



1. Lighting – July 8th Meeting

2. Noise

3. Topographical Standards and Clearing

4. Site Development Standards

5. Pedestrian and Vehicular Access – June 10th Meeting

6. Aesthetics – July 8th Meeting

7. Landscaping, Walls and Fences: Biohabitats and 2112

8. Utilities, Security, Emergency Services:

9. Fiscal Impact: June 10th meeting

Special Permit Performance Standards

Unreasonable impact on neighboring properties.

Hours of operation: 8 am – 5 pm

Waiver for Construction to start at 6:00 – School impacts

2. Noise



Neighborhood

Unnecessarily alter topography and drainage

Minimize disturbance to natural habitat and ecosystems

Provide natural buffers along property lines

3. Topographical Standards and Clearing



Natural Features



Natural Features



Natural Features



Natural Features



Existing Disturbance



Natural Features

Preserve and Enhance Natural Features of the Site

Site Design

Placement of Buildings and Facilities

Clearing for Utilities

Placement of Buildings

Prevent Impacts to Rare and Endangered Species

Sustainability/Resiliency

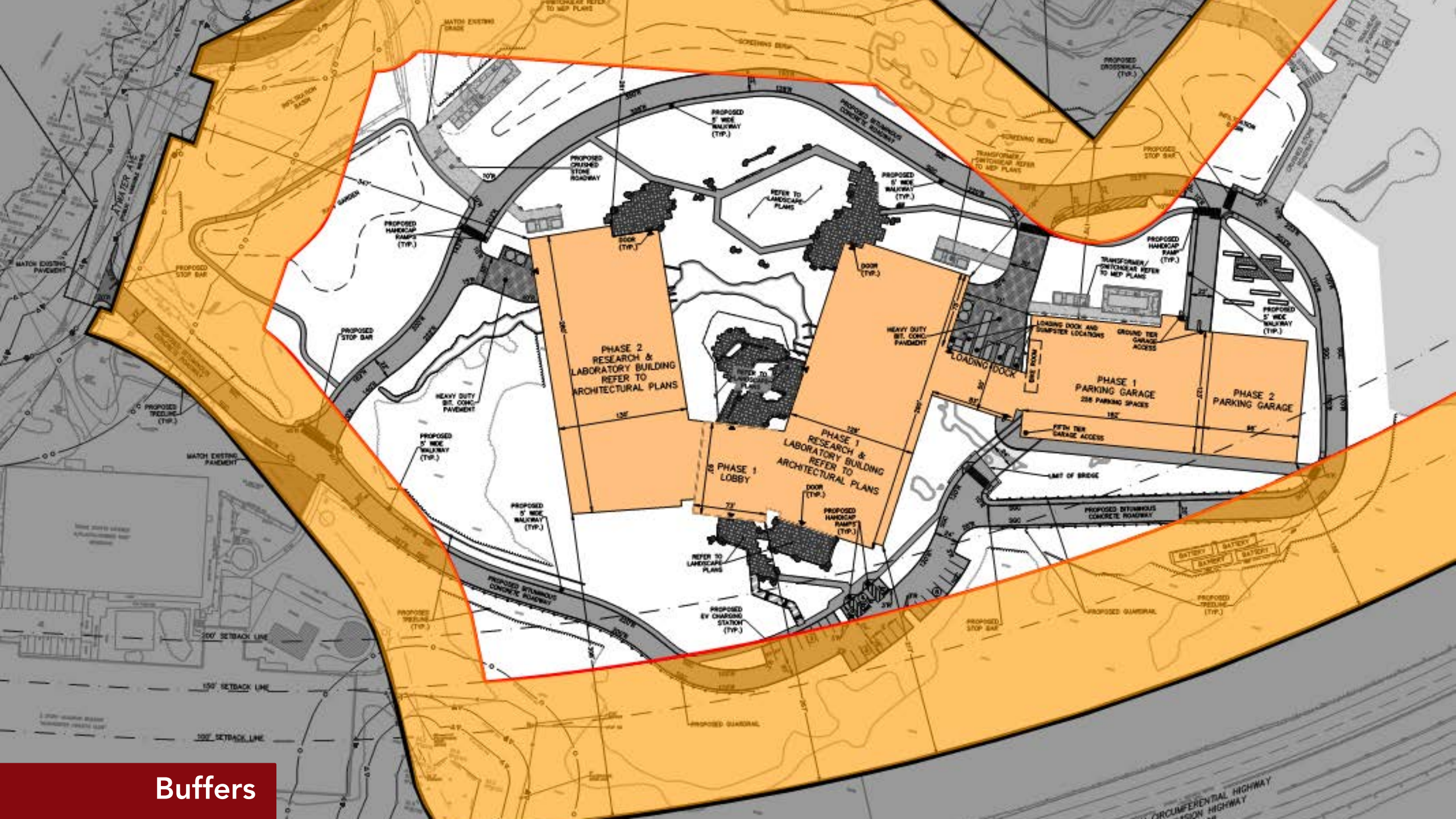
Archeological or Historical Resources

Preservation of Existing Vegetation

Revegetation

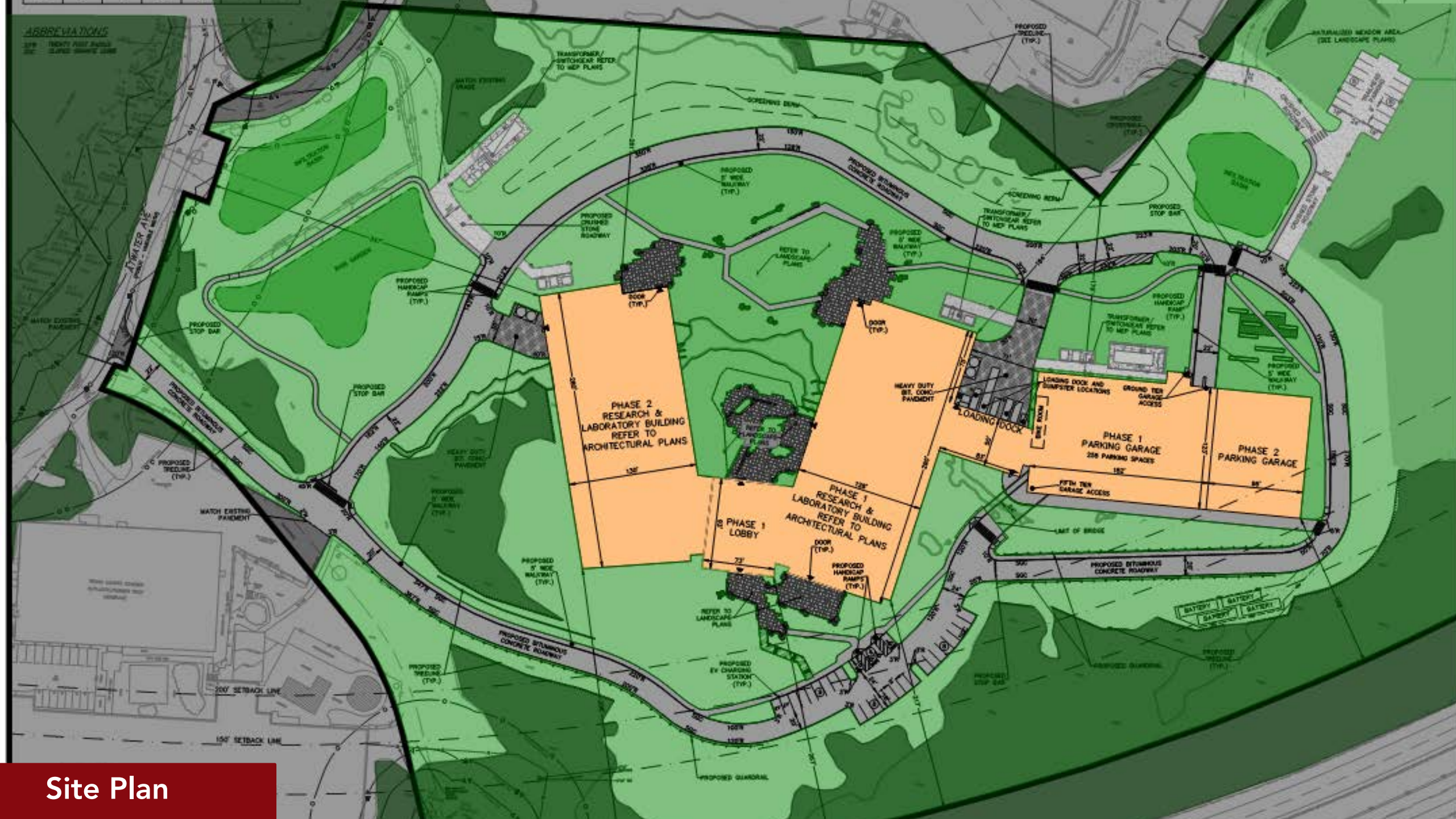
Limit Clearing

4. Site Development Standards



Buffers

279 TWENTY FIRST FLOOR
280 LARGE SUITE 2000



Site Plan



PH 1787

PH 1794

OFF

OFF

138

199

197

195

155

150

191

27

25

21

19

17

19

112

114

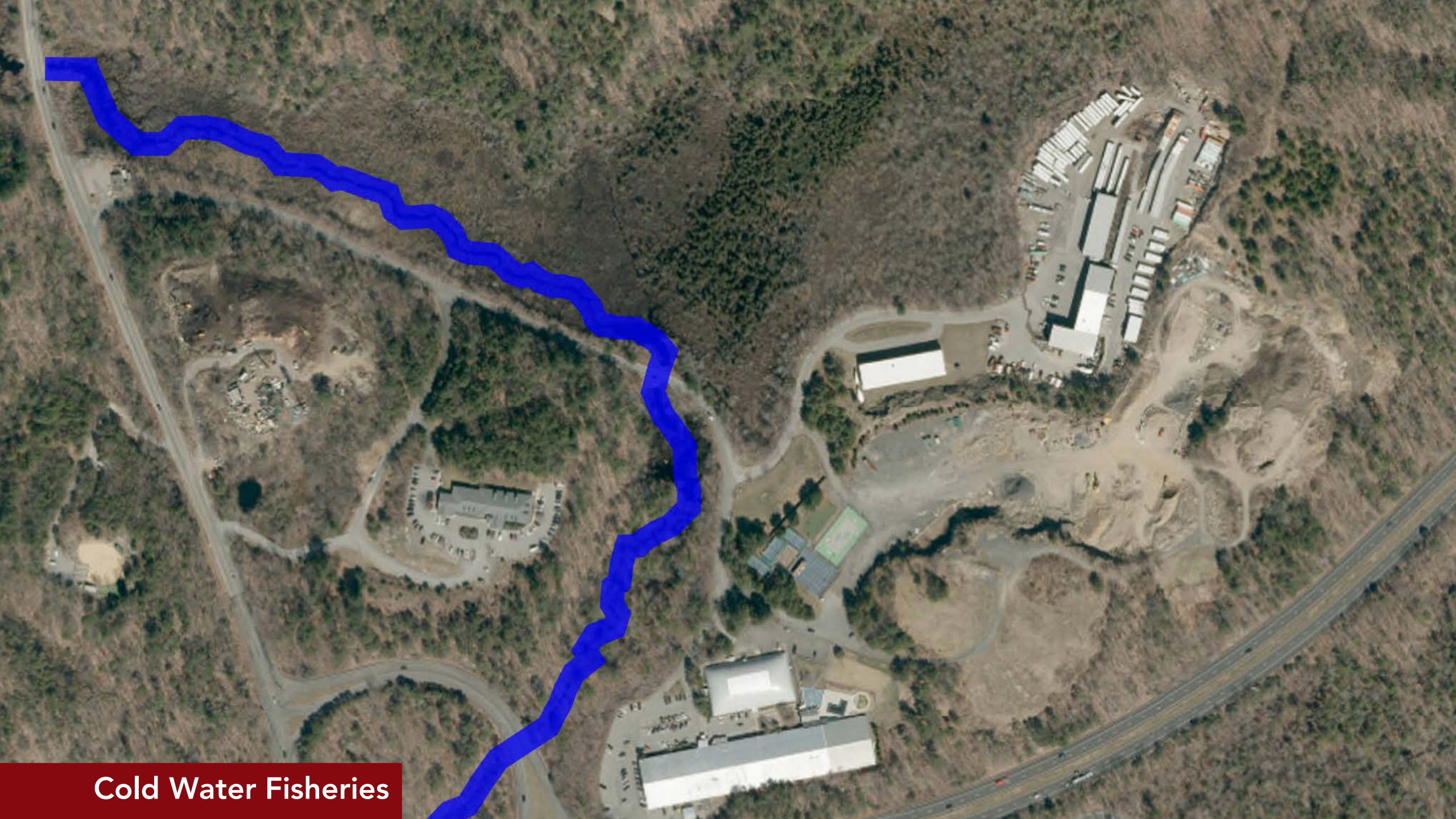
118

120

122

122

Species and Vernal Pools

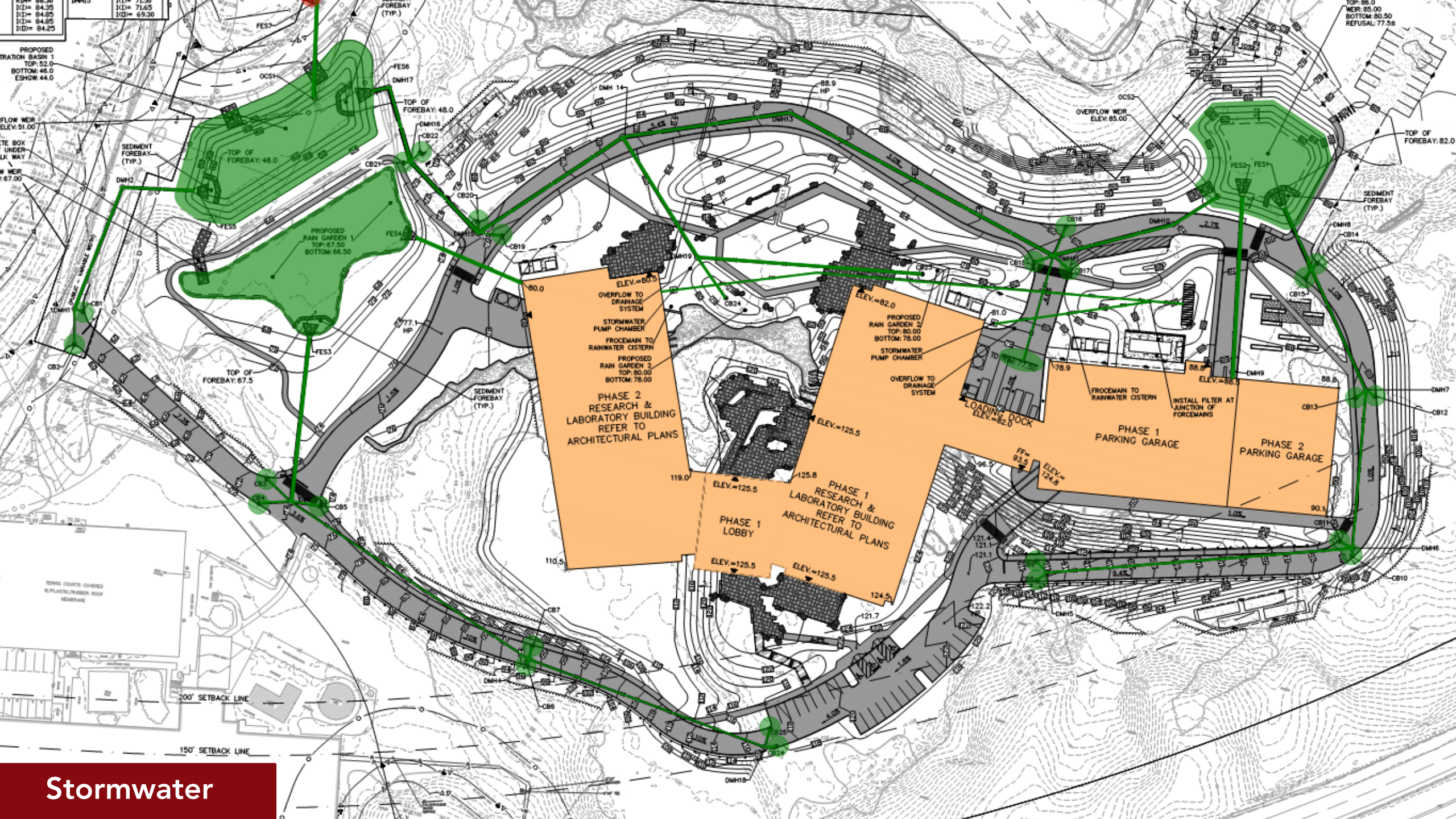


Cold Water Fisheries

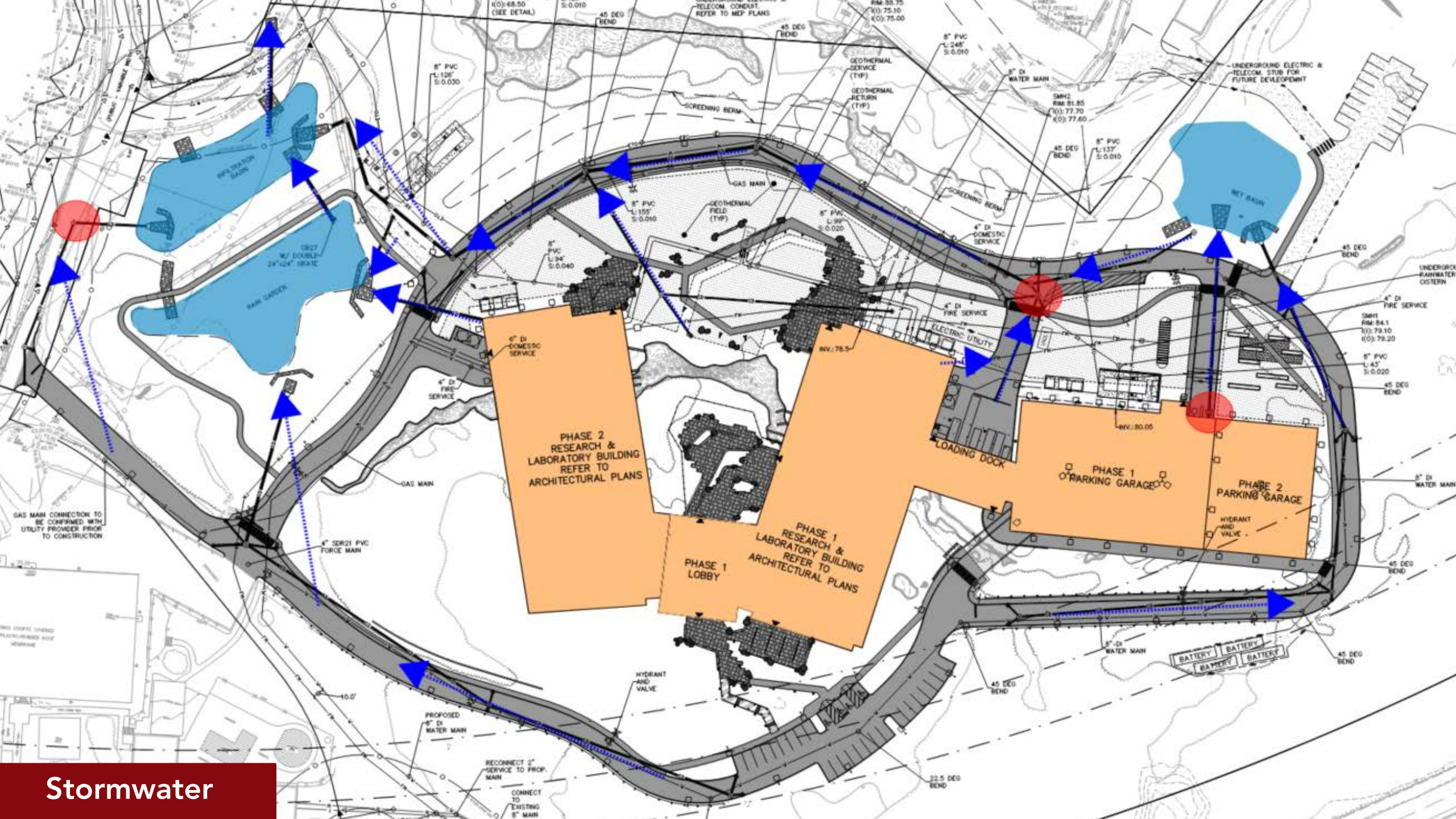
LEED – Architecture

Stormwater designed for 2090 Storm not 2030

| Year | 1yr | 10yr | 25 yr | 50yr | 100 yr |
|------|-------|-------|-------|--------|--------|
| 2030 | 3in | 5.8in | 7.2in | 8.1in | 9.2in |
| 2050 | 3.2in | 6.2in | 7.7in | 8.7in | 9.9in |
| 2070 | 3.5in | 6.9in | 8.5in | 9.6in | 10.9in |
| 2090 | 3.8in | 7.4in | 9.1in | 10.3in | 11.7in |



Stormwater



Stormwater

Adequate services are provided for:

Wastewater

Water

Site Security

Underground

Fire

8. Utilities, Security, emergency services







Cell Signaling Technology Security Plan

Based on Task Lane and Tozer Road

- Submitted to Manchester Planning Board
- Submitted to Manchester Police Department
- Submitted to Manchester Fire Department

