

To: Architectural Historic Review Board – Planning Board

Date: March 12, 2024

Re: Proposed work at 99 Main Street - Application # A2024-0047

Dear Mr. Hunter and Members of the AHRB and Planning Board,

On behalf of our client, Jac Zadrima – we are submitting this application for added renovations and upward expansion to 99 Main Street.

We previously filed and were approved for renovation work on the Basement, 1st Floor, and front facade under Application # A2023 - 0202.

The existing building is 2 Floors, 1 story on Main Street and a Basement, 2 stories at the rear of the building.

The owners now propose to add 3 Floors of apartments above the 1st Floor (4th floor setback 12' from the front of the building). As per Downtown District Code 300-36 - E1 - the proposed building at front would be 3 stories under 40' tall and at the discretion of the Board of Trustees, a 4th floor setback 12' from the front of the building.

We are not changing the footprint of the building. The existing 2 floors have 3,157 SF, the proposed upward addition would bring the building to 6,598 SF total interior space.

The proposed work complies with all zoning, setback, coverage, and height requirements with the following exceptions, considerations:

- 1 – 4th Floor Level - set back 12' from the 3rd floor front, at the discretion of the BOT / AHRB-PB.
- 2 – 4th Floor Level size – more than 50% of the 3rd floor below.
- 3 – 2nd Floor Apartment size – the front apartment is a Studio of appx 490 SF.

As shown on the drawings, the work consists of a re-built 1st Floor level and front façade, and adding 3 floors above the 1st Floor level. A total of 4 new apartment units are on the added 2,3,4th floors (2 apartments on the 2nd floor).

Basement Level – Commercial Office

1st Floor - Commercial Office, Residential Entry Lobby, West terrace.

2nd Floor – 2 apartments – 1 bedroom at rear with West terrace, Studio apartment at front.

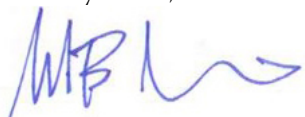
3rd floor – 1 apartment – 2 bedroom, with West terrace.

4th Floor – 1 apartment – 1 bedroom, with West and East terraces, skylights.

The only sitework includes a new Alley gate on Main Street, and at the rear, a new fence and gate to replace an old fence and gate.

Thank you in advance for your time and attention to the project. We are hoping to get on the AHRB-PB Meeting agenda for Thursday 4.4.24.

Sincerely Yours,



Michael B. Lewis
AIA, LEED AP