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Town Planner's Project Review
Wednesday, October 25, 2017

- IX. **5-7 Jenkins Court and 60 Main Street.** Preliminary (design review) application for redevelopment of 5-7 Jenkins Court into 3-story building with retail, office, and residential & addition of roof deck and third floor to 60 Main Street (Town and Campus Building). 60 Main R.E. LLC, c/o Pete Murphy, property owner. Mike Sievert, MJS Engineering, design engineer. Nick Isaak, architect. Map 2, Lot 14-4. Central Business District.
- I recommend the board discuss the project, schedule a site walk, and set a public hearing for November 29.

Please note the following:

- 1) Design review. This is a preliminary application. It was reviewed by the Technical Review Group on October 10. I will send minutes of the meeting on Monday. The submitted materials meet the requirements for design review applications. After the design review is closed the applicant can submit a formal application.
- 2) Project. The front building ("the Town and Campus" building) would remain and the rear one story building would be redeveloped. This is potentially an excellent opportunity. We welcome redevelopment of the existing building on Jenkins Court. We are pleased to see proposed office/commercial on the second floor. Pete Murphy, the applicant, redeveloped the Grange Property a number of years ago, and recently acquired the Red Tower building and several others on Church Hill.
- 3) Site walk. I think a site walk would be useful because, as a downtown building, there are many small (and large) details that affect the redevelopment of this site, such as a bulkhead adjacent to the building on Jenkins Court.
- 4) Utilities. There is water and gas on Jenkins Court. The sewer line runs under the existing building. The applicant said the pipe is compromised. He might talk with the abutter about the line. April Talon said the line should probably be inspected (with the television technology). Mike Lynch thinks it is an old clay pipe; it does not rust but it is not strong.
- 5) Building. The Town and Campus building is sprinkled. The applicant has hired Superior to look at the system.

- 6) Architecture. The project is subject to the Architectural Regulations. We will coordinate with the architect, engineer, and property owner. At the appropriate time, the Planning Board could appoint a committee to work with the applicant. The preliminary design looks appropriate. I think it would be a matter of discussing various details.
- 7) Arcade. Todd Selig pointed out that the proposed arcade on the first floor along Jenkins Court could be problematic (columns and recessed walkway). The applicant was receptive to this comment, plus some commercial square footage would be lost by recessing the first floor. The design can be readily altered by bringing the façade out to the sidewalk.
- 8) Canopy. The TRG discussed removing the existing canopy in front of the Town and Campus building and erecting a new canopy along Main Street and Jenkins Court. A metal and glass canopy could be attractive and functional.
- 9) Parking. The project proposes that the front of the first floor be commercial and the rear of the first floor be parking. The zoning ordinance requires that the first floor be nonresidential and the recent zoning amendments specify that parking does not count as “nonresidential.” However, the zoning ordinance may allow for parking here per this provision:
- 10) Conditional use for nonresidential use – Where there is more than one building on a site, a building with a large or unusual footprint, or another unusual site condition, the requirement for nonresidential use on the first floor in 7., above, may be altered by conditional use when the Planning Board determines that: a) devoting the entire floor(s) to nonresidential uses is not practical; b) there is a reasonable alternative arrangement that will serve the intent of this requirement; and c) the amount of square footage of the nonresidential use under this alternative arrangement is at least as much as would otherwise be required.
- 11) Access to Parking. The TRG discussed whether there are other ways to access the parking area on the first floor to minimize visual impact on Jenkins Court. We suggested the applicant speak to the abutting property owner to explore combining access with the existing adjacent driveway.
- 12) Residents. We will need to clarify the number of allowed dwelling units and residents. The applicant suggested having 800 or 1,000 square foot units. If he rented to families or related households (his preference) there would be no limit on the number of occupants in a unit but if he rented to a student he would then have only 1 occupant.
- 13) Commercial tenants. There are two commercial tenants in the Jenkins Court building now: Joann’s Fabrics and Vape. The tenants in the front building are Town and Campus, the flower shop, and the Knot.

- 14) Zoning amendments. The Town's recent zoning amendments will apply to this project.
- 15) Regulations. Prior to the public hearing I will do a complete review of the Zoning Ordinance and Site Plan Regulations.
- 16) Timeframe. The applicant is hoping to start construction in the Spring/Summer of 2018.
- 17) Gorman Block. Here is an old photo of the Town and Campus building, known as the Gorman Block in 1924. It would be great if the applicant could restore the exterior of the building.

