



PROJECT NARRATIVE

Site Description

The subject property, a proposed portion of existing parcel identified as Map 58, Lot 259, contains approximately 0.30+/- acres. The existing parcel is the site of an existing church building, rectory building, and parsonage building, along with associated parking areas. The subject property will encompass only the existing parsonage building, with remaining church and rectory buildings to be located on a separate lot. The subject property, at the southwest corner of Map 58, Lot 259, has pedestrian access from both Summer Street and North Street. There is no existing on-site parking at the proposed parcel. Existing parking areas associated with the church will remain on a separate lot. The subject property is bounded on the west and south by residential uses. At the opposite quadrant of the intersection of North Street and Summer Street, the Holy Family Holy Name school also abuts the property. The existing church uses abut the property to the north and east. Having been mostly developed, the topography is relatively flat throughout the project site with minimal slopes to allow for the proper movement of stormwater.

Project Description

The Applicant seeks to convert the existing 3-story parsonage building to a 15-unit multi-family apartment building. This conversion will require a Special Permit to allow for the conversion of an existing non-conforming use. Due to the limited space available on-site, a Special Permit will also be required to allow for a reduction of the required number of parking spaces. Fifteen parking spaces have been proposed on the north side of the building. Parking will be accessed from a proposed 22' wide curb cut on Summer Street. On street parking is available on North Street and Summer Street, and a SRTA bus stop is located on the corner of North Street and County Street. A bike rack has been proposed on-site. Pedestrian access from North Street and Summer Street will remain. Additionally, a handicap accessible lift is proposed on the north side of the building, where an additional building entrance is proposed. Estimated project construction cost is approximately 1.85 million dollars.

Zoning Information

This property lies within the Residence A district. As described above, the proposed use will require several Special Permits due to the non-conforming nature of the use. Lot area, frontage, and building setbacks, and building coverage are in conformance with the Zoning By-Law. Relief from the Zoning By-Law will be required to allow a dwelling unit density of greater than 1 per 10,000 square feet, and to allow a lot coverage in excess of 65%. Following is a list of relief from the Zoning Board and Planning Board requested for this project:

Relief from the Zoning Board of Appeals:

Chapter 9, Section 2420: A Special Permit is requested to allow the change of use.

Chapter 9, Section 2430: A Special Permit is requested to allow the alteration of a non-conforming structure.

Chapter 9, Section 2720: A variance is requested to allow a density of dwelling units per lot of greater than 1 per 10,000 s.f., and to allow a green space of less than 35%. Given the limited amount of lot area available, and the required parking areas needed, achieving the objective of the proposed project would not be feasible without relief from these requirement.

Chapter 9, Section 3150: A variance is requested to allow 9' x 18' parking spaces. Given the limited space available on-site, between the existing parsonage building, and the adjacent rectory building to the north, providing the required 9' x 20' parking space while maintaining the required drive aisle and handicap accessibility is not feasible.

Relief from the Planning Board:

Chapter 9, Section 3120: A Special Permit is requested to allow a reduction of required parking and loading requirements. Parking has been maximized given the area available. Fifteen on-site parking spaces are provided, including one handicap accessible space. An additional eighteen on-street parking spaces are available on North Street and Summer Street. A bike rack has been proposed on-site, and an SRTA bus stop nearby may reduce parking demand.

Chapter 9, Section 3340: A Special Permit is requested to allow a reduction of the required landscape buffer requirements. Given the limited area available between the existing parsonage building and rectory building, providing the required five foot vegetated buffer along the property line is not feasible. Relief from parking area requirements has been requested to maximize the available green space / landscape buffer.

Chapter 9, Section 5350: At the discretion of the Special Permit granting authority, a waiver from the required Development Impact Study is requested.

Chapter 9, Section 5451.F: A variance from the required Lighting Plan is requested. The location of a proposed pole mounted light is noted on the site plans. Given the limited parking area on-site, a lighting provider has not yet been engaged.

Site Plan Review Checklist: A waiver from the required traffic impact and access study is requested. The limited impact of the proposed use does not warrant a traffic study.

Construction Sequence

The preparation of the site for the proposed construction will follow the normal procedures for work of this type. The steps that follow are to be used as a guideline and may have to be adjusted due to site or weather conditions or unforeseen circumstances.

1. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING.
2. CLEAR CUT, DEMOLISH AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
3. STORMWATER SHALL NOT BE DIRECTED TOWARDS THE INFILTRATION BASIN UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
4. GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND MULCH AND SEED AS REQUIRED.
7. FINISH PAVING ALL HARD SURFACE AREAS.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
9. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES.
11. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS.
12. UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES AS REQUIRED.