

D R A F T Comments on Application for a Comprehensive Permit for 93 and 113 Central Street

The Board of Selectmen has reviewed the revised plans for 93 Central Street (Marsh View) and 113 Central Street (Richardson Crossing) and we have the following comments:

- 1) We would have preferred the applicant to apply for their permit through the Local Initiative Program (LIP), enabling some dialogue regarding the plans, and early discussion with the abutters as to placement of the homes, concerns to be addressed, etc. They did approach the Board of Selectmen with their proposal in 2008, at which time the Board members did provide some comments (see attached minutes).
- 2) The plans are for 4 single family homes on each of the lots with a driveway out to Central Street. One home out of 4 will be affordable in perpetuity as per the rules and regulations regarding re-sale of the unit. The homes are arranged in a courtyard configuration, facing a central area. This results in the sides and rear of 2 of the homes to be oriented toward Central Street. Most of the homes on Central Street face the street.
- 3) The revised plans include the planting of large evergreens to screen the rear yards and decks from the street view. This is an improvement over the original plans which did not show such screening.
- 4) Increased plantings are shown in the landscape plan to shield the adjacent homes on Central Street. However, no increased planting is shown to shield the neighbors at 40 Tuttle Drive and other surrounding homes. We recommend that planting of suitable evergreens be placed around the site, as the existing trees seem insufficient as screening. This is particularly true at times of the year when the leaves have fallen.
- 5) Mature trees are not marked on the plan. Every effort should be taken to retain mature trees on the site.
- 6) The wastewater disposal for these homes is a common septic system. A condition should be placed on each development to require proper upkeep and monitoring of the system as it is shared.