Regarding the height of 47 Main St.

Proposed 40B Project

Overview

After reviewing the images from the slides presented during the October 18th ZBA meeting, I was trying to better contextualize the images presented against my understanding of the elevations on the engineering drawings. I'll gladly share the raw model file used to prepare these images with anyone interested.

Method

Using SketchUp, I imported the map data for the site location. I created a basic 3D model to scale using the information found in the documents available on the Town website + GIS elevation data. This represents an honest attempt, to the best of my ability, to create an accurate visualization.

Limitations

- I am not an Architect, Builder, or Civil Engineer — my background is Software Engineering (and Mechanical Engineering). I've mostly done 3D modeling as a hobby and for small-scale personal projects.
- I do not have a professional license for SketchUp (software used). If I did, it would have allowed for site elevations to be imported directly into the project. To account for this, I drew the grade of the slab as an extended area around the building — assume the "ground level" (z=0) for the rest of the drawing is based off 316 feet (elevation of the rear of our property at 6 School Street).
- The images I've included were exported directly from the modeling software.

Suggestions

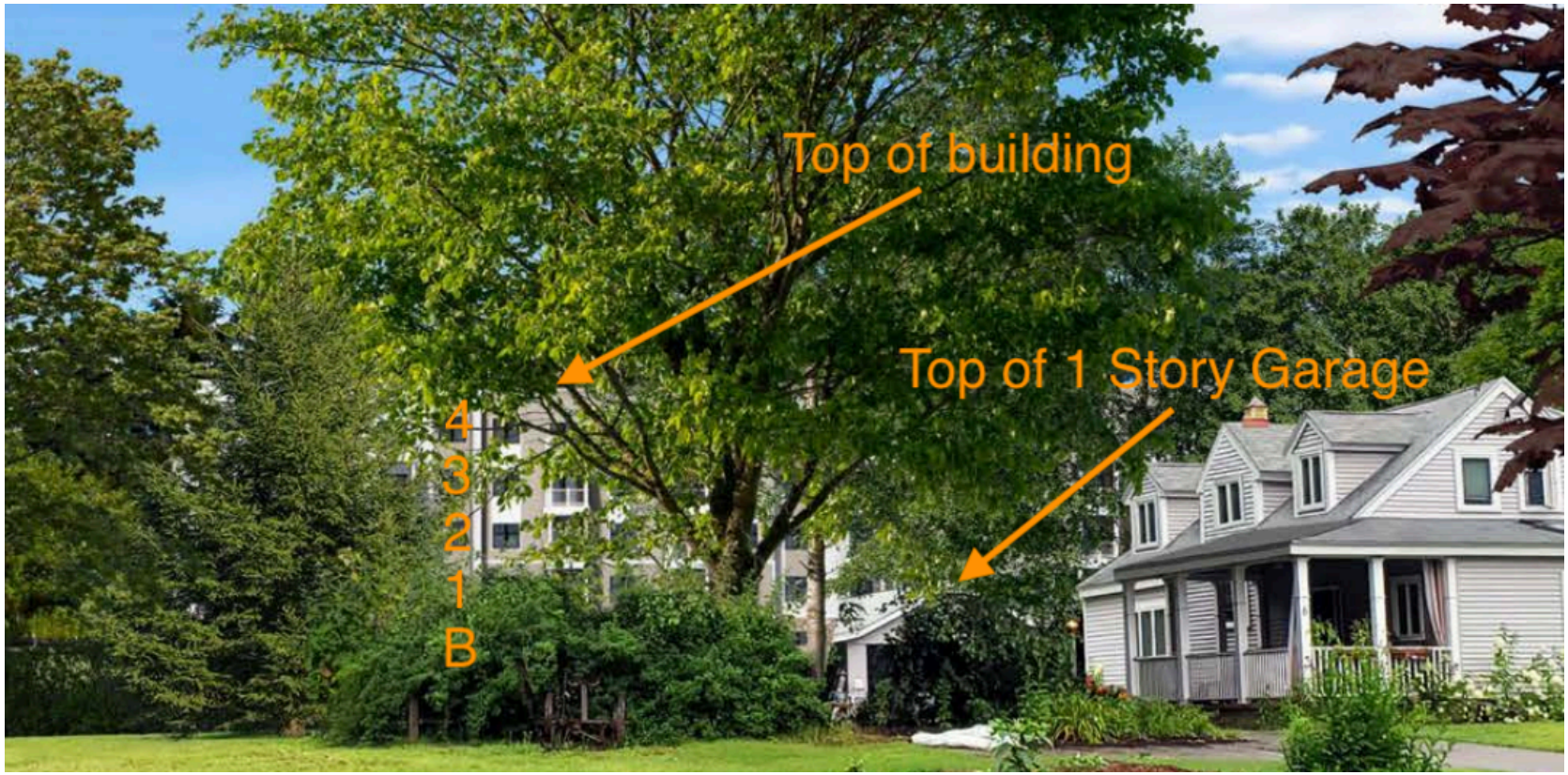
I would suggest that an engineering firm (either proponent or town peer review organization) prepares a similar rendering to help understand and contextualize the scale of the building against the surrounding structures especially the ones in the Historic district. Due to the significant elevation differences between the east and west sides of the property, I believe it is otherwise extremely difficult to visualize.

View Between 4 & 6 School Street

Architect Presentation, October 18th ZBA meeting

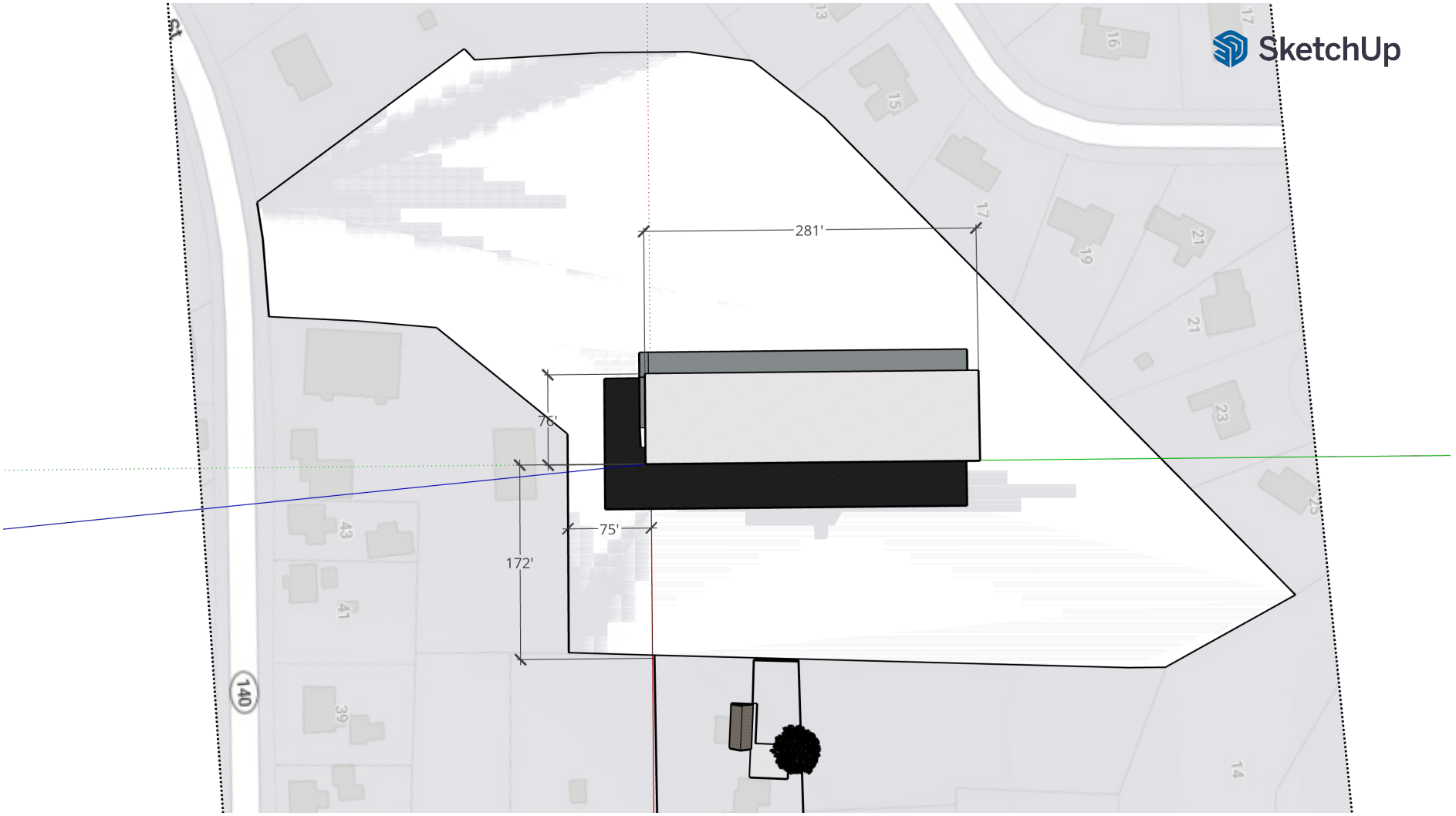
View Between 4 & 6 School Street

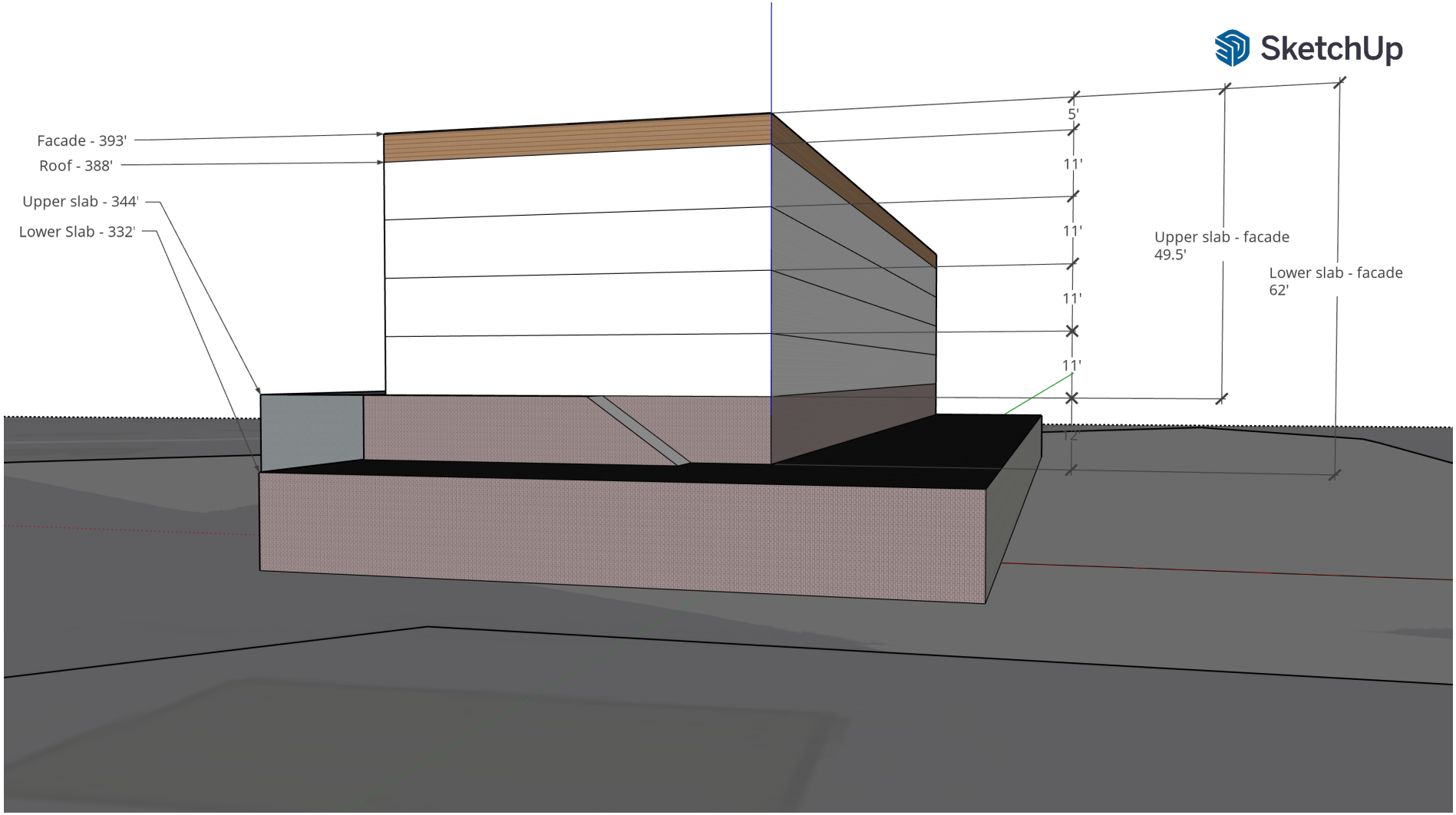
Zoom, cropped, and annotated.



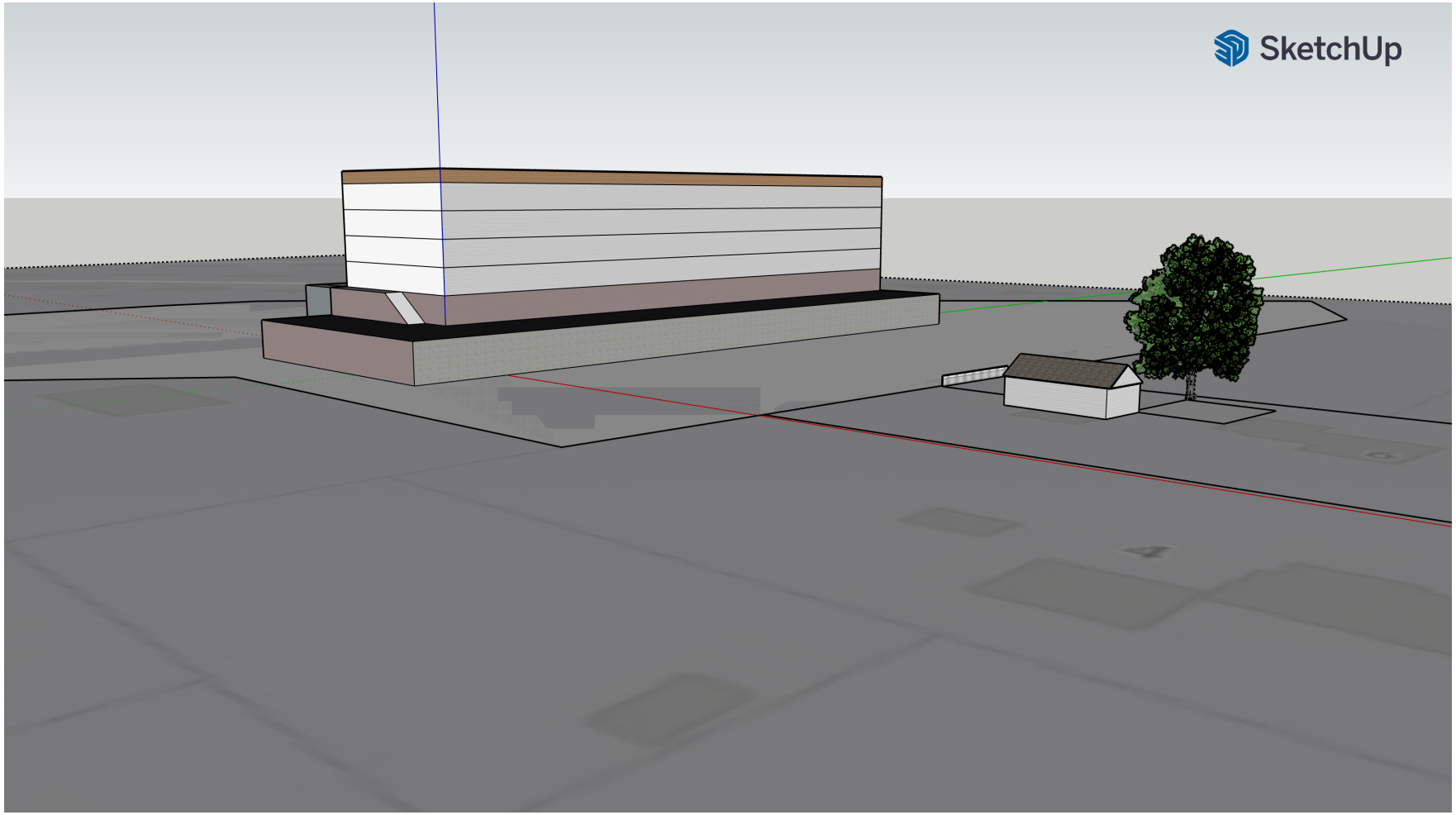
If you zoom in on the original image, you can see the top of our garage (1 story, low pitch roof) lines up approximately with the middle of the first floor. Notice the floors designated B-4 covering a visible window. When looking at the engineering diagrams and site elevation, however, you'll notice that the "lower level slab" is approximately 16 feet above the elevation of the garage foundation (332 ft vs 316 ft).

Model - Building Scale




SketchUp
Facade - 393'
Roof - 388'
Upper slab - 344'
Lower Slab - 332'
5'
11'
11'
11'
12'
Upper slab - facade
49.5'
Lower slab - facade
62'

Model View: Isometric



Model View: 6 School Street Patio

Model View: Sidewalk between 4-6 School Street