

## Hummel, Robert

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**From:** Jack Dawley <jdawley@northlandresidential.com>  
**Sent:** Thursday, December 9, 2021 3:01 PM  
**To:** Hummel, Robert  
**Cc:** Jack Dawley; Alan Aukeman (AAukeman@ryan-assoc.com); Ed Bradford; Curtis Quitzau (cquitzau@vhb.com)  
**Subject:** [EXTERNAL]Tuesday 12.7.21 MZ3 PH Notes  
**Importance:** High

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Robert (and Board Chair and Members – not copied),

Good morning. Productive Public Hearing Tuesday night.

I provide the following notes for the record:

1. Historic Cmte Report – Lisa Harrington, Cmte Chair of the HDC and Carl Solander, presented the results of the HDC McLean Sub-Committee’s work, as outlined in detail in their Design Review Agreement letter dated 11.30.21.
  - Nland Team provided the Board with an illustrative overview of the negotiated changes to the Chapel Garage design, siting and orientation and the façade material and massing changes to the Subdistrict B building facades.
  - PB member Karl Hagland requested that larger caliper trees be used to buffer/screen the southern façade of the new free standing garage structure. Applicant will incorporate request in revised & updated ‘Permit Landscape Drawing Set’, to be dated 1.15.22.
  - PB member Rene Rui asked about Chapel material composition. A discussion of materials boards previously submitted followed. These remain at Town Hall for in-person review.
  - Discussion concluded with Board discussion on and agreement of the HDC/Nland Team plan changes to the free standing Chapel garage and the Subdistrict B multi-family building façade material composition and massing.
    - Plan changes will be incorporated into the Civil, Landscape Architecture and ‘Architectural Permit Drawing Sets’, to be dated 1.15.22.
  - The D&SP approval permit to condition by reference the terms and conditions HDC Design Review Agreement, dated 11.30.21.
2. Accessibility/ADA – Nland Team outlined ADA/Accessibility provisions of application with respect to each Subdistrict and the Site.
  - See Dawley email dated 12.1.21 and Deb Ryan memo dated 6.16.21.
  - Board asked Planner to request Architectural Peer Review Consultant to review the Applicant provided Sub A & Sub B Building Accessibility compliance submission (12.1.21 ltr and slide #17 of 12.7.21 PH presentation slide deck) and report back by Tuesday/Wednesday of next week (12.14/15).
3. Subdistrict A – GLA, LA and Parking Count –
  - Applicant submitted proposed Condominium Master Deed language for the description of the Townhouse units and imposed limitation on the size of the units.
    - Board Members reviewed, discussed and accepted language as proposed.

- Applicant asked for Board's interpretation on whether Townhouse driveway parking spaces counted against Subdistrict parking limitation(s).
  - Board Members reviewed, discussed and agreed that driveway parking spaces did not constitute parking spaces as defined in the Town Zoning Bylaw.

#### 4. Housing Trust Report –

- The Applicant provided the Board with an overview of the results of its discussions with the Housing Trust as recorded in the Housing Trust letter of 11.9.21. The significant aspects, among others) of which are:
  - Agreement on Subdistrict A affordable unit mix – 1 - 1 br unit, 4 - 2 br units and 1 - 3 br unit (6 units in total), their respective locations – 1 @ Chapel Building, 4 middle townhouse units and 1 end unit townhouse unit.
  - Agreement on the use of 'durable' interior construction finishes,
  - That the Subdistrict B affordable units shall float, and
  - That 50% of the Subdistrict B affordable units be 'Group 1 or Group 2A Accessible Units'.
- The D&SP approval permit to condition by reference the terms and conditions HT Design Review Agreement, dated 11.30.21.

#### 5. Snow Management –

- Applicant provided Board with the proposed private maintenance and management plan for 'snow storage and removal' – see slides 18-22 of the 12.7.21 Public Hearing Slide deck.
- I note in retrospect that this submission meets with the requirements of sub-sections 6B.6.1, 6.2 & 6.5 of Section 6B of the Zoning Bylaw – 'the Applicant shall provide for the private maintenance and management of the development, including...snow storage and removal....'
- I further note that after having some space to think about the matter that the Management of Snow and Ice is addressed in the Long Term Prevention of Pollution Plan contained within Appendix D of the Stormwater Management Plan submitted by the Team. In the October 4, 2021 peer review letter to the Board, Mr. Renaldi with BSC, noted that the plan was included and made no further comments on it except that *they considered their comment closed*, and
  - pursuant to the Town regulations we are obligated at the time of building permit application to apply for a Stormwater Management and Erosion Control Permit, a component of which will contain the Management of Snow and Ice section noted above.
- While the Nland Team did not recall the above specifics when Mr. Eckert commented on our lack of a plan (he apparently remembered the original BSC comment that noted a missing attachment to the Stormwater Report), we did in fact prepare and submit a snow management plan that drew no comments from the Board's peer review consultant.

#### 6. Other:

- Senior Town Planner to follow up with Peer Review Consultant, Town Counsel and/or Building Inspector on ADA/Accessibility requirements.
- Senior Town Planner to follow up with LMC on Applicant response(s) letter dated 11.11.2021.
- Senior Town Planner to follow up on Applicant Sewer I/I Memo, dated 12.6.21.
- Applicant noted that a Zone 2-3 Buffer Plan proposal, dated 12.7.21, had been submitted to Board and Z2 residents and Trust.
- Board Chair asked Board Members to review Energy Cmte memo dated 11.23.21

#### 7. Next Meeting – 12.21.21

- Discussion Topics: (no particular order and as time permits – to be narrowed next week)

- Energy Cmte Memo
- LMC Update
- Sewer I/I Update
- DHCD Update
- Arch Peer Review ADA/Accessibility Report
- Zone 2 – 3 Buffer Plan Review
- Subdistrict B – Exterior Bike Rack Revision & Discussion
- Chapel Driveway – sight-line(s) discussion w PR comments
- Chapel Drainage Design Update w PR comments
- McLean Pedestrian Sidewalk routing discussion
- Construction Management Plan – Review & Discussion

8. Next Meeting – 1.4.22

- Town Counsel – Report on Review of Governance Documents

9. Next Meeting – 1.18.22

- Wrap up and Vote to Close Public Hearing???

John C. Dawley  
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