

**Marion V. McEttrick**

Attorney at Law  
10 Crown Street  
Milton, MA 02186  
617-696-5569  
Fax 617-696-0552

TO: Milton Planning Board  
FROM: Marion McEttrick  
RE: 440 Granite Avenue Site Plan Application Modifications  
DATE: March 24, 2023

With this memo I am submitting revised site plan pages for this application, for the next hearing on March 30, 2023.

This is a list of the changes to the Site Plan.

1. Increase of commercial space from 1500 sf to 3983 sf, all on first floor facing Granite Avenue.
2. Decreased number of residential units from 26 to 24.
3. Decreased number of affordable units from three to two plus additional payment into Affordable Housing Trust.
4. Total gross square feet increased to 62,126 from 59,671 (see below, because of increased conventional garage space).
5. Slightly decreased area on green roof from 2,002 sf to 1,892 sf. Face of green roof is now flattened and green roof is moved away from side lot line to 16' 6" from side lot line rather than 6'8".
6. One elevator rather than two.
7. Transformer vault to be located in ramp going down to basement level parking area.
8. New Parking Plan with conventional parking on ground floor level and basement level with two parking entrances, one for first floor and one for basement level; new parking ramp to basement will require a trench drain at the bottom of the ramp.
9. All indoor parking space dimensions and number of compact spaces conform to Zoning Bylaw in Section VII: standard space dimension 8 1/2' x 19'; compact space dimensions 8' x 16'; no more than 25% of spaces may be compact (proposed is 12.5%)

10. Residential parking spaces will be separately deeded parking spaces available to each condominium unit.
11. There will be five rather than six commercial parking/overnight guest parking spaces outside the building.
12. Permeable pavers will be used in both vehicular entry areas off Mechanic Street and at exterior Mechanic Street commercial/visitor parking spaces.
13. Shared parking spaces, commercial 7 am to 6 pm, residential guest parking, 6 pm to 7 am, are located in five ground level exterior spaces, and spaces # 11, 12, 13, and 14 within ground level garage; total = 9 commercial parking, daytime, residential guest parking overnight.
14. New Parking counts
  - a. Basement Level: 14 standard, 5 compact = 19 residential
  - b. Ground Level: 13 standard, 1 compact, 1 HC space, 1 HC van space to be used as 10 residential, 4 shared commercial/residential, 1 handicapped, 1 handicapped van space (total 16)
  - c. Total building spaces: 35, of which 4 are shared commercial/evening guest spaces, leaving 31 exclusive residential parking spaces
  - d. Total exterior on site spaces: 5 (shared commercial/residential parking)
  - e. Total shared commercial/guest spaces: 9
  - f. Total residential spaces, without shared overnight guest: 31
  - g. Total residential spaces with shared overnight guest: 40
15. New Bike Storage Counts
  - a. Removed all ground level bike storage racks. (Previously 10 racks)
  - b. Revised basement bike storage: total 48 bike racks (previously 30 bike racks).
  - c. Total quantity of interior bike racks: Previously 40, currently 48.
16. Exterior design, color and layout changes: refer to revised site plan pages for each floor level, views from front and sides, using new colors of brick and siding, historic plaque location.
17. Revised construction management plan is being prepared and will be provided next week.