

## Dianne Boisvert

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**Subject:** FW: 2/23 ZBA Staff Report - 21-25,27 Hancock St comments & recommendations  
**Attachments:** 21 Hancock St - adjacent to Rail Trail - 6-5-19 (1).JPG; 21 Hancock St - adjacent to Rail Trail - 6-5-19 (2).JPG

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**From:** Geordie Vining  
**Sent:** Thursday, February 18, 2021 6:25 PM  
**To:** Andrew Port; Katelyn E. Sullivan  
**Cc:** Jennifer Blanchet  
**Subject:** RE: 2/23 ZBA Staff Report - 21-25,27 Hancock St comments & recommendations

Hi,

Thanks for including me in this project review of 21-25 and 27 Hancock Street. I generally support this project since redevelopment provides an opportunity to address and improve a long-standing and highly visible eyesore (dumping, abandoned boats and vehicles, storage boxes, etc.) for members of the public who use the Rail Trail corridor, and which has been the source of a number of complaints. In terms of the ZBA's next steps, I support the recommendation of a continuance of the Special Permit application, and that the ZBA should request a detailed landscaping and site plan.

The proposed two-family building with connected garages will be a very substantial structure along the Rail Trail at approximately 120'+ long. As part of any Special Permit, a particularly thorough, creative and robust plan should be submitted for approval to beautify the approximately 35'-55' area between this large structure and the paved public trail. There should be a significant transformation from the existing eyesore to a particularly attractive destination. While the City planted some trees and shrubs as part of the installation of the Clipper City Rail Trail along the 10'-15' of public land that slopes east from the trail towards this site, it is possible that those trees and plantings could be supplemented and improved (in consultation with the Parks Department) by a landscaping plan required under this Special Permit in combination with the planting of a significant swathe of trees and shrubs on the private property that will provide a lush, verdant, layered, native, four-season visual screening both to and from the trail (flowering shrubs in spring and summer, fall color leaves, evergreens in winter, etc.) for the full 175' +/- of the property's edge. The landscaping and site plans should identify the existing trees of any caliper size that are in close proximity to the property's boundaries. In addition to some younger trees on the adjacent public property, there are several mature trees growing close to the rear of the old industrial building that appear to be on the neighboring private property, and the landscaping and site plans and demolition approach should actively demonstrate how the trunks and root zones of all these trees will be protected as much as possible, and potentially boosted through deep root feeding. There should also be clear mechanisms established that will provide for the adequate enforcement of the establishment of this landscaping, and then the longer-term maintenance of the landscaping on both the public and private land in the future.

(For some additional visual perspective, I am attaching a couple of photographs that I took of this site from the rail trail during the summer (2019), to complement the winter images that were submitted.)

Thank you. -- Geordie

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**From:** Andrew Port  
**Sent:** Thursday, February 18, 2021 2:03 PM  
**To:** Katelyn E. Sullivan  
**Cc:** Geordie Vining; Jennifer Blanchet  
**Subject:** RE: 2/23 ZBA Staff Report

**Katelyn** – See attached comments/markup. I'm copying Geordie here so he is in the loop about the Hancock Street project.

**Geordie** – See my comment on page 5. Whether ZBA or PB, it would be good to have your input on appropriate landscaping/screening for the Rail Trail as part of (long awaited) redevelopment of this lot. Applicant plans are posted with links.

**Andrew R. Port, AICP**  
**Director of Planning & Development**

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**From:** Katelyn E. Sullivan  
**Sent:** Thursday, February 18, 2021 12:30 PM  
**To:** Andrew Port; Jennifer Blanchet  
**Subject:** 2/23 ZBA Staff Report

Hi-

Please see attached staff report for your review and comment.

Thank you,  
Katelyn

Katelyn Sullivan  
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