



## **52 White St. Project Narrative 11/10/15**

### Narrative Statement

The proposed project at 52 White St. is new construction of a two-family house. It is sited on a 14,701 SF lot within the General Residence Zoning District. This narrative is part of the application for a Special Permit and Design and Site Plan review from the Planning Board as required of new two-family homes in GR Zoning Districts. Otherwise, no dimensional violations, additional Special Permits and/or Variances are requested; the building will be a conforming structure, adhering to all Zoning and Building Code requirements. The two-family house will be in keeping with the character of the neighborhood and will use the context to inform decisions about the scale, massing, and aesthetics.

- a) The proposed two-family house and adjacent two-car garage will be stylistically New Traditional, with a 8"/12" roof pitch, entry columns, and exterior trim including frieze, trim, cornerboards, and window casing. The arrangement of the units is side-by-side in a "duplex" arrangement. The building contains 4962sf of Total Livable Area; each unit will have four bedrooms. Each unit will have front door facing White St. and a rear door leading to a patio and rear yard. Each unit will have a stand alone garage to the rear, with a driveway following the lefthand property line. The lot coverage, 28%, is less than the 30% maximum allowed lot coverage. Also, the provided open space is 56%, larger than the minimum allowed open space of 40%. The landscaping will screen all AC equipment and all AC units will be to the rear of the building.
- b) Currently, there is no existing structure on the lot.
- c) The scale of the house will be consistent with other structures in the neighborhood. The neighborhood is a mix of single and two family structures. Many of the house were built in the early part of the 1900s of various architectural styles including Four Square and Colonial Revival.

### Design and Site Plan Review Standards(6D)

- a) The scale of the building is sited and constructed to be consistent with other houses in the neighborhood. A 2-car to the rear of the house is typical of the neighborhood, as is the proposed scale.
- b) The design of the building is consistent with the prevailing character of houses in the neighborhood. The roofline and front entry porch as well as the look of the building will be consistent with the neighborhood.
- c) The height of the building is compatible with the style and character of the neighborhood. The height is almost 8' shorter than the allowed zoning height.
- d) The proportions and relationships between architectural elements is in keeping with the style and character of the neighborhood. As much as possible, traditional elements and proportions were utilized.
- e) The building and driveway are sited to work with the natural topography of the site, sitework will be kept to a minimum. Many of the existing trees on the site will remain.
- f) Walkways drives and parking will be safe and won't detract from the use and enjoyment of adjacent properties. There are multiple plantings shielding the long drive.
- g) Exterior lighting will be used only when necessary and will minimize impact on the adjacent properties.
- h) The impact to the site will be as minimal as possible. Many existing trees will be kept, and the landscape will create a visual amenity for the neighborhood.

- i) The relation of the structure to the open space is compatible with the uses around it. It is a long lot, and will have a large rear yard.
- j) Air conditioning units and other objectionable features will be screened and behind the building.
- k) The building will comply with the Stormwater and Erosion control by-law. The driveway will be porous pavement.
- l) Currently, there are no street trees; three street trees will be added during construction.
- m) No outdoor mechanical equipment will be located within the front yard of the lot or within any of the setbacks. All outdoor mechanical equipment will be located in the rear of the building.

#### Special Permit Criteria

- a.
  - 1. Adequate provisions of water, sewerage, and stormwater drainage will be provided and no additional adverse impacts will be created.
  - 2. The site will accommodate the proposed use without substantial environmental impacts.
  - 3. There will be minimal impacts on the municipal infrastructure and traffic.
- b.
  - 1. The proposed dwellings serve housing needs of local residents and broadens housing diversity within the town. It will be a 2-family house.
  - 2. The use does not create undesirable impacts.
  - 3. The use is providing housing that is beneficial to the town.
- c.
  - 1. Views are treated with consideration.
  - 2. Fencing and landscape will minimize parking areas from abutting premises. Privacy plantings will separate the drive from the neighbor.
  - 3. It is a modest residence in a residential neighborhood, which will be in keeping with the scale of the neighborhood.
- d.
  - 1. Vehicular and pedestrian access will be safe and will minimize impact.
  - 2. Vehicular and pedestrian access within the site will be safe and convenient, with minimal impact on abutters.
- e.
  - 1. We met with Jeffrey Wheeler 3 times; he guided us through the special permit process.
  - 2. Negative impacts have been ameliorated.