory rebuild and 4 unit "Barn"
2. Due to grading modifications, the ridge height elevation of accessory rebuild as shown on Savoie Nolan "Winderlin Barn Residence" dated 2/12/2021 and the Eastern Land Survey Associates, Inc "Existing Conditions Site Pan" dated 2/8/2021 will decrease 1.5' with an estimated average existing grade of 23.5' – approximately 3.5' higher than the current structure to accommodate garage underneath.
3. All exterior building light fixtures on front and side elevations to be "cut off" or dark sky compliant lighting on building with limited bollards near parking and walkways as needed for safety

G. Handicap Accessibility

1. Lowering the first floor level and ridge height elevation of the four unit “Barn” to 27’2” above the average existing grade to reduce visual height and create maximum 6” entrance rise into ground floor handicap unit
2. Handicap parking created on right lot line with wheelchair access in vehicle turnaround
3. The studio/one bedroom unit will offer single level living

H. Modifications based on abutter feedback – 89, 90, 91 and 93 High Street:

1. Maintain stockade fence for privacy along back lines of 89-91 High St
2. Shift parking spaces approximately 30’ from 93 High St’s side lot line, 10’ from back from 89 High St’s rear lot line and 10’ diagonal from corner closest to 91 High St
3. Increase and/or maintain as much screening as possible for parking
4. Shade tree at corner closest to 91-93 High St
5. Propose to restrict the development to 7 total units
6. Proposed a condition to maintain the majority of the hillside in the back in a vegetated state, specifically above elevation 88 as demarcated on the Eastern Land Survey Associates, Inc “Existing Conditions Plan”, sheet 1 of 5, dated February 8, 2021.
7. No contractor parking on High St or the sidewalk
8. Police detail for any road disturbance

I. Parking

1. Revised design of existing parking for the existing 2 family to eliminate headlights into the dwelling at 85 High St
2. All parking spaces conform to standard bylaw dimensions in width and depth and required number of spaces per unit
3. Turn around space created for passenger and delivery vehicles
4. Parking design pulls parking back from the streetscape and creates curve in driveway to allow for landscaping buffer

J. Overall Site and Stormwater Improvements – Stormwater Management Report 2/2021

1. Stormwater and Site
 - 100 year event – runoff reduced 30%
 - 10 year event – runoff reduced 50%
 - 2 year event – runoff reduced 27%
2. Pre vs Post Development Site Coverage – 51,640 sq ft lot
 - Existing coverage 6100 sq ft
 - Proposed Coverage: 13,504 sq ft – a little over double
 - 12% current lot coverage – 26% proposed lot coverage
3. Post development 74% of the lot (38,214 sq ft) remains pervious – either landscaped or in natural vegetated state

Average Unit Size in 4 unit “Barn” – Under 1,100 sq ft (1083 sq ft)

Note: Site plan based off of Plan of Land completed by Eastern Land Survey Associates, Inc. Dated April 5, 2019

