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Ad Hoc Cmte. on Waterfront West -- Meeting on Thurs., Dec. 7, 6:30 pm - 8:00 pm

1 message

Jared Eigerman <jeigerman@gmail.com>

Wed, Dec 5, 2018 at 5:36 PM

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N.B. I will be posting a sixth (6th) committee meeting for either Dec. 11 or 12. We will need more time to wrap up. Attorney Rebecca Lee will join us for that last meeting, rather than tomorrow night.

1. Topics for Dec. 6 Meeting: No change from agenda posted Nov. 8:

- (A) Design standards pt. II;
- (B) Permitting; and
- (C) Public benefits.

2. Format for Dec. 6 Meeting: 90 minutes. Public comment followed by Committee deliberation.

3. What's the Point of the Dec. 6 Meeting?:

(A) **Design Stds. pt. II**: Separate from dimensional limitations, what is the City's design vision for WW? *For example*, should the overlay zoning require or encourage traditional tripartite building forms (base-middle-top), as implied from our discussion on Nov. 8? Should there be a required, forbidden, favored, and/or disfavored palette of materials (brick, steel, glass, etc.) or colors? Separate from their heights, must/should/could the various buildings differ in style?

(B) **Permitting**: How do should the City process applications for projects that use WW Overlay Zoning District? Do we require certain studies (e.g. traffic, parking, photosimulations)? How detailed should the ordinance be? How much discretion should be left to the Planning Board? What about project changes: "major" vs. "minor"? How does the development agreement fit in?

(C) **Public Benefits**: Any project in the WW Overlay Zoning District would be required to mitigate its impacts. "Public benefits" are different. These are contributions that the City is entitled to require in exchange for entering into a development agreement to vest the developer's rights. For example, the City might require extra affordable housing, improvements to offsite public areas (open space and/or streets and sidewalks), and/or signalization of the Gills Bridge on- and off-ramps, none of which would be needed to "mitigate" a direct impact from the project per se.

4. Attachments:

- (A) written testimony by Planning Board member Rishi Nandi dated 12-04-2018;
- (B) written testimony (two memoranda) by resident Rick Taintor dated 12-05-2018.; and
- (C) written testimony by Planning Board member Jim Brugger dated 12-05-2018.

Thank you.

Jared Eigerman

4 attachments

Nandi -- Written Testimony -- 12-04-2018.pdf
123K



Taintor -- Written Testimony pt 1 of 2 -- 12-05-2018.pdf
59K

1/15/2019

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Taintor -- Written Testimony pt 2 of 2 -- 12-05-2018.pdf

548K



Brugger -- Wrtn Testimony -- 12-05-2018.pdf

1156K