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**James Freas**  
Acting Director

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## PUBLIC HEARING/WORKING SESSION MEMORANDUM

**DATE:** November 6, 2014  
**TO:** Land Use Committee of the Board of Aldermen  
**FROM:** James Freas, Acting Director of Planning and Development  
Alexandra Ananth, Chief Planner for Current Planning  
Stephen Pantalone, Senior Planner  
**CC:** Petitioner

In response to questions raised at the Land Use Committee public hearings, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

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**PETITION #273-14 and #273-14(2)**

**5-7 Elm Street / 114 River Street**

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Request for Special Permit/Site Plan Approval to construct four attached single-family dwellings and to locate a driveway within ten feet of a side lot line.

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The Land Use Committee (Committee) held a public hearing on September 23, 2014, which was held open so that the petitioner could respond to questions/concerns that were raised by the Committee.

### **Context of the Existing Neighborhood**

Based on staff's site visits and data from the Assessors Database, the site is immediately surrounded by a neighborhood that includes several multi-family and attached dwelling projects, though there remain a number of single-family residences on underbuilt lots with large rear yards. Overall, the Planning Department believes this is a fairly dense neighborhood, particularly along River Street across from the site, as well as from the streetscape perspective due to the narrow shape of many of the lots. Several of the new development projects in the neighborhood have taken advantage of the depth of the lots by building towards the rear of the site. For these reasons, the Planning Department believes that the proposed project is within the context of the neighborhood development patterns in terms of its lot area per unit, floor area ratio, and even the unit layout.

### **Revised Landscape Plan**

The petitioner should submit a detailed landscape plan prior to the scheduled working session to address previous comments from the Planning Department and comments from the Public Hearing, including:

- Additional evergreen and deciduous screening in the rear of the site to mitigate the impact of the new structures.
- Reduced vegetation in the front of the property and transparent fencing to integrate the new structures and landscaping into the streetscape.

### **Grading in the Rear of the Site**

Staff conducted a site visit with the petitioner's engineer, and it appears that the increase in the grade will be reduced slightly in the rear to an elevation of 56 feet. The Planning Department believes that the changes proposed by the petitioner will adequately soften the increase in the grade in the rear. The petitioner should submit a revised site plan reflecting the changes discussed at the site visit. The petitioner should also submit a section drawing from the property to the rear of the site to show the view of the new building from the abutter's backyard.

### **Drainage**

The Associate City Engineer reviewed the project and did not raise any concerns. The petitioner is proposing a swale in the rear of the property that will direct runoff back into the site and into the infiltration systems. The Planning Department believes that the petitioner has adequately addressed on site drainage.

### **Recommendation**

The Planning Department is unable to make a recommendation at this time as the petitioner will be submitting a revised site plan and landscape plan prior to the public hearing/working session.