



OFFICE OF COMMUNITY DEVELOPMENT

MEMO

MEMO TO: Zoning Board of Appeals

FROM: Glenn R. Clancy, P.E.

SUBJECT: 160 Beech Street – Special Permit Application

DATE: February 24, 2023

In an effort to identify the full extent of the nature of the requested Special Permit for 160 Beech Street, Community Development staff on several occasions sought information from the applicant. Despite numerous attempts to explain to the applicant that the Zoning Board of Appeals was being asked to grant a Special Permit to allow a continuing nonconformity on the lot due to a lack of adequate Open Space, the applicant instead insisted the application was about a curb cut. You will note that the application continues to identify this request as one for a curb cut.

Staff has done its best to piece together the existing conditions on the lot (pre-new driveway) and the proposed conditions created by the new driveway (already constructed). Our belief is that it is important there be an accurate plan that identifies the pre-construction lot conditions and what the post construction intentions are for the lot, including identifying the areas that will be re-established as open space should the new driveway be approved. Ultimately, we were unable to secure a plan that accurately compares pre and post open space conditions; we did our own calculations (existing open space – 18.6%; proposed open space – 21.2%) in order to write the legal advertisement but would have preferred having a plan certified by a Registered Land Surveyor that presented these numbers.

I respectfully request that in addition to any other action the board may take, there be the requirement for a certified plot plan showing both accurate open space calculations and the areas where open space will be located on the lot at the completion of the project. It appears areas currently paved or used for parking are intended to become open space however without a plan definitively showing this we will be unable to enforce such a proposal.