

Paul Finger

From: Edmund Grant <ed@edgrantlawoffice.com>
Sent: Tuesday, April 14, 2020 6:44 PM
To: Paul Finger
Cc: Eric Joseph
Subject: 91 Hartwell Avenue
Attachments: MERIDIAN SP REQUESTS 4-14-2020.doc

Paul, Please file this email and attachment with Planning Director Amanda Loomis/Planning Board when you file our Responses to Staff and Board Comments, Updated PTDM etc.

The purpose of this email is to simply modify two sections of my letter dated Feb 12 in support of our application and revise the Special Permit[SP] Requests as attached hereto and discussed below.

On page 3 of that letter, Special Permit[SP]Requests, 2. Parking, as per Staff comment and upon further consideration, the 15 parking spaces adjoining Hartwell Place are not to be included; so that the proposed parking totals 502 and not 517 spaces; and Applicant is proposing 87 and not 72 fewer spaces or a new total of 107 spaces. The SP Request attached now requests to allow 502 and not 517 parking spaces.

On page 4, 5. Landscaping, please disregard that section of the letter and insert the following: SP per ZBL 5.3.15 to waive 5.3.4 Transition Areas. 5.3.4 provides where a lot abuts a different zoning district or is across the street from a different zoning district, a landscaped transition and screening area shall be provided and shall be located adjacent to the lot line as set forth in the Table in 5.3.5. 91 Hartwell is a CM District lot which abuts a GC District lot to the rear and is also across the street from a GC District lot. The 5.3.5 Table provides that a lot located in a CM District has no requirement if abutting a GC District lot. The Table does provide for a CM lot a 25ft in depth or width transition area from the Street Line. However, as set forth in the application plans, Wetlands along the Hartwell Avenue front yard preclude a landscaped transition area. The revised SP requests now seeks a SP per 5.3.15 regarding 5.3.4 instead of 5.3.14.

Our Waiver Request regarding 5.1.13.6 snow storage has been removed as that provision applies to a parking lot which is not applicable here with the parking garage; nevertheless, we have prepared and are filing a snow storage plan which will be an exhibit in our other filed Responses noted above.

Thank you for your consideration and time.

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