

FOOTNOTES FOR JOLINA COURT ZONING HISTORY GRIDS

3/6/2020 KM

*A—PREVIOUSLY, THE DRB APPROVAL STATED THAT PHASE II MUST RESULT IN 60 :40 ACROSS DEVELOPMENT. PER DEVELOPER REQUEST, WE WAIVED THE RATIO AND JUST REQUIRED FIRST WHOLLY ABOVE GRADE FLOOR BE COMMERCIAL. WE KNEW REMOVING RATIO REQUIREMENT WOULD LIKELY RESULT IN A 25 : 75 (COMM / RESIDENTIAL) BUILDING. HOWEVER, WE ALSO KNEW DEVELOPER WOULD BUILD 31 RESIDENTIAL UNITS AND MAX-OUT THEIR TOTAL ALLOWED UNITS. THEREFORE, ANY NEW BUILDINGS WOULD BE 100% COMMERCIAL.

*B—DURING THESE CONVERSATIONS, THE RICHMOND FD ATTENDED MEETINGS SPECIFICALLY TO ASK WE NOT ZONE FOR BUILDINGS (OR THAT WE DEMAND MITIGATION) FOR STRUCTURES THE FD'S 35 ft LADDER CAN'T REACH.

ALSO, AT THIS TIME WE DID NOT HAVE A DEFINITIONS SECTION THAT DEFINED HEIGHT AS "THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE OF THE GROUND TO THE HIGHEST POINT OF THE ROOF." ALTHOUGH THE SELECTBOARD HAD APPROVED BLDG 1 WITH ALLOWED HEIGHT DESCRIBED AS "THE AVERAGE BLDG HEIGHT AROUND THE PERIMETER FROM PRE-CONSTRUCTION GRADE WILL BE 34.28 ft AND WILL THEREFORE NOT EXCEED THE 35 ft HEIGHT REQUIREMENT." I'M NOT SURE WHERE THE IDEA OF "AVERAGE" CAME FROM...

*C—HERE (AS PER SELECTBOARD APPROVAL GRANTED FOR BLDG 1) HEIGHT IS FOR AN AVERAGE HEIGHT

*D—THIS IS FROM AN EMAIL 3/14/2019 IN WHICH BUTTERMILK ASKS TO:

1. REMOVE 60 :40 RATIO TO START A MOVE TOWARD "FORM BASED ZONING"
2. DEFINE "DWELLING UNIT" AS SOMETHING THAT REPRESENTS WHAT IS BEING BUILT AND THE ACTUAL IMPACTS THAT TYPE OF HOUSING HAS ON THE TOWN.
3. ALLOW 15 UNIT/ACRE DENSITY ACROSS ENTIRE PARCEL INSTEAD OF "DEVELOPABLE ACREAGE" BECAUSE OF SMALL UNIT SIZE AND EFFICIENT USE OF PARKING ON UNBUILDABLE LAND.
4. INCREASE DENSITY TO SOMETHING MORE LIKE UPPER BLOCK (APPROX. 30/ACRE) IT WORKS UP THERE EVEN WITH NO PARKING AND IS IN LINE WITH TOWN AND REGIONAL PLANS.

*E—PLANNING COMMISSION NOTED THAT THE CHANGE FROM 8,000 – 10,000 sf FOOTPRINT ALLOWANCE WAS DUE IN PART TO BUTTERMILK HAVING ALREADY PAID FOR PLANS FOR A BUILDING THAT WAS MORE THAN 9,000 sf (NO DESIGN OR FLOOR PLANS SUBMITTED TO PC).

PC ALSO NOTED THAT THEY TRIED TO DETERMINE WHETHER OR NOT A 10,000 sf, 4 FLOOR, 45 ft TALL BLDG WAS IN KEEPING WITH THE TOWN'S GOALS (ECONOMICALLY AND AESTHETICALLY). THEY DETERMINED) A 10,000 sf BLDG WAS IN KEEPING WITH TOWN'S GOALS. ALSO DETERMINED THAT PARKING RULES, SET-BACKS, AND BUFFERS WOULD RESULT IN BLDGS AFTER BLDG 2 BEING MUCH SMALLER THAN 10,000 sf BUT WOULD NOT LIMIT THEIR ABILITY TO ATTRACT A COMMERCIAL TENANT.