



23 Reed Street - Planning Board - Revised Proposal

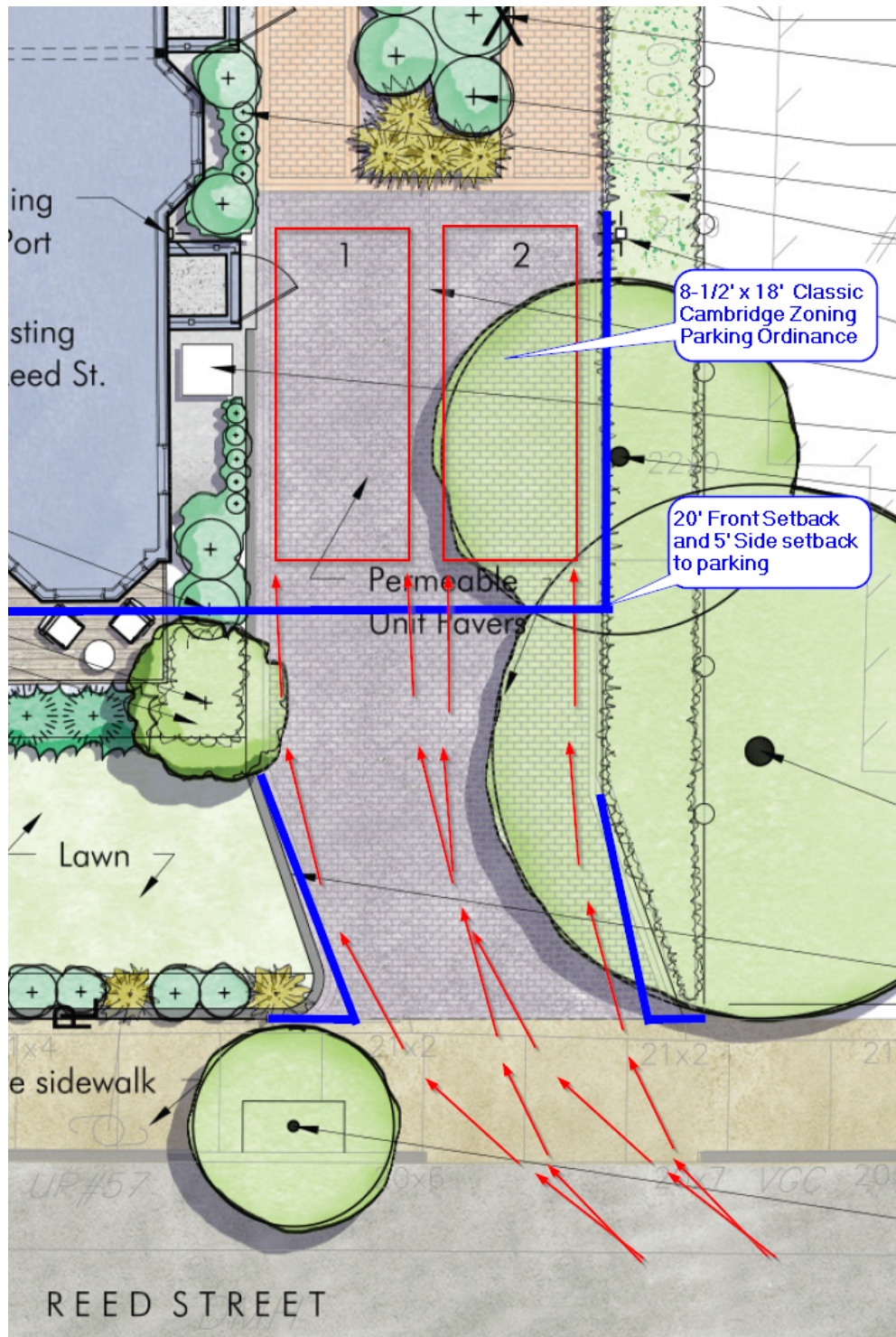
Greetings Members of the Planning Board

Our team presented on December 13, 2022 a proposal for an additional single family at the rear lot of 23 Reed Street which was met with (4) four main concerns that we have addressed by making alterations to our proposal. Please review our revised proposal narrative and supporting diagrams.

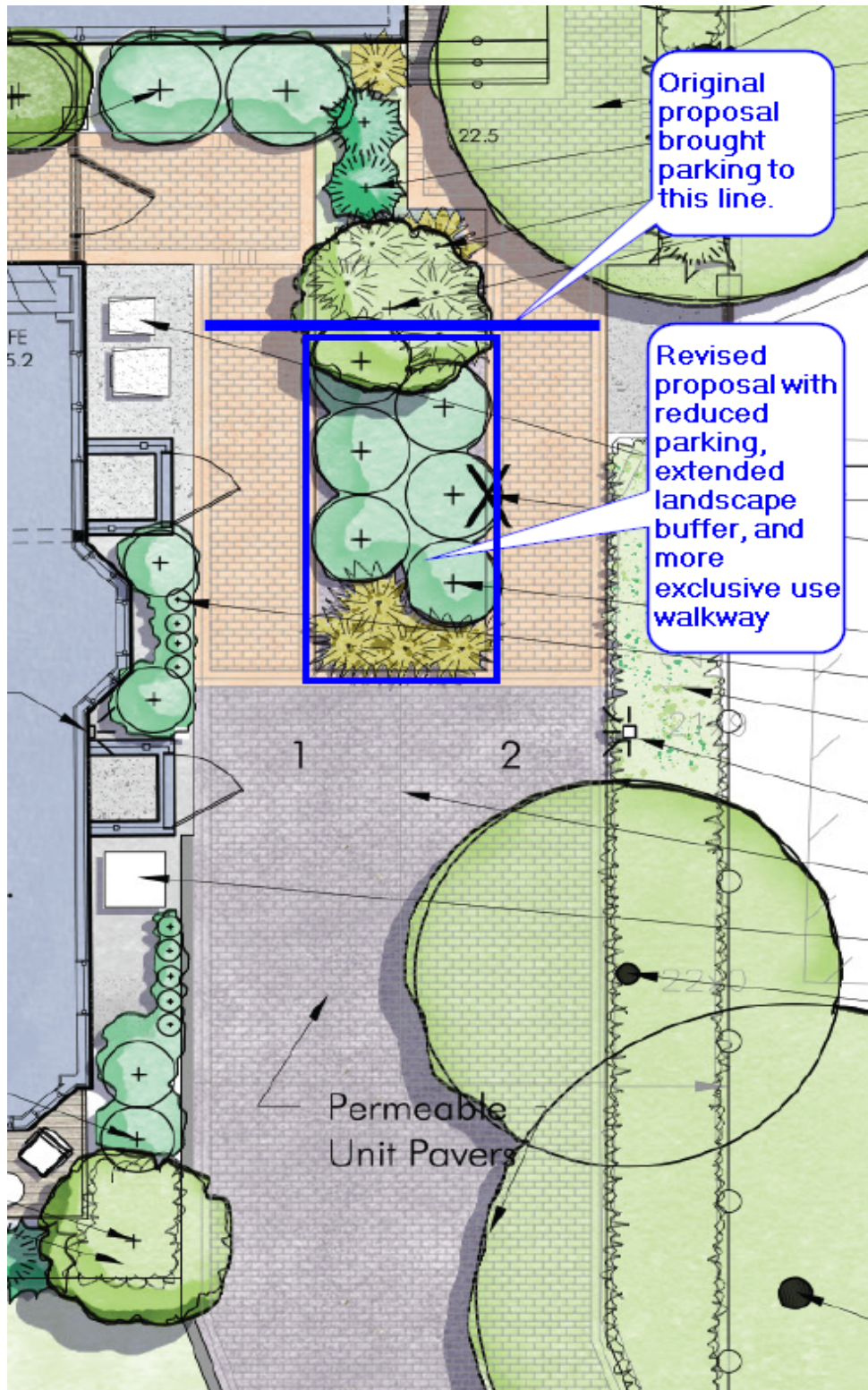
1. **Hardscape / Parking** - one the principal concerns was the scale of paving and number of parking spaces. These are two issues that we are addressing as one.
 - a. We have reduced the number of parking spaces from (4) originally proposed spaces down to **(2) proposed parking spaces**. The proposed spaces comply with Cambridge's classic zoning requirements. (20' front setback, 5' side setback)
 - b. This reduction in parking resulted in an increase of landscaping from the Rear House towards the frontage that created a nice buffer between units.
 - c. The reduction in parking also resulted in the decrease of paving by approximately 500sf.
2. **Tree Removal** - another major concern was the proposed removal of (3) three existing maples and the loss of canopy/vegetation.
 - a. We have consulted with an arborist who has provided us with confirmation that we can **keep all existing trees and prune as needed**.
 - b. Pruning will increase the health of the trees while providing the proposed single family's solar array solar exposure to produce electricity.
 - c. Excavation efforts will be made to reduce impact on root balls (ie limiting vertical cut/fill along the southerly side to absolute minimum). Approximately 10% of the root balls will be impacted which appears to be of minor consequence according to our arborist.
3. **Driveway Paving Triangle** - a minor concern was the geometry of the proposed paving adjacent to the southern abutter and curb cut.
 - a. We made adjustments to the proposed entry curbing that tightened up the paved entry as much as possible without impacting turning radii.
4. **Trash** - another minor concern was the location of proposed trash adjacent to the southern abutters property line.
 - a. We have moved **trash locations to be concentrated** along central parking, adjacent to the existing single family.

Sincerely, M. Tagore Hernandez

Note 1 (Parking/Paving) and Note 3 (Paving Triangle)



Note 1 (Parking and Paving cont.)



Note 3 (Tree Removal) and Note 4 (Trash)

