

Puddingstone at Chestnut Hill



Zoning Board of Appeals Presentation

May 23, 2018

Puddingstone At Chestnut Hill

Modifications to Plan

- Program conforms to feedback received from the Design Peer Reviewer, Planning Board, working group, residents and the ZBA.
- The modified Puddingstone building footprint and location are consistent with the footprint presented at the November 2017 Town Meeting.
- The 40B lot has been modified removing 28 existing town homes from the project.
- The parking garage, surface parking and driveway have been modified accordingly.

Puddingstone At Chestnut Hill



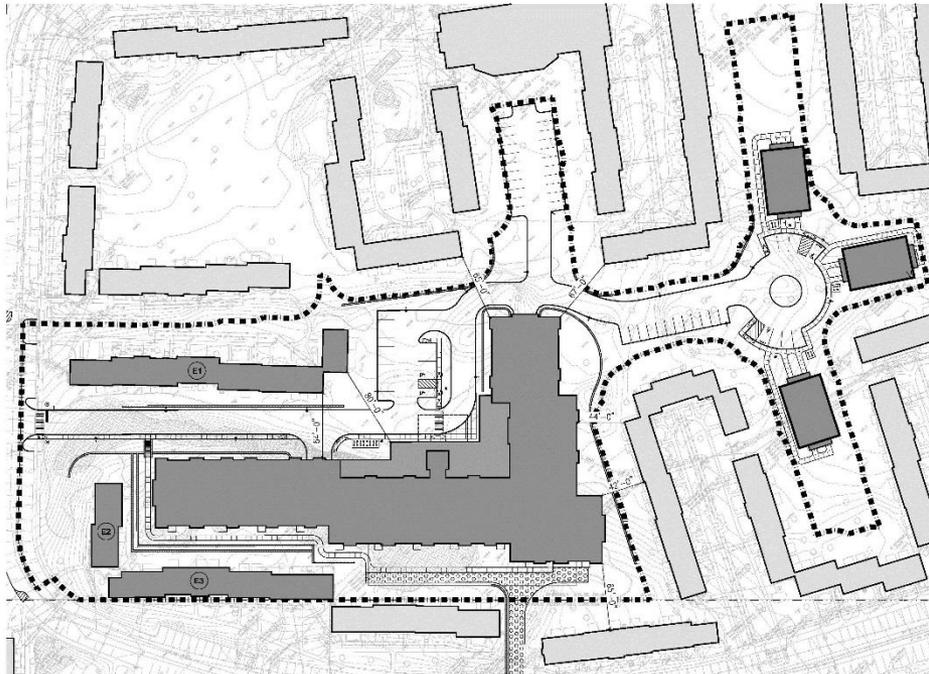
NEW 40B

Puddingstone at Chestnut Hill

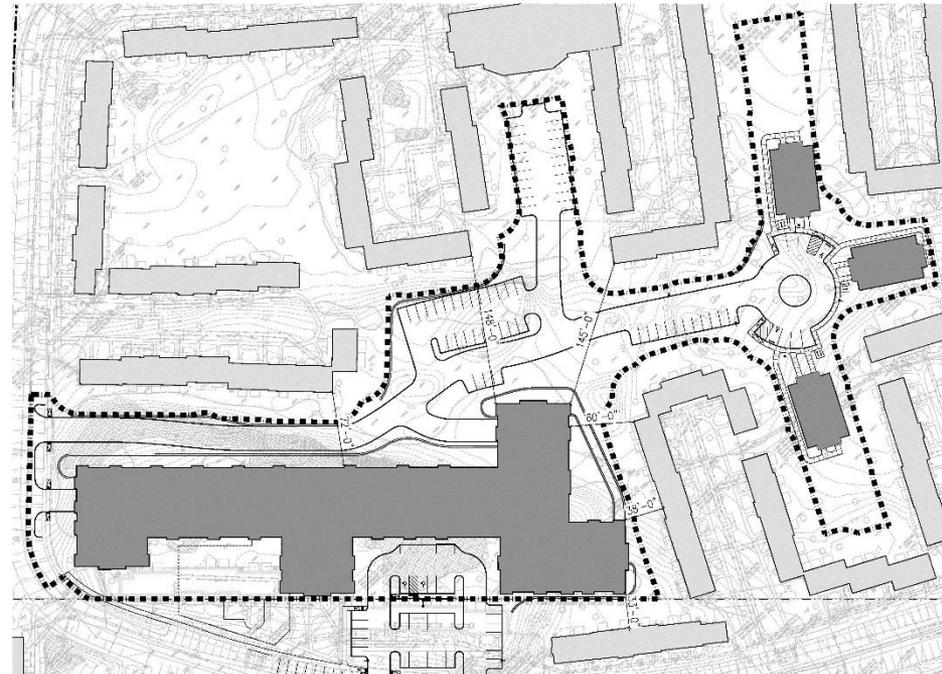
Site Plan Comparison

Original Puddingstone Building

Modified Puddingstone Building

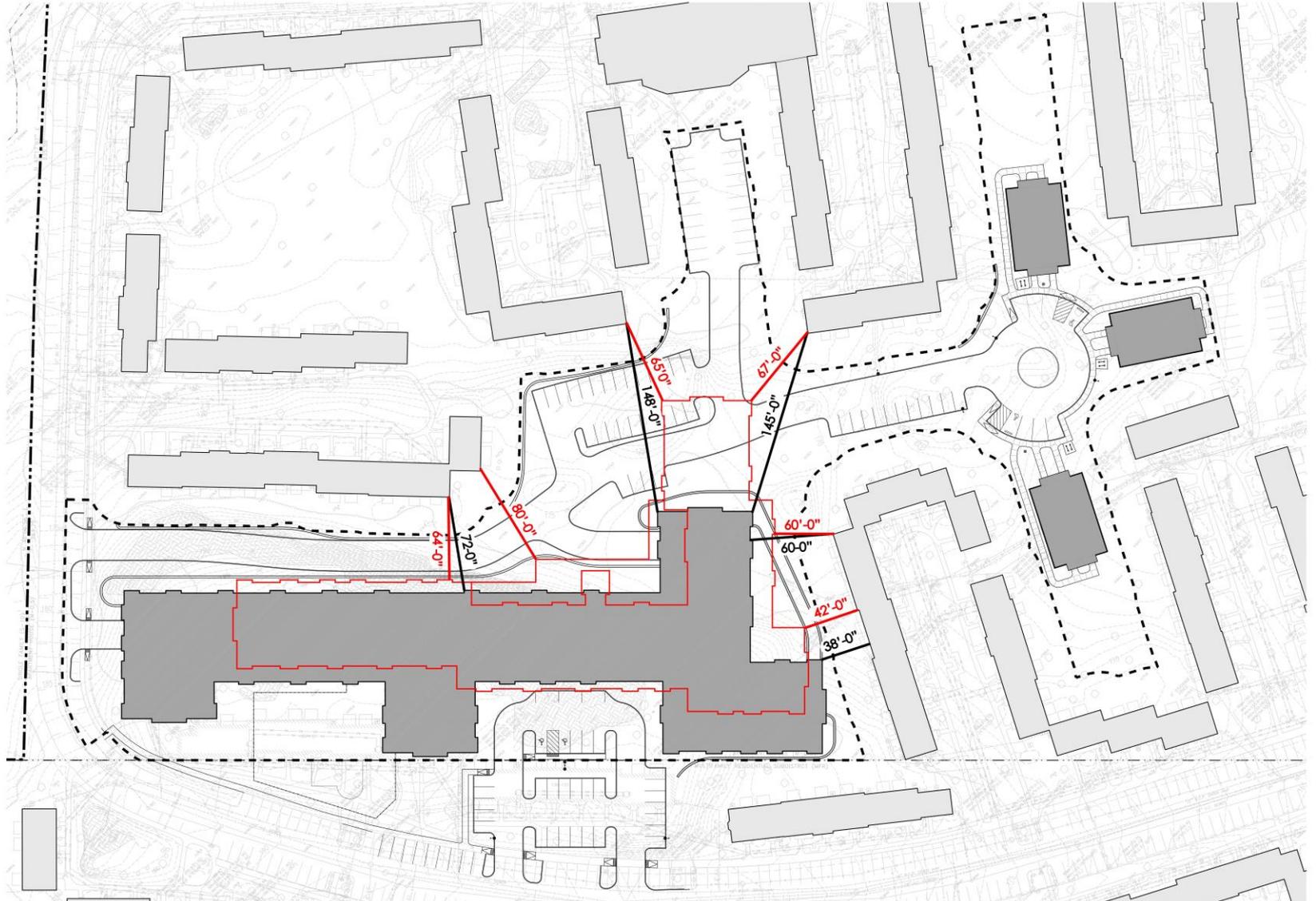


OLD 40B



NEW 40B

Puddingstone at Chestnut Hill Building Footprint Comparison



Puddingstone at Chestnut Hill

Impact on Existing Town Homes

Legend

Town Homes now
outside 40B lot

Town Homes to be
demolished



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Image of Modified Puddingstone building



Puddingstone At Chestnut Hill Modified Concept - Advantages

- The new Puddingstone building has its own site and is not “shoehorned” in.
- The new Puddingstone building has a much improved street presence.
- The new Puddingstone building has greater setbacks from the existing townhomes.
- The Site circulation is improved.
- Massing broken up along front side of building.

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Comparison of Total Program

	Original Puddingstone	Modified Puddingstone
Type	Units	Units
1 Bed	66	54
2 Bed	128	140
3 Bed	20	24
Subtotals	214*	218
4 Bed	12	12
Totals	226	230

*** Includes 28 existing town homes**

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Comparison of Affordable Units

	Original Puddingstone	Modified Puddingstone
Affordable Units @ 50% AMI	45	46

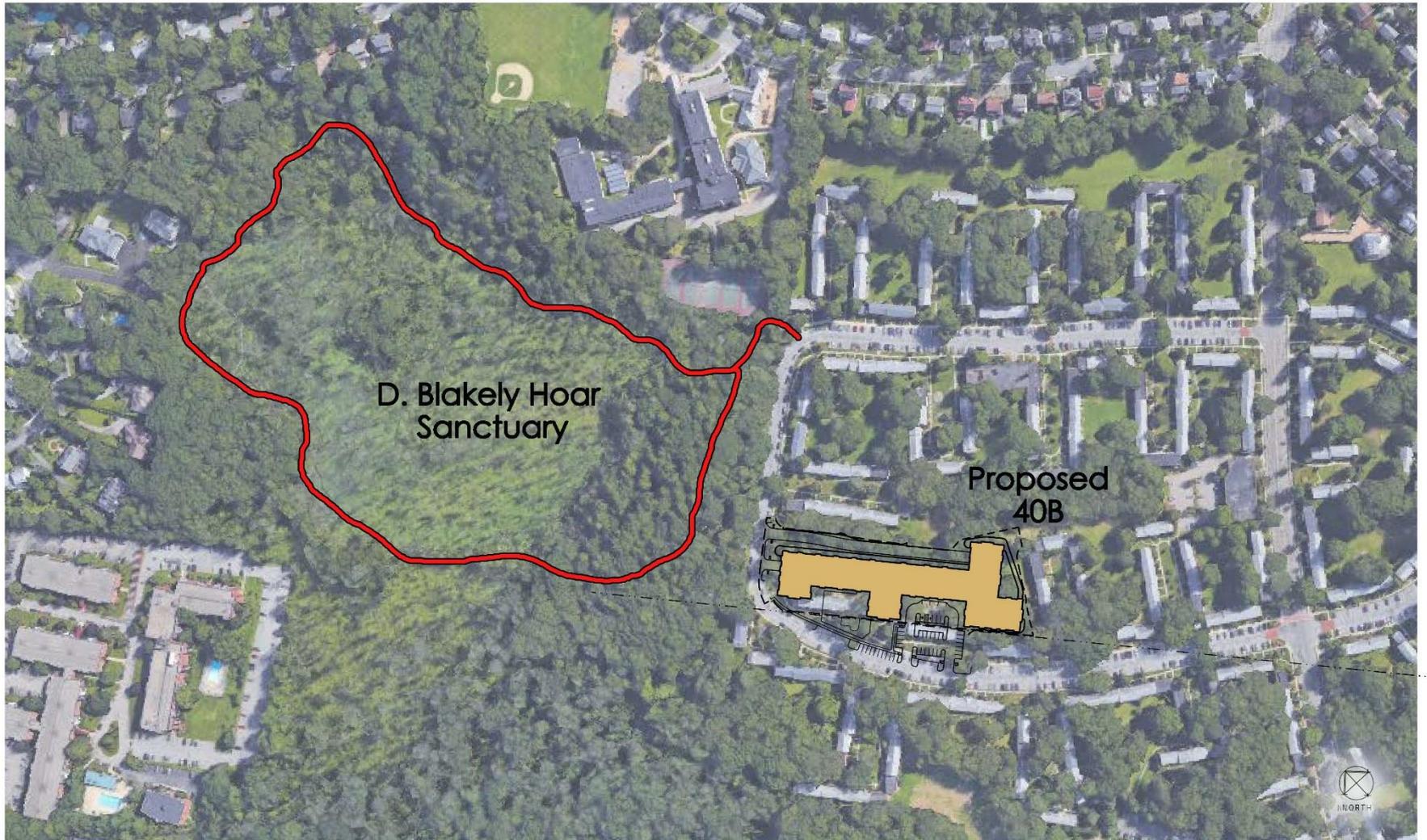
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Parking Count Comparison

	Original Puddingstone	Modified Puddingstone
Garage	283	352
Surface	67	78

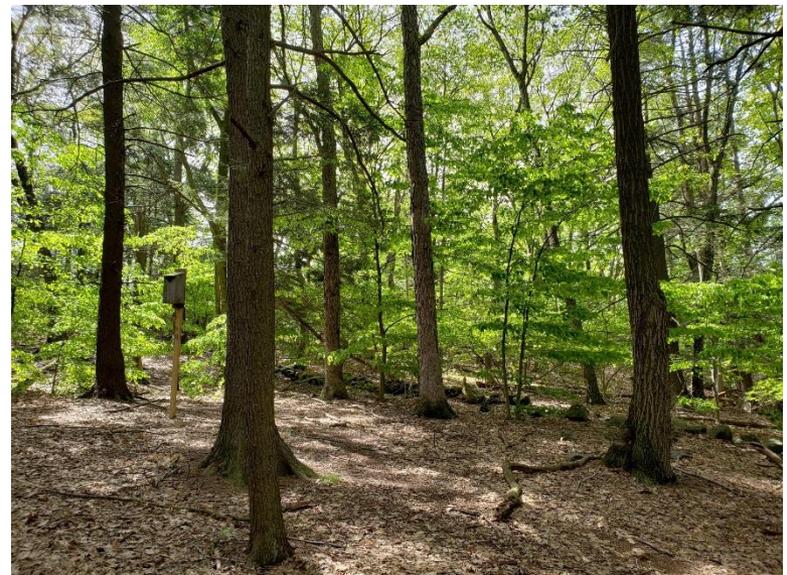
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Relationship to the Hoar Sanctuary Trail



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Views from the Hoar Sanctuary Trail



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Next Steps

- Work with the Peer Reviewer to further develop the architecture of the new Puddingstone building with particular attention to the back of the building.
 - Create another “drive around” video.
 - Conduct another site walk to compare the two programs.
 - Modify and present the resulting changes to stormwater and traffic.
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Thank You
