Proposed Conditions for ZBA.

27 Hancock

The Applicant requests, in cooperation with the neighbor’s, the Dunnigan’s, at 29 Hancock, that the following conditions be included in the ZBA decision.

1. Installation of a six foot privacy fence along the shared property line up to the driveway along with the planting of arborvitaes along said fence as shown on the attached Exhibit A.
2. Installation of plantings between the proposed driveway of 27 Hancock and the driveway of 29 Hancock so as not to interfere with opening of car doors. Said plantings will be a low bush like boxwood or holly.
3. Installation of a brick sidewalk and resetting of curbs along the street line of 21-25 and 27 Hancock Street.
4. Dark sky compliant lighting at minimal locations along the rear of the structure at 27 Hancock Street as shown on the plans. The inclusion in any condominium documents that no additional lighting may be added at a later date and dark sky compliant lighting shall be maintained.
5. Stormwater will not be caused to flow onto 29 Hancock Street from 27 Hancock Street.
6. Working together to request the city maintain no parking in front of 21-27 Hancock Street.
7. Working together to request the city allow the street trees in front of 27 Hancock to be removed.
	1. In the event the City is agreeable to remove the tree, the driveway will be shifted toward Leavitt Court to provide greater separation between the drives of five feet as shown on the exhibit plan attached.
8. CASWELL has further agreed to work with DUNNIGAN to coordinate the installation of the brick sidewalk to allow DUNNIGAN and Nick Watkins of 31 Hancock Street to benefit from a shared contractor. DUNNIGAN and Watkins to pay for their own costs.