

Good Afternoon – In preparation for Monday’ preliminary discussion with the Commission, I went through the plans you sent and offer the following comments:

: The landscape specimen table lists several plantings that don’t coincide with the approved planting list – please revise or describe why these are equally acceptable – Atlantic white cedar, Green giant arborvitae, Chokeberry, Stonecrop, Switchgrass.

: Provide a design detail of the wooden guiderail that is proposed along the easterly property line.

: Provide details on the nature of the traffic study you intend to submit.

: Provide updated digital copies of the full architectural plans, in color.

: Provide the status of the water supply with the Dept. of Public Health.

: Revise stormwater notes to include that yearly inspection reports of the system is to be submitted to the Town land use office.

: The site plan used with the lighting plan does not appear to coincide with the survey plan. Revise to correct this. Section 5.02.07.g of the Zoning Regulations allow .1 footcandles at the property line. It does not appear that this is met. Provide a written certification that the lighting plan complies with the Zoning Regulations.

: Provide all site and building lighting details. Pole lighting cannot be higher than 16’. Colonial type lighting fixtures are encouraged.

: Provide detached sign frame/structure details as well as any other proposed site signage.

: On page 3 of the Site Planning section of the Design Guidelines, under Design Standards – Parking/Building Separation, it indicates paved surfaces of parking areas shall be separated from all buildings by a minimum of an 8’ wide landscaped area for every 10’ in vertical wall surface. Describe how this can be accomplished.

: On page 3 of the Site Planning section of the Design Guidelines, under Design Standards – Landscaping, it indicates parking lots with 20-39 spaces shall have 10% of the parking area as interior landscaped islands. Describe how this can be accomplished.

: If it is possible, a photoshop rendering of how the site would appear post development is very helpful for the Commission to envision the end product. This has assisted in creating a reality for previous projects.

: I would suggest a written narrative be submitted that describes how the site plan and special permit Zoning Regulations have been complied with.

Please let me know if you have any questions. See you Monday. Thanks!

*Eric M. Trott*

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