MEMORANDUM

TO: CONSERVATION COMMISSION, TECHNICAL ADVISORY
COMMITTEE, PLANNING BOARD
FROM: JULIET T.H. WALKER, PLANNING DIRECTOR
SUBJECT: PUBLIC CONCERNS REGARDING 105 BARTLETT ST POTENTIAL
DEVELOPMENT
DATE: 11/13/18

When 105 Bartlett Street went through the re-zoning process, a number of issues were raised by residents regarding the future development of the parcels. As many of the issues were pertinent for consideration during the land use review process, the City Council requested that a summary of the issues be provided to the land use review boards and commissions for their consideration when they are reviewing a specific development proposal for these properties. The following list is a brief summary of the topics raised:

- Protection of residential neighborhoods – Consideration should be given for limiting potential for negative impacts on residential neighborhoods abutting the project site.
- Consider further limits on height and mass of buildings beyond what the zoning currently allows. This was raised in the context of limiting impacts on neighboring residential neighborhoods.
- Protection of wetlands and wetland buffer area as well as the water quality and waterfront habitat of the North Mill Pond.
- Reduce and avoid potential impacts to properties from flooding.
- Require soil testing wherever soil disturbance is proposed to determine the suitability of the soils for the proposed land use as well as the potential for health and environmental impacts of any soil disturbance.
- Preserve open spaces and views
- Protect and restore natural shoreline habitat
- Balance economic and public benefits with potential for neighborhood impacts
- Seek ways to provide direct neighborhood access to proposed North Mill Pond path and greenway
- Analyze and mitigate traffic impacts to City's transportation infrastructure created by any new development or expansion of existing land uses on the site
- Analyze existing noise levels and any potential increase in noise levels due to new development and require mitigating measures if required