

Site Walk of December 4, 2013

15 Madbury Road and 8 Mathes Terrace. Design review for site plan for redevelopment of two lots for a three-story mixed-use student housing development. BAA Realty Acquisitions, LLC and EZT Holdings, LLC, c/o attorney Christopher Mulligan, applicant; Kostis Enterprises LLC and Theodore Finnegan, owners; Michael Sievert, MJS Engineering, engineer; Robin Wunderlich, building designer. Tax Map 2, Lots 12-5 and 12-6. Central Business Zoning District.

Present:

Representative Applicant: Mike Sievert

Planning Board Members: Peter Wolfe, Andrew Corrow, Lorne Parnell, Wayne Lewis, Linda Tatarczuch, Councilor Julian Smith, Councilor Jim Lawson

Town Planner: Michael Behrendt

Members of the Public: Councilor Diana Carroll, Councilor Robin Mower, Nancy Webb, Heidi Eli, Anne Knight, Councilor Marple, Ann Welsh, Beth Olshansky, Megan Lenk, Ann Marie Harris, Councilor Burton, Pam Shaw, Emily Smith, Carol Tuveson

Site walk began at approximately 2:30 PM

1. Mr. Sievert started off with an overview of the site. He pointed out the corners of the proposed structure and where the 5 foot sidewalk would be located in relation to Mathes Terrace.
2. There was a question and brief discussion about snow removal on the site.
3. There was a question about whether or not the trees on the site would be cut down. Mr. Sievert stated that they would be cut down.
4. There was a question about how the structure will be sited on the parcel; from setbacks. Mr. Sievert stated that there is zero setback from the lot line in the CBD.
5. There was a discussion about what the landscaping would look like.
6. There was a discussion about the building height. The eve height of the current building at 15 Madbury Road is 21 feet, an additional 7-8 feet to the peak and three feet with the chimney. The proposed height for the new structure is 39 feet. To give this perspective the height of 9 Madbury Road is 50 feet.
7. Councilor Mower asked if a 3D model could be made of the proposed structure and the surrounding structures.
8. Ms. Webb asked if all the issues with the small business abutters had been resolved.
9. There was discussion about the Construction Management Plan.

10. There are 9 proposed parking spaces for this development.
11. There will be between 60 – 62 beds for this development.
12. There was a lengthy discussion about the construction process. What is the plan to ensure the businesses on Mathes Terrace are not impacted during the construction? How will the trucks come in? How will pedestrians be protected during construction? Mr. Sievert indicated that all this will be included in the Construction Management Plan.

Site walk ended at approximately 3:15 PM

Respectfully submitted by,

Andrew Corrow