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## PLANNING DIRECTOR QUESTIONS, COMMENTS AND RECOMMENDATIONS

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<b>Proposed Development:</b>	Canal Street Residential Development 19 Canal Street
<b>Applicant:</b>	Elite Home Builders, LLC
<b>Application Submitted:</b>	April 12, 2021
<b>Public Hearing Scheduled:</b>	May 10, 2021

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**Project Description:** The Applicant seeks a Multi-family Special Permit, Site Plan Review and a Post-construction Stormwater Management Permit for the construction of a residential development containing 59 multi-family dwellings (45 1-bedroom and 14 2-bedroom dwelling units) and accessory structures for parking and operation of the property. A total of 110 parking spaces are proposed in a combination of surface parking and 4 garages. The property is located within the Business I District and will be served by both public sewer and water.

### Issues/Comments:

**Comments are based on the site plan dated April 9, 2021.**

1. The Applicant requests the following waivers from the Zoning Bylaws:
  - a. Section 12.44(a): Waiver to submit site plans at a scale of 1"=30' instead of 1"=20'. I recommend the grant of this waiver so that the entire project and abutters can be shown on a single sheet.
  - b. Section 12.44(c): Waiver from the requirement to submit an isometric line drawing. The Planning Board should determine if they are amenable to the grant of this waiver request.
  - c. Section 12.44(e): Waiver from the requirement to submit elevation plans at a scale of 1/4"=1' or 1/2"=1'. A scale of 3/32"=1' was provided. The Planning Board should determine if they are amenable to the grant of this waiver request.
  - d. Section 12.44(f)(4): Waiver from the requirement to submit a detailed Historic Impact Assessment. Please see attached narrative concerning this property from the "Inventory of Historic Properties" as recorded by the Millbury Historic Commission in 1988. Note that the structure described in that narrative has since been demolished.
  - e. Section 12.44(o): Waiver from the requirement to install concrete curbs and gutters around the perimeter of all driveways and parking area. The applicant proposes to install vertical granite curb at the perimeter of all parking areas and sloped granite curbing for the interior island at the driveway entrance. I strongly support the grant of this waiver request as granite curb is a superior product to concrete curb and lasts longer.
  - f. Section 12.45(r): Waiver from the requirement that walkways be constructed with brick, decorative pavers or other materials. The Applicant proposes to install concrete sidewalks instead. I support the grant of this waiver request for maintenance and ADA-compliance reasons.
  - g. Section 12.45(r): Waiver from the requirement to install car stops. I support the grant of this waiver request as the Applicant is proposing to install vertical granite curb where parking spaces abut landscaped areas.
  - h. Section 33.2: Waiver from the requirement to install a total of 132 parking spaces based on the requirement of 3 spaces per 2 bedroom unit and 2 spaces per 1 bedroom units. The Applicant proposes to install a total of 110 parking spaces in a combination of surface parking (92 spaces) and garages (18 spaces), which equates to 1.5 spaces per 1

bedroom apartment and 2.5 spaces per 2 bedroom apartment. I recommend that the Planning Board grant this waiver request for the following reasons:

- The proposed parking ratio is identical to that of the Cordis Mills development, which is within easy walking distance to the development. According to the property manager of Cordis Mills (see email from Dolben Associates dated April 30, 2021), the occupancy rate of the 112 apartments is 97% and the parking lot is more than adequate to meet the demand.
- The proposed project is located within a 5 minute walk of the WRTA bus stop at the intersection of Main/Elm/South Main Streets. Bus 4 serves Millbury Center by way of the Shoppes of Blackstone Valley and Union Station in Worcester.
- The proposed project is located within Millbury Center, which is becoming a more walkable and bicycle-friendly downtown due the Armory Village Revitalization Project. Easy access to the WRTA bus stop and downtown businesses by foot and bicycle will decrease residents' reliance on automobiles.

Note that due to the amendments to the Zoning Act that went into effect in January 2021, this waiver request requires a majority versus supermajority vote.

2. The proposed building does not meet the maximum height requirement of 40' and will need a variance from the Board of Appeals for 3'7". In my opinion, the architecture of the building is attractive and the height is consistent with many of the taller buildings within Millbury Center including churches, Cordis Mills, the Ducharme block, and the Centerview apartment complex. It is my understanding that the Applicant has filed the variance application with the Board of Appeals and is awaiting the start of the public hearing.
3. Zoning Bylaws, Section 12.44(a) and (e) requires scaled building elevation/façade plans for all proposed buildings. Please provide elevation drawings for the proposed garages. Please pay careful attention to the appearance of the garages from Railroad Court.
4. Please specify the size of 1-bedroom and 2-bedroom units and submit a floor plan for Planning Board review and approval.
5. In accordance with Zoning Bylaws, Section 12.44(a), please modify the site plan as follows:
  - Denote the location, type, style of fixture, and intensity of lighting. Please submit a photometric plan to demonstrate that lighting of parking spaces, entrances and walkways will be adequate, but not excessive and that light will not spill over onto abutting properties.
  - Submit the structural design and dimensions of freestanding signage. In accordance with Zoning Bylaws, Section 34.6, the Planning Board is the special permit granting authority for freestanding signs within the Business I District.
6. Comment should be received from the School Department regarding the proposed access to Windle Field. Note that the developer approached me about making or helping to finance improvements at Windle Field. A site visit is scheduled with the developer and the School Department on May 10<sup>th</sup>.
7. Please specify the purpose of the three monitoring wells located onsite and provide the results of any tests. Note that this information should have been provided as part of the Environmental Analysis.
8. The Applicant may want to consider making 6 (or 10%) of the units affordable to low or moderate income households for a period of 30 years. The benefit to the developer is that approval of this project will require a majority versus supermajority vote if 10% of the units

are affordable. The benefit to the Town is that inclusion of affordable units will help Millbury meet its mandatory 10% affordable housing set aside under MGL Chapter 40B.

9. Please provide a detail of the proposed black chain link fence. Based on my experience with the Butler Farm Bark Park, I recommend installation of a 5' tall black weather-resistant chain link fence encircling the dog park.
10. The Fiscal Impact Analysis seems to indicate that school-age children will generate revenue for the Town, however the municipal costs of educating children do not appear to be part of the analysis the Applicant used to determine the fiscal impact of the project on the Town of Millbury. Please adjust as appropriate.
11. An 8' wide stone dust bike/walking path is proposed, a portion of which will be located adjacent to Railroad Court- a gravel roadway with no sidewalk. I recommend paving that portion of the bike/walking path that abuts Railroad Court and installing curb to differentiate the walkway from the gravel travel way. This will provide some level of protection for pedestrians and discourage parking on the path.
12. The Site Plan shows one-way access and exit that is separated by a landscaped island. Please clarify whether the circulation around the entire parking lot will be one-way. If so, signage and arrows should be installed to make that clear. Also, the Applicant may wish to consider angling the parking.
13. Please submit engineered retaining wall plans for Planning Board review and approval for any wall that shall retain 4 or more feet of unbalanced fill.
14. Zoning Bylaws, Section 12.45(a) states that existing trees should be preserved where possible. Please identify where existing trees on the site can be preserved.
15. The existing chain link fence surrounding the property is in poor condition. The Applicant may wish to consider removing sections of fence and replacing other sections to discourage trespassing. For example, the Applicant may wish to install a stockade fence where it abuts the property N/F owned by GADS Realty, LLC and Jeffrey W. Remillard.
16. Please remove the driveway curb cut along the Canal Street frontage and replace it with vertical granite curb and new concrete walkway.
17. Please submit the operation and maintenance requirements for the stormceptor units, which should be included within the Operation & Maintenance Plan.
18. In accordance with Millbury Municipal Code, Chapter 13.15.070, please provide information regarding Total Phosphorus and Nitrogen removal.