

## Melissa Tryon

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**From:** Ethan Croce  
**Sent:** Thursday, March 05, 2015 10:32 AM  
**To:** Melissa Tryon  
**Cc:** Nathan Poore; Amanda Stearns; Lisa Sangillo  
**Subject:** MRA Public hearing - March 3, 2015 Planning Board meeting - Amendments to Tidewater Master Plan and Tidewater Village Design Guidelines - Parcel TV-3

At its March 3, 2015 meeting, the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a public hearing on various proposed amendments to the Tidewater Master Plan and the Tidewater Village Design Guidelines relative to parcel TV-3.

**Summary of public comment received:**

There was no public comment received at the public hearing.

**Summary of Planning Board deliberations:**

Tom McKeon wondered why the amendment was written to allow all three proposed buildings on TV-3 to have an expanded building footprint given that the apparent need for the requested footprint expansion was limited to just one of the three buildings on the site. Nathan Bateman, representing Tidewater, LLC, stated that the building footprints of the other two buildings would still be limited by the minimum green space requirement in the Master Plan. Mr. Bateman also wants to have assurance that the other two future buildings on the site, anticipated to each have 4,000 square foot footprints, can be joined by a common lobby/stairway/elevator connector without having to be concerned about the common connector putting those structures over the existing 8,000 square foot footprint cap.

Jay Chace is supportive of the request for additional dwelling units as this meets the intent of creating a vibrant mixed use area creating activity after 5:00 pm. Mr. Chace thinks that the existing TV-2 building is scaled nicely and in conformance with the village concept of the Master Plan, and his only concern would be if the request for expanded building footprints could lead to a more suburban building pattern, with shorter building heights, that doesn't coordinate with the Tidewater Village vision of more vertical, multi-story buildings. Mr. Chace said he is not overly concerned about this issue, however, he would encourage the Council to think about whether there are other ways to achieve the developer's objectives without expanding the building footprint allowance to all three proposed buildings on the site.

The Planning Board voted 5-0 to recommend that the Council approve the amendments as written.