

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Wednesday, May 22, 2019 10:31 AM
To: Amanda L. Lessard
Cc: Lisa Fisher; Jennifer Curtis; Mark T. Arienti; dustin@dmroma.com; James Attianese
Subject: 3324.11 Anglers Road - Peer Review Comments.

Hi Amanda,

We reviewed the following materials that were downloaded from the Town.

- Response to review comments, dated May 14, 2019, prepared by DM ROMA
- Anglers Road Commons Apartments Plan Set, dated April 26, 2019, prepared by DM ROMA

We have the following comments on the plans and application materials:

1. In accordance with section 406.E.6.a of the Zoning Ordinance, which states that a parked vehicle shall not extend beyond the front building façade. In theory this would require that the driveways provide a 9'x18' space for each unit that does not extend beyond the front façade. The Board may want to consider whether this standard was intended more for commercial development and parking lots rather than residential development and driveways.
2. As presented in section 537.A of the Performance Standards, the standards for parking and loading in Section 800 Site Plan Review apply to uses in all zoning districts. In accordance with section 812.C.1.d of the Site Plan Review Ordinance, in a parking lot utilizing a parking angle of 90 degrees, thirty percent of the spaces shall have a stall width of 10 feet and a stall depth of 20 feet. The parking lot should be revised to conform with this standard, or a waiver should be requested.
3. Our understanding is that the road has been designed to meet the residential street standard. The width of the travel way and sidewalks appears to meet this standard. The standard calls for granite curb (or none) and the proposed typical section calls for slipform concrete curb. The residential street standard does not include any geometric standards (minimum centerline radii, etc.), however, it appears that the general geometric design will accommodate the type of traffic that is anticipated for this type of development.
4. It appears that the filter basin area has changed from the previous submission. The stormwater quantity analysis should be revised to reflect the changes.
5. 911.A.3.b - Add monumentation and property markers at boundary where not currently provided.