

## NOTES REGARDING POSSIBLE CHANGES

**Allowed vs Conditional Uses:** As long as the use in question is included in the approval for the building, they would not have to come back to the DRB for said use when the tenant comes along. However, if the use is not included in any of the existing approvals for the building in question, then an amended approval would be necessary. I would encourage Buttermilk to get approval for as many uses as feasible moving forward to prevent extra DRB hearings.

**Footprint Caps:** If you want one general overall cap I would say 8000sf is appropriate, or you could do all 5000sf with one building up to 8000sf.

**Ratio and Street Level Commercial:** Buttermilk says they cannot get financing on building 2 with the current DRB-approved scheme of 3 commercial floors and 1 residential floor.

In my mind, the options are:

1. keep the 60:40 for the overall project (com to res)
2. change back to 50:50 for the overall project
3. change to 50:50 or 60:40 per building (com to res)
4. keep the street level commercial minimum requirement proposed by the PC
5. keep street level and add an overall ratio of 60:40 or 50:50

Buttermilk would like to make the “walk out” floor residential if you require the second overall floor to be commercial.

**Lot Coverage:** Currently, we regulate that any and all impermeable surface, regardless of where on the parcel, counts toward lot coverage. This means that the parking in the floodplain would count. However, being that there are 6 acres, and only a little more than 3 that could potentially even become impermeable, they would easily be under 80%. (4.8 acres is 80%, their max is probably about 4)