

Redevelopment of 103 House Street Proposed Townhomes

TYPICAL ROOF:
APPROXIMATELY "DORMER" CORNING
DURATION SLATES/SHINGLES GRAY OR EQUAL
TYPICAL TRIM:
BORAL TRU-EXTERIOR TRIM OR PVC-PAINTED WHITE
TYPICAL CLAPBOARD SIDING:
9/16" x 4" S/C -COLOR WHITE
TYPICAL THIN BRICK VENEER:
MEDIUM BRICK SET OLD RICHLAND OR
EQUAL
TYPICAL WINDOWS:
6/8" W/ 20" H" DOUBLE-HUNG SASH WITH
SIMULATED DIVIDED LIGHTS -COLOR WHITE

2ND FLOOR
T/O SHEDROCK

1ST FLOOR
T/O SHEDROCK

WINE FENCE CONDORGE
ENCLOSURE

THIN BRICK VENEER

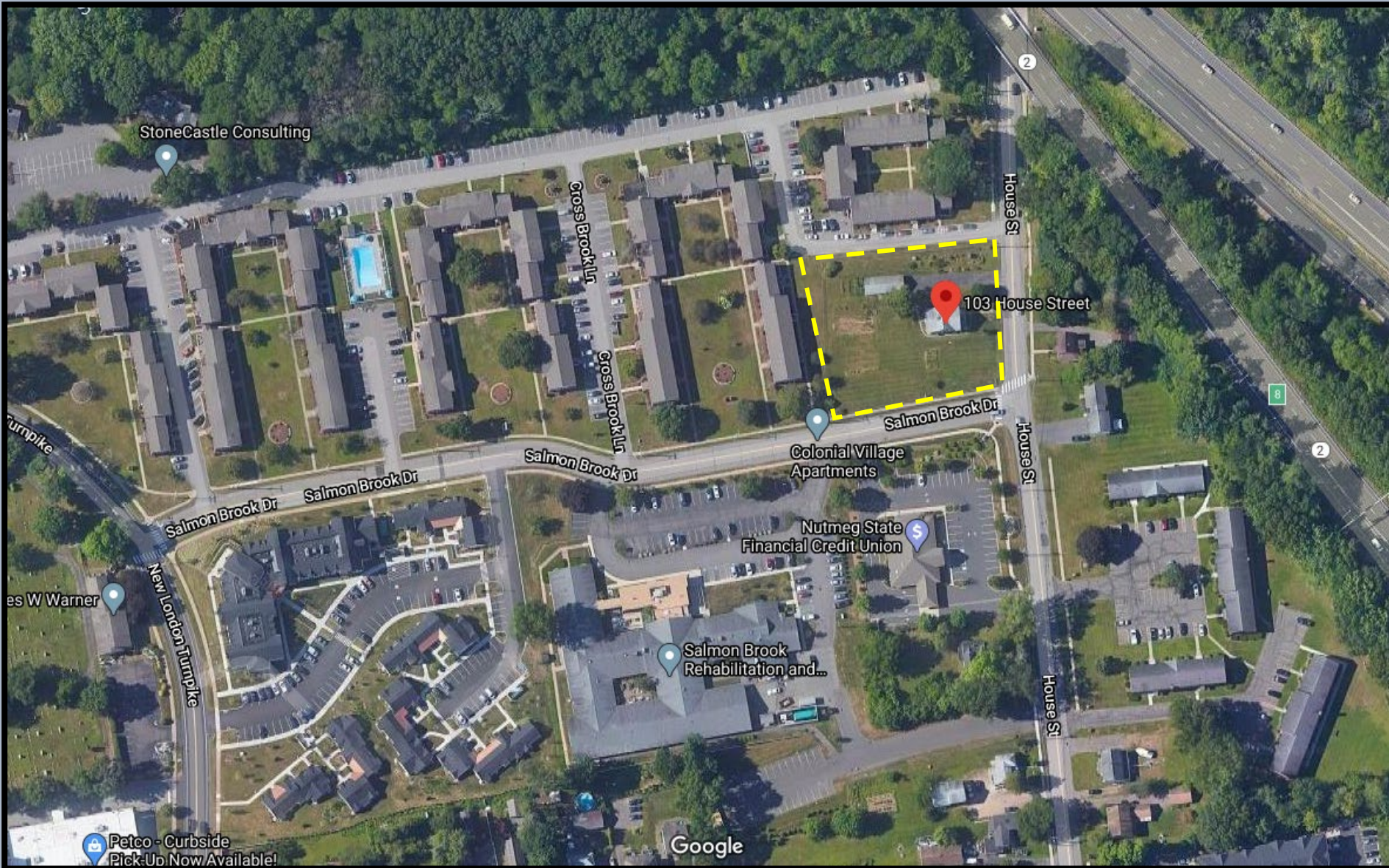
Owner/Applicant:
103 House Street LLC

Conservation Commission
August 12, 2020 at 7:00 PM

Colonial Village Apartments 1967



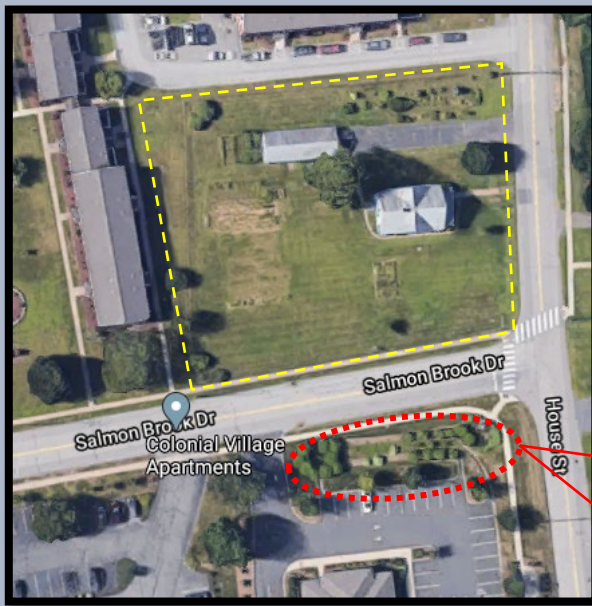
Aerial View



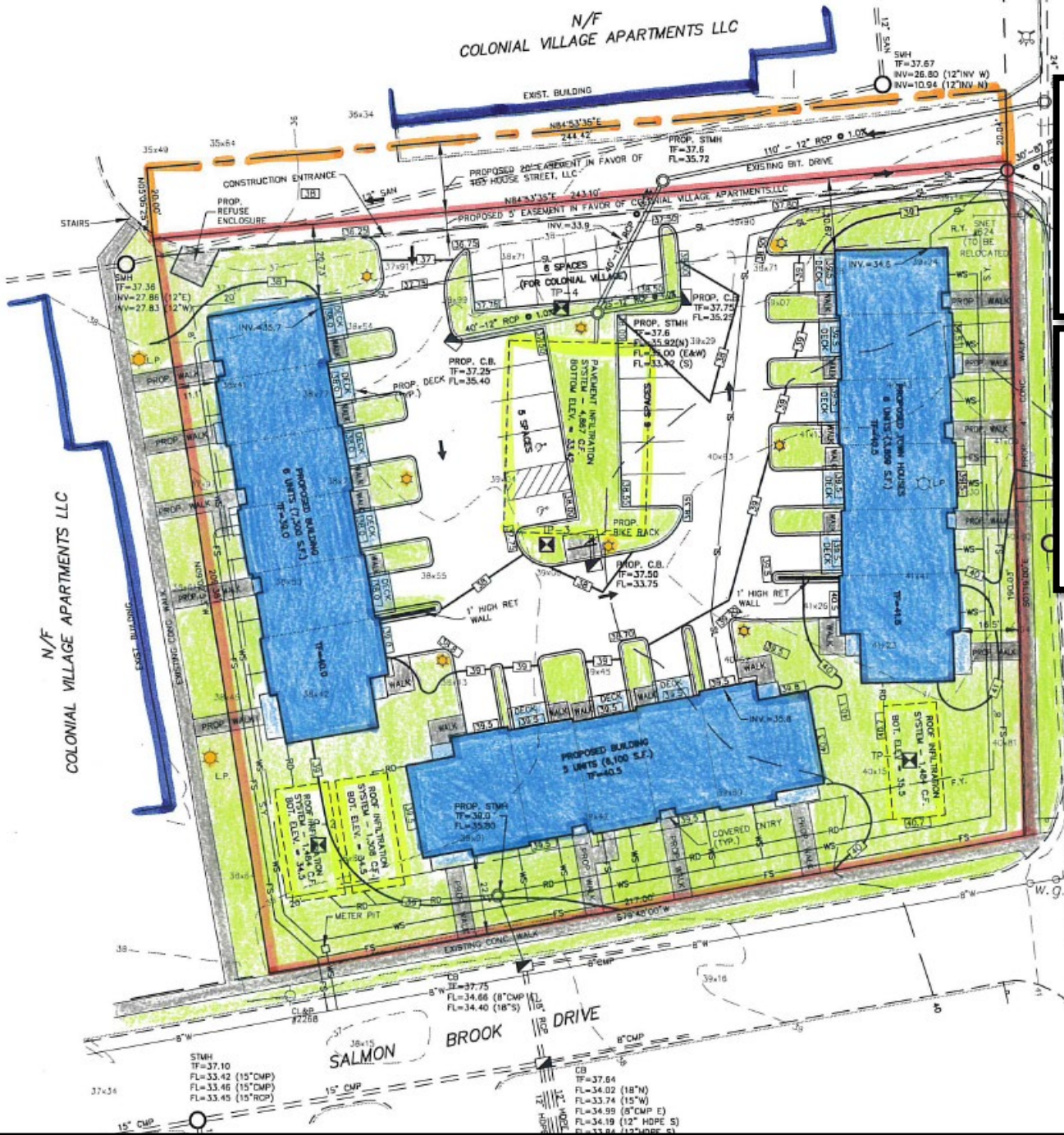
Nutmeg State Financial Credit Union

Stormwater Bio-Retention Basin

- Permission received by owner
- Soils investigated by Mark W. Friend, PE, Soil Scientist with Dutch hand auger
- “I do not believe the raingarden meets the definition of a wetlands or watercourse”



Site Plan



ZONING TABLE

TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	45,760 S.F. (1.050 AC)
LOT FRONTAGE	100 FT	217.52 FT
FRONT YARD SETBACK	20 FT	22.2 FT
SIDE YARD SETBACK	8 FT	11.1 FT
REAR YARD SETBACK	20 FT	20.6 FT
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/32.8 FT
F.A.R.	0.5 (22,880 S.F.)	.47 (21,606 S.F.)

PARKING CHART

	REQUIRED	PROVIDED
103 HOUSE STREET	2 SPACES/UNIT = 34	17 GARAGE SPACES 17 DRIVEWAY SPACES 11 VISITOR SPACES 45 TOTAL SPACES
119 HOUSE STREET	6 SPACES DISPLACED BY ACCESS DRIVE	6 SPACES REPLACED ON 103 HOUSE STREET
		51 SPACES TOTAL

Lighting Plan

10 ft pole on 2 ft base



Indoor & Outdoor Bicycle Storage Outlets in Garages for Electric Cars

