

**Re: Planning Board Work Session**  
**Meeting: August 8, 2022**

Dear Members of the Planning Board,

August 5, 2022

Here are the stories and feet by color for easy reference when comparing the proposed and what exists. Mapgeo of the downtown and the Foundry Place areas are included at the end for easy comparison of the existing against what is being proposed.

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

\*Penthouse Levels may exceed the building height by 2 feet.

**The height changes should be carefully reviewed. They are presented by street for easy comparison.** Most of the heights seem to have been kept in the existing levels of the neighboring streets except Foundry Place. Three others have been noted for reflection at the end.

**Foundry Place/Hill St and Overlay Connection:**

It makes sense to take a neighborhood filled with single family and multi-family homes of which most are 2 or 3 story and are between 10 to 30 feet tall and change the zoning to CD4-L1 and change the height to green-2-3 story, 40' because new construction accounts for that. It does NOT make sense that **Hill St.** was ever given the height of **BROWN-2-4 story-50'** and the zoning of CD5, when the average lot between Hill St and Foundry Place has anywhere from 6' to 15' of grade. *To add insult to injury, **the entire area was given TWO overlay districts, one allowing building footprints to change from 15,000 to 30,000 sf with a parking reduction and one allowing an extra story if community space is provided.** This amounts to these lots being able to be filled with at least 70' tall buildings with 30,000sf footprints, **next to CD4-L1 zoning which allows a MAXIMUM footprint of 2500 sf and are presently 10 to 30' tall. IT is the Overlays which were added to this entire area including Foundry Place which dictate the massive heights- higher than allowed in most of downtown!!***

2 - 3 Story Homes

**Foundry Place could have two heights.** The side which has the Parking Garage is relatively flat and has a pretty high water table. It could be changed to orange 2-3 stories with a short 4th, 45” with the overlays. **The side across from the garage on Foundry Place could be changed to yellow- 2 story-35** **until Hill St with its excessive height and two overlay districts reaching into the neighborhood can be addressed.** Currently the existing 3 buildings between Hill/Hanover St and Foundry Place are: one- 2 story 20’ and two - 1 story about 15’ tall. The 3- 25’ multi-families were removed when Lot 138-52 was sold.

***PLEASE DO NOT AGREE TO ALLOW 2-4 stories, 50' plus the North End Overlay District and the Downtown Overlay District and 6 to 15 feet of EXISTING grade next to 10-30' tall homes in the area between Hill/Hanover Street and Foundry Place. If possible remove the overlay districts from the entire neighborhood including 66 Rock St and along Bridge St.***

**Ceres Street:**

Proposed on **Ceres Street** is to change from blue- 2 story with a short 3rd, 35' **to 2-3 story with a short 4th- 45' seems a bit much** for the water side. ***This street could have two heights.*** The **water side** of all of Ceres Street **could stay blue** and the large building side could be orange as proposed. The existing buildings have been that high for years. *It would be nice to protect some of the waterfront downtown, since no View Corridors were ever put into place along Bow Street.*

**Bow Street/South Church**

The lower part of **Bow St** has had quite tall buildings with some new ones and some old. The area by the South Church ( 2 stories and a steeple) and cemetery has been a low open area and currently *has yellow-* 2 story, 35' *next to it.* It could all be changed to yellow (2 story, 35') or to blue (2 story short 3rd 35') to be a step down from the green (2-3 story-40') on Chapel St.

**Hanover Parking Garage:**

The **back** of the Hanover St Parking Garage could be the same as the front, green-2-3 story-40' since most of the public parking areas are being changed to green (Bridge St Lot and the Vaughn Mall Lot) all the way around them.

Having read and reviewed all the changes to the ordinances I currently support them all. Even if the heights can't be agreed upon PLEASE move the ordinances/amendments and changes forward to the City Council. Please ***give Foundry Place two heights, remove both overlay district and request the Planning Department add Hill St for review by the Planning Board and City Council to amend the heights and overlays there.***

Respectfully,  
Elizabeth Bratter  
159 McDonough St,  
Property Owner

**MapGeo Foundry Place:** Please notice all the green: Bridge St, Islington St, Congress St





**MapGeo Downtown:** Notice Ceres St currently blue and by South Church currently yellow

