

## NOTES REGARDING POSSIBLE CHANGES

**Facade:** This could be essentially copied from the new language drafted for the village district. If that language is sufficient, please vote in favor of that change.

**Landscaping and Sidewalks:** If you want to, you can add a section to the “additional standards” and require sidewalks and crosswalks that connect all of the buildings on Jolina Court to Bridge Street individually or in series, and vote in favor of that change.

**Allowed vs Conditional Uses:** It sounds like you want to make all the uses conditional, if so, please vote in favor of that change.

**Density:** The planning commission would like to clarify this language to make it more blatantly clear that 15 units per acre is the density for developable portions of parcels, and does not include floodplain acreage. They also want to clarify that all parcels in this district are required to be connected to the town’s water system. This isn’t really a change, just a clarification. But please vote in favor of adding the clarifying language.

**Density Caps:** As an effort to limit scale of building, it is possible to limit the number of dwelling units per structure.

**Footprint Caps:** The footprint cap idea is another way to limit building scale. FYI to give you an idea of scale, the upper block and the market have similarly sized footprints at around 12,500sf. If you took only the masonic building up to and including Hatchet, that’s about 9800 sf. The Goodwin Baker Building is about 8100 sf. I think the height is more intimidating to folks visually than the footprint, but we know they will likely maximize height.

**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.

**Height Caps:** The fire department suggested that we require an exterior egress window in each residential or commercial unit in the top-most floor with a bottom sill not to exceed 32’ in height from the post construction adjacent grade. We should also require at least one exterior window in each commercial and residential unit on each floor. Need to add that there needs to be access to the roof. Josh is looking into ISO ratings.

**Parking:** Add a clarification that parking in the floodplain shall count toward lot coverage.

**Lot Coverage:** Clarify that the lot coverage regulation is up to 80% of developable land and that any additional impermeable surface areas in the land area of the floodplain (such as surface parking and other activities that are allowed in the floodplain but not in the other environmentally restricted areas) shall also count toward the 80% lot coverage. *(Meaning, if they have 3 developable acres, they can have 2.4 acres of impermeable surface IN TOTAL for the entire parcel. Thus, if they have 1 acre of parking in the floodplain, they can only have 1.4 acres of additional impermeable surface in the developable portion).*