Supplemental Package for 3/12/2024 Planning Board Meeting

SITE PLAN COMMENTS (RESPONSES HAVE BEEN INCORPORATED INTO THE REVISED DOCUMENTS)

- Confirm Lighting pole base height for max 25' height 1.
- Include all light fixtures on Landscape plan L-103 2.
- Update signage plans to show all required signs З.
- Coordinate site plan dimensions between architectural and landscape plans 4.
- Confirm dumpster type, size and location 5.
- Confirm where tires will be stored
- Update zoning matrix to include set backs
- Show snow storage on Landscape plan L-103 8.
- Update South and East elevations to comply with 35' facade length variation requirement 9.
- 10. Review roof top equipment visibility

1. Lighting Pole Bases (Reference Lighting pole details on L-132)

1. Lighting- 25' is maximum height per Randolph.

a. YG3 and YG4 Polls will be changed to 20' with a 4' concrete base for protection within the Laydown Yard.

b. Street lighting will be 24' height with a flush base.

There will be no lighting facing above 90-degrees and there will be timeclocks and integrated sensors on the poles to dim lighting when no people are detected.



Polls within the Laydownyard will be changed to 20' with a 4' concrete base for protection.

Polls at sidewalk will be flush with sidewalk.

BC2184-21418-87

2. Site Lighting Plans on sheets E-502 and L-103







Reference Sheet C6.2 from previously sent 50% CD Package for Sign Details

3. Directional Road Signage

4. Site Plan Dimension Coordination







5. Confirm Dumpster Type, Size, and Location





Reference Sheet G-010 and L-103

7. Overall Building Dimensions on Site Plan and Updated Zoning Matrix to include Setbacks Reference Sheet G-010; Setback at SW corner dimension provided. 24'-0" Reference Cover Sheet; Setbacks Provided and Zoning for Lot A Clarified



	<u> </u>		
ZONING SUMMA	RY FOR BUILD	ING A	
ZONING	G DISTRICT	······	
Blue Hills River Hig	hway District (BHRHD))	
LAN	ND USE		
Com	mercial		
OVI	ERLAYS		
Surface Water Pro	otection Zones A & C		
LOT	SIZE (SF)		
Site A	= 236,692 }		
CLIMATE RESILIENCY- SEA LEV	EL RISE - BASE FLOOD	ELEVATION	
not s	pecified		
CRIT	ERIA (a)		
	ZONING AS-OF-RIGHT	PROPOSED	COMPLIANCE (Y/N)
Min. Lot Size (SF)	20,000	236,692	Y
Building Footprint (SF)	+ + - ·	58,272	+
Max. Floor Area Ratio (FAR)	none	0.28	+ Υ
Max. Gross Floor Area (Lot Size x FAR) (SF)	none	65,591	+ Υ
Max. Bldg. Stories	3.0	1.0 with Mezz	+ Ι Υ
Max. Bldg. Height (FT) (b)**	50.0	32.50	т — — — — — — — —
Min. Lot Frontage (FT) (c)	130.0	165.00	ΪΥ
Min. Lot Depth (FT) (d)	100.0	432	ТY
Min Lot Width (FT) (e)	100.0	529	Ι Υ
LOT COVERAGE;			
A) Building Lot Coverage (% max) (g)	60%	24.6%	⊥Y
B) Impervious Lot Coverage (% max) (h)	30%	62.7%	│ ↓ Y*
C) Green Area Open Space (% min)	10%	11.7%	↓ ↓ Υ
Maximum Lot Coverage (A + B) (%)	90%	87.3%	⊥Y
BUILDING SETBACKS			
Setback from Street (FT)	15.0	24	↓ ↓ Y
Setback from Front Yard (FT)	15.0	24	↓ ↓ Y
Setback from Side Yard (FT)	10.0	12	ι ↓Υ
Setback from Rear Yard (FT)	15.0	38	⊥Y
BUFFERS		ture	
Buffer Strips to Street (FT) (f)	5.0	55	Υ + Υ
Buffer Strips to Residential (FT)	10.0	N/A	ΥΥ
Buffer Strips to Commercial (FT)	2.5	2.50	Y

7 (Con't). Provide Zoning Matrix of Compliance **Reference Revised Cover Sheet** 1) Noted that this is just for Lot A 2) Filled out the building Setbacks

(a) Based on Section 200 Attachment 2, Table of Dimensional Requirements** Based on Section 200-3, Definitions:

(b) Height of Building. The vertical distance from the established grade at the center of the front of the building to the highest point of the roof surface if a flat roof, to the deck line for mansard roofs, and to the mean height level between eaves and ridge for gabled, hip and gambrel roofs

**Note: The height of a structure shall be based on the average pre-existing grade within the proposed building footprint

Mean height between eaves and ridges = 28'-0" for 200' of building length and 37'-0" for 200' of building length. Average Height by definition = 32'-6"

(c) Lot Frontage. The property line dividing a lot from a street (right-of-way). On a corner lot, the owner shall designate one (1) street line as the front lot line. On a corner lot, where the junction of two (2) streets is formed by a curve, the frontage shall be measured along the tangent line of the curve from the point of intersection to the side lot line

(d) Lot Depth. The mean horizontal distance between the front lot line and the rear lot line.

(e) Lot Width. The horizontal distance between the side lot lines as measured at the minimum required setback distance required by this chapter.

(f) Buffer Strip. A strip of land (often including vegetation) where disturbance is not allowed or is closely monitored to preserve or enhance aesthetic and other qualities along or adjacent to roads, trails, watercourses and recreation sites or between properties or lots

(g) Building Lot Coverage.

The total area covered, measured from the outside of the exterior walls, by all principal and accessor...

*(h) Maximum Lot Coverage.

The total lot non-green area/open space may not exceed the maximum coverage specified in the Table of Dimensional Requirements. In order to fulfill the intent of maximum lot coverage, an applicant may shift a percentage of the building lot coverage requirement and the impervious lot coverage requirement, but in no case shall the maximum coverage percentage noted in the table be exceeded. 200-34 Section D

8. Show Snow Storage on Landscape Plan L-103







9. Update South and East Elevations to comply with 35' Facade Length Variation Requirement.









Reference Sheet A-201

10. Review Rooftop equipment visibility





Scanlon Drive Perspective (eye level at 5'-6", typical)

High Street Perspective



Equipment was moved to the downslope of the west roof and as far back from Scanlon drive as possible to limit visibility

Reference Sheet M-103A and M-103B