

IV. PUBLIC HEARINGS – OLD BUSINESS

- A.** The application of **Thirty Maplewood, LLC, Owner**, for property located at **46–64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2A and lies within Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the April 19, 2018 Planning Board Meeting).

Planning Department Recommendation (as revised May 17, 2018)
Vote to grant Site Plan Review approval with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

1. *Final electrical design, including sidewalk clearance where electrical conduit enters the building, shall be reviewed and approved by Eversource and confirmed with the Planning Department.*
2. *The applicant shall meet with DPW and Planning to confirm applicant’s responsibilities for any required easements for electric service at 238 Deer St.*
3. *The following note shall be added to the site plan: “Foundation to be designed to be water tight at the basement level. Foundation design/construction shall minimize groundwater effects by using appropriate backfill and other methods under and around the foundation and, if necessary, by raising the elevation of the basement/foundation. A qualified geotechnical engineer shall evaluate the groundwater condition during excavation to determine any recommended adjustments. Any proposed permanent discharges into the City’s stormwater system shall be quantified and shall result in no net increase in rate ~~or volume~~ of peak flow from existing conditions and shall require review and approval by DPW and a stormwater discharge permit as well as a site plan amendment.”*
4. *The Silva Cell detail shall be approved by DPW.*
5. *Sheet C5-Note 6 shall be revised to indicate that grease trap inspections shall occur not less than two times per year.*
6. *The applicant shall provide fair share contributions for additional off-site improvements as follows: 1) half the estimated costs of the pavement and overlay of portions of Deer Street and Bridge Street (\$47,812); 2) a fair share allocation of the Russell Street intersection improvements (\$5,000); 3) a fair share allocation to the cost of the Downtown Circulation Study (\$7,000); and a fair share allocation of the water main replacement on Deer Street (\$52,000).*
7. *The easement deed for the pedestrian easements shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.*
8. *The required licenses for permanent improvements in the City right-of-way shall be reviewed and approved by the Planning and Legal Departments and approved by City Council.*

9. *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of site improvements within the public rights-of-way.*
10. *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
11. *The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.*

Conditions Subsequent (to be completed prior to the issuance of a certificate of occupancy)

1. *The contractor shall provide shop drawings for all improvements in the ROW for approval by DPW prior to construction.*
2. *A sewer discharge permit is required and should be sent to the City Engineer for review and signature.*
3. *A third party inspection shall be required on all constructed off-site improvements.*

IV. PUBLIC HEARINGS – OLD BUSINESS (cont.)

C. The application of **Islington Commons, LLC, Owner, for** property located at **410, 420, and 430 Islington Street**, requesting Site Plan Review to remodel three existing buildings into 4 units (Building #1 with 1,315 ± s.f. footprint and 1,906± s.f. gross floor area, Building #2 with 999± s.f. footprint and 1,894± s.f. gross floor area, Building #3 with 1,964 ± s.f. footprint and 5,429 ± s.f. gross floor area); and construct 3 duplex buildings and a single dwelling unit for 11 proposed units (Building #4 with 1,799± s.f. footprint and 4,375± s.f. gross floor area, Building #5 with 1,280 ± s.f. footprint and 2,752 ± s.f. gross floor area, Building #6 with 1,997 ± s.f. footprint and 5,054 ± s.f. gross floor area, Building #7 with 2,014 ± s.f. footprint and 4,725± s.f. gross floor area), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 145 as Lots 34, 35 and 36 and lie within the Character District 4-Limited2 (CD4-L2) and the Historic District. (This application was postponed at the April 26, 2018 Planning Board Meetings).

Staff Review

Since the April meeting the applicant has been working with staff to update the drainage design and has entered into a third party agreement for peer review. The initial peer review memo from CMA Engineers was received on May 16, 2018 and the response from the applicant’s engineer was provided on May 17, 2018. Both have been provided for the Planning Board.

DPW has had an initial discussion with CMA regarding the applicant’s response and is still not prepared to approve the plans as designed. Staff would like to provide time for CMA to conduct a more complete review of the applicant’s responses before approving the final plans. If the Board is comfortable with a conditional approval of this application prior to final sign off on the revisions from DPW staff, the Planning staff has provided a recommendation outlining the conditions of approval below. If the Planning Board is not comfortable with a conditional approval, then the Board should vote to postpone this application to the June 21, 2018 Board meeting.

Planning Department Recommendation

Vote to grant Site Plan Review approval with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

1. A revised drainage study and updated plans resolving issues identified by the City’s third party reviewer shall be reviewed and approved by DPW.
2. The water maintenance access easement to the City shall be reviewed and approved by the Planning and Legal Department and approved by City Council.
3. The Site Plans and any easement deeds and plans shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
4. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City’s Legal and Planning Departments.

Conditions Precedent (to be completed subsequent to the issuance of a building permit):

5. A third party inspection shall be required on water main, sewer and drainage system construction and repairs to City streets.

6. *The sewer shall be replaced and manhole updated in the area along State Street fronting the proposed development. Improvements shall be done in coordination with DPW.*

VI. OTHER BUSINESS

- A. The request of Borthwick Forest, LLC for an extension of subdivision approval from May 18, 2017 to November 18, 2018.

Description

This project originally received subdivision approval from the Planning Board on May 18, 2017.

All stipulations of subdivision approvals, including recording of the plat, must be completed within 6 months of the date of approval. The Planning Director may grant an initial extension of up to 6 months and then the Planning Board may, for good cause, extend the approval period by as much as 1 year (for a total of 18 months) if requested and acted upon prior to the expiration date. This is not required to be a public hearing nor has it been advertised and noticed as such.

The Planning Director has already granted an initial 6-month extension. The applicant is requesting the additional extension be granted to November 18, 2018.

Planning Department Recommendation

Vote to approve an 18 month extension of the Preliminary and Final Subdivision Approvals to expire on November 18, 2018.