

Comments and Questions for Northland/Dovetail – Millville Apts.

Submitted by A. Scott

- Will they put solar PV on the south-facing pitch of the roof and/or what considerations for low energy requirements are they incorporating?

Submitted by G. Scott

- Looking at other projects by Northland, and plans for this project, they don't seem to do much improvement in design or landscaping. They build/refurb buildings. Other than clapboard siding and a gabled roof, what plans do they have to soften the visual impact of a large 3 story building either through landscaping or design that make it better fit into a single family housing area?

In order to justify rezoning, to remove the requirement for business spaces on the ground floor, Northland says "the overall market for commercial and retail space is nowhere near as strong as the demand for quality rental housing." Can they please share where they're getting this information?

Submitted by S. Kandziolka

- Is it possible to require native plants for any landscaping, no matter which proposal wins.

Runoff and water/flood control.

With the affordable apartment building and Mullins proposal, they're suggesting public use of private property. How does that work? Ice rink, playground. Would they be open at will? Liability? Stipulations? Probably many things I haven't thought of?

What entity will manage and maintain this property? Manager on the property?

P 5 Ice rink—who builds and maintains it? Who can use it and when? Playground, same question. Good water control! IF there is room, a playground will be included—why not include it from the start?

P 8—They are using existing paved/slab areas for parking rather than paving over grassy areas—a plus.

P 9—complicated financing arrangements, but they seem willing to "put their money where their mouth is"

P 10—a plus that they spoke with the Farmers' Market representatives. How does the proposed lease with the town and Farmers' Market work if the town doesn't own the property it's leasing?

P 11—homage to the site’s history, a plus. “Walking paths connecting Washington Street with the Riverwalk across the site.” Where? A plus that they’re proposing the use of native plants.

P 12—Parking doesn’t seem to add up. Where on Washington will those 22 spaces be? They don’t appear to be marked on the plan. Onsite parking: 100 spaces less 10 handicapped leaves 90. (Or would any of the handicapped spots be assigned to residents?) So not including the handicapped spaces, 48 assigned to residents leaves 42. Is there anything to prevent residents who have more than one car from simply co-opting the additional unassigned spots?

Submitted by J. Bennett

- 35 to 50 families with cars. One parking space is not sufficient. Cars must be moved for snow removal. Most households have two working adults so must have space for two cars. Traffic impact on the neighborhood would be horrendous!

Will the property manager a resident be onsite?

Subleasing?

Project is in the floodplain. How much is budgeted to meet Federal flood insurance costs?

Submitted by J. Babbitt

- Is there parking for the farmers market and families at playground.

Is that gray area all pavement, or gravel?