

TOWN OF STOWE
DEVELOPMENT REVIEW BOARD
Findings of Fact & Conclusions of Law



PROJECT: 5959

SUBJECT PROPERTY: 605 Maple Street; #7A-098.00

PROPERTY OWNER & APPLICANT:

605 Maple LLC
PO Box 728
Stowe, VT 05672

APPLICATION:

The Applicant, 605 Maple LLC (herein referred to as the "Applicant"), requests conditional use and design review approval to construct three (3) residential buildings each consisting of three (3) dwelling units (triplex), totaling nine (9) dwelling units and related improvements. The project involves development on adjacent lots: the ±0.27-acre parcel located at 635 Maple Street [7A-099.000] and the ±6.03 acre parcel(s) located at 605 Maple Street (#7A-098.00). Parcel #7A-099.000 is located entirely within the Village Residential 20 (VR20) zoning district. Parcel(s) #7A-098.00 is a split lot, as defined under the regulations, containing lands within both the Village Residential 20 (VR20) and Village Residential 40 (VR40) zoning districts. Involved parcels are within the Stowe Historic Overlay District (SHOD). Parcel(s) #7A-098.00, 605 Maple Street, contains an existing single-family dwelling and apartment. Parcel #7A-099.000, 635 Maple Street, contains an existing multi-family dwelling containing three (3) dwelling units. Involved parcels are served by existing curb cuts on Maple Street, a Class 1 town-maintained highway [portions] and municipal water and sewer. The application has been reviewed by the Development Review Board (DRB) under applicable standards of the Town of Stowe Zoning Regulations (as adopted October 9, 2018) for the purpose of conditional use and design review approval.

REVIEW PROCESS:

(Application materials, hearing notices, meeting minutes on file at the Stowe Town Office.)

An application for conditional use and design review approval was filed by Applicant 605 Maple LLC on February 20, 2019. The application was accepted as administratively complete by Town of Stowe Zoning Director Sarah McShane and referred to the Stowe Development Review Board for a public hearing. A public hearing of the DRB was scheduled for April 2, 2019 and warned by the Zoning Director in accordance with Section 2.14 of the regulations and 24 V.S.A. §4464. The hearing notice was published in the Stowe Reporter on March 14, 2019. The Applicant provided a completed certificate of service in accordance with Section 2.14(1)(B).

The public hearing to consider the application convened on April 2, 2019 at the Akeley Memorial Building, 67 Main Street, with a quorum of the DRB present. Board member Tyler Mumley recused himself given his professional involvement with the project. At the onset of the July 2nd hearing, Board member Paco Aumand reported having ex parte communications with an interested party and recused himself from the review. No other ex parte communications or conflicts of interests were reported.

The following persons attended and participated in the hearing process, and may be afforded status as interested persons with rights to appeal:

- Project Engineer Tyler Mumley, 454 Mountain Road, Suite 4, Stowe, VT 05672
- Project Architect Paul Trudeau, PO Box 32, Hyde Park, VT 05655
- Applicant Graham Mink, PO Box 728, Stowe, VT 05672
- Reid & Jane Grayson, 243 Morgan Drive, Shelburne, VT 05482
- Ralph & Patricia Graner, 164 Hillcrest Road #17, Stowe, VT 05672
- Hillcrest Homeowners Association, PO Box 934, Stowe, VT 05672
- David Bailey, PO Box 5127, Burlington, VT 05402
- William & Leslie Adams, 58 Cemetery Road, Stowe, VT 05672
- Brenda Lazarovich, PO Box 599, Stowe, VT 05672
- Laurie Agel [129 Hillcrest Rd], 40 Riverview Ln, Centerville, MA 02632
- Helene G. Martin, 145 West Hill Road, Stowe, VT 05672
- Robert DiMario, 145 West Hill Road, Stowe, VT 05672
- Tami Findelsen, 97 West Hill Road #3, Stowe, VT 05672
- Harold Stevens, PO Box 1200, Stowe, VT 05672
- A.J. LaRosa- MSK Attorneys, P.O. Box 4485, Burlington, VT 05406-4485

The materials submitted in support of the application and entered into the hearing record are included on the attached Exhibit List.

FINDINGS OF FACT:

1. Pursuant to Section 10.5(12), the Applicant met with Stowe Historic Preservation Commission (SHPC) during their February 27, 2019 meeting in which the SHPC voted to approve the proposed architectural designs. The Applicant subsequently met with the SHPC again on March 27th to review the proposed external mechanical equipment. The SHPC voted to approve the revised architectural drawings as presented and submitted their recommendation to the Board for consideration.
2. On April 2nd the Board opened a duly warned public hearing on the application. The Applicant submitted a written request to continue the application to May 7, 2019. The Board voted in favor of granting the request for continuance and continued the hearing to May 7, 2019.
3. On May 7th, the Board conducted a public site visit at 4:00 PM continued by a public hearing at the Town Office at 5:00 PM. The Board moved to continue the hearing to May 21, 2019.
4. On May 21st, the Board voted in favor of granting a request for continuance and continued the hearing to June 18, 2019.
5. During the public hearing process, the Applicant revised the location of Building #3 which subsequently required additional SHPC review. The Applicant met with the SHPC on May 29th and June 12th to review the proposed modifications and relocation of Building #3. The SHPC voted to approve the revisions to Building #3 and submitted their recommendation to the Board for consideration.
6. On June 18th, the Board voted in favor of granting a request for continuance and continued the hearing to July 2, 2019.
7. On July 2nd the Board adjourned the hearing, following the submission of testimony and evidence, marking the start of the 45-day period for the issuance of written findings and a decision.

8. On Wednesday July 3rd, the Applicant- Graham Mink on behalf of 605 Maple Street LLC filed a written request to withdraw the application.
9. Interested parties were notified via mail of the request to withdraw the application and provided the opportunity to submit written comments for acceptance no later than July 15, 2019.
10. The Board did not receive any written objection from the interested parties with respect to the request to withdraw the application.

DECISION

Based upon the foregoing Findings of Fact, in RE: **5959** the Board grants the request to dismiss the application without prejudice.

Voting favor: D.Clymer, T. Hand, C.Walton, A. Volansky, M. Diender

Voting to deny: None

Dated at Stowe, Vermont this the 16 day of July 2019

By: 
Drew Clymer, Acting Chair

NOTICES:

1. In accordance with 24 V.S.A. § 4449(e), applicants are hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-505-5367) to determine whether state permits are required.
2. The applicant or another interested person may request reconsideration of this decision by the Development Review Board, including associated findings and conditions, within 30 days of the date of this decision by filing a notice of appeal that specifies the basis for the request with the Secretary of the Development Board. Pursuant to 24 V.S.A. § 4470, the board may reject the request within 10 days of the date of filing if it determines that the issues raised on appeal have already been decided or involve substantially or materially the same facts by or on behalf of the appellant.
3. This decision may also be appealed to the Environmental Division of the Vermont Superior Court by the applicant or another interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Division Court Proceedings.
4. In accordance with 24 V.S.A. § 4455, on petition by the municipality and after notice and opportunity for hearing, the Environmental Division may revoke a permit based on a determination that the permittee violated the terms of the permit or obtained the permit based on misrepresentation of material fact.

EXHIBIT LIST:

The following materials were submitted in support of the application and entered into the hearing record:

1. Cover letter from Mumley Engineering, Inc., Re: Proposed multi-family Residential Development, 605 Maple Street, dated 3/25/2019;

2. Town of Stowe Development Application, dated 2/20/2019;
3. SK-1 Project Location Map, no date;
4. SK-2: 605 Maple Street- Aerial Site Overview, dated 2/20/2019;
5. Aerial Site Plan Overlay, Sheet SK-3, Project 18041, prepared by Mumley Engineering, dated 2/20/2019;
6. SK-4 Street Views 605 Maple Street, Stowe, VT prepared by Mumley Engineering, dated 2/20/2019;
7. SK-5 Building Views 605 Maple Street, Stowe, VT prepared by Mumley Engineering, dated 2/20/2019;
8. Fire Truck Access, prepared by Mumley Engineering, dated 3/8/2019;
9. Typical Entry Details (9) prepared by Silver Ridge Design Architects, dated 2/20/2019;
10. Entry Door Cut-Sheet, no date;
11. Window Detail (8), prepared by Silver Ridge Design Architects, no date;
12. Eave & Corner Board Detail, no date;
13. Vinyl Windows Kasson & Keller Inc. Series 2200 Double Hung Cross-Section, no date;
14. Outdoor Lighting Cut-Sheet, Kichler 9021 BK (Option C), no date;
15. Existing Conditions, Sheet C-1, Project 18041, prepared by Mumley Engineering, dated 3/25/2019;
16. Proposed Site Plan, Sheet C-2, Project 18041, prepared by Mumley Engineering, dated 3/25/2019;
17. Utility Plan, Sheet C-3, Project 18041, prepared by Mumley Engineering, dated 3/25/2019;
18. Landscape Plan, Sheet C-4, Project 18041, prepared by Mumley Engineering, dated 3/25/2019;
19. (Modified with Color) Landscape Plan, Sheet C-4, Project 18041, prepared by Mumley Engineering, dated 3/25/2019;
20. Details, Sheet C-5, Project 18041, prepared by Mumley Engineering, dated 3/25/2019;
21. Details, Sheet C-6, Project 18041, prepared by Mumley Engineering, dated 3/25/2019;
22. Proposed Easement Plan, Sheet C-7, prepared by Mumley Engineering, dated 3/25/2019;
23. Basement Plan & Foundation Plan, Sheet A1, prepared by Silver Ridge Design Architects, dated 3/25/2019;
24. First Floor Plan- Second Floor Plan Buildings 1 & 2, Sheet A2, prepared by Silver Ridge Design Architects, dated 3/25/2019;
25. Elevations Building 1 – North Elevation, Sheet A3, prepared by Silver Ridge Design Architects, dated 3/25/2019;
26. Elevations Building 1 – South Elevation, Sheet A4, prepared by Silver Ridge Design Architects, dated 3/25/2019;
27. Elevations Building 1 – West & East Elevations, Sheet A5, prepared by Silver Ridge Design Architects, dated 3/25/2019;
28. Elevations Building 2 – North Elevation, Sheet A7, prepared by Silver Ridge Design Architects, dated 3/25/2019;
29. Elevations Building 2 – South Elevation, Sheet A8, prepared by Silver Ridge Design Architects, dated 3/25/2019;
30. Elevations Building 2 – West & East Elevations, Sheet A9, prepared by Silver Ridge Design Architects, dated 3/25/2019;
31. Basement Plan Building 3, Sheet A10, prepared by Silver Ridge Design Architects, dated 3/25/2019;
32. First Floor Plan Building 3, Sheet A11, prepared by Silver Ridge Design Architects, dated 3/25/2019;
33. Second Flood Plan Building 3, Sheet A12, prepared by Silver Ridge Design Architects, dated 3/25/2019;
34. Elevations Building 3 – North Elevation, Sheet A13, prepared by Silver Ridge Design Architects, dated 3/25/2019;
35. Elevations Building 3 – South Elevation, Sheet A14, prepared by Silver Ridge Design Architects, dated 3/25/2019;

36. Elevations Building 3 – East & West Elevation, Sheet A15, prepared by Silver Ridge Design Architects, dated 3/25/2019;
37. Comments (Email) from Fire Chief Mark Sgantasm, dated 3/21/2019;
38. Historic Preservation Commission Recommendation, dated 2/28/2019
39. [Email] Comments from David Kresock, Director of Operations at Stowe Electric, dated 3/28/2019.

Materials submitted for Historic Preservation Commission Review:

1. Cover letter from Mumley Engineering, Inc., Re: Proposed multi-family Residential Development, 605 Maple Street, dated 2/20/2019;
2. Town of Stowe Development Application, dated 2/20/2019;
3. SK-1 Project Location Map, no date;
4. SK-2: 605 Maple Street- Aerial Site Overview, dated 2/20/2019;
5. SK-4 Street Views 605 Maple Street, Stowe, VT prepared by Mumley Engineering, dated 2/20/2019;
6. SK-5 Building Views 605 Maple Street, Stowe, VT prepared by Mumley Engineering, dated 2/20/2019;
7. Outdoor Lighting Cut-Sheet, Kichler 9021 BK, no date;
8. Typical Entry Details (9) prepared by Silver Ridge Design Architects, dated 2/20/2019;
9. Entry Door Cut-Sheet, no date;
10. Window Detail (8), prepared by Silver Ridge Design Architects, no date;
11. Eave & Corner Board Detail, no date;
12. Vinyl Windows Kasson & Keller Inc. Series 2200 Double Hung Cross-Section, no date;
13. South Elevation Color Depiction, prepared by Silver Ridge Design Architects, no date;
14. North Elevation Color Depiction, prepared by Silver Ridge Design Architects, no date;
15. East Elevation Color Depiction, prepared by Silver Ridge Design Architects, no date;
16. North Elevation Building 3, prepared by Silver Ridge Design Architects, dated 2/27/2019;
17. South Elevation Building 3, prepared by Silver Ridge Design Architects, dated 2/27/2019;
18. Basement Floorplan Building 3, prepared by Silver Ridge Design Architects, dated 2/27/2019;
19. First Floor Floorplan Building 3, prepared by Silver Ridge Design Architects, dated 2/27/2019;
20. Second Floor Floorplan Building 3, prepared by Silver Ridge Design Architects, dated 2/27/2019;
21. Photograph depicting proposed garage door, no date;
22. Illustration of View from Maple Street, no date;
23. Landscaping Plan, Sheet C-5, Project 18041, prepared by Mumley Engineering, dated 3/4/2019;
24. Basement Garage/Entry Floorplan, prepared by Silver Ridge Design Architects, dated 2/20/2019;
25. First Floor Floorplan, prepared by Silver Ridge Design Architects, dated 2/20/2019;
26. Second Floor Floorplan prepared by Silver Ridge Design Architects, dated 2/20/2019;
27. South Elevation, prepared by Silver Ridge Design Architects, no date;
28. North Elevation, prepared by Silver Ridge Design Architects, no date;
29. East and West Elevation, prepared by Silver Ridge Design Architects, no date;
30. Aerial Site Plan Overlay, Sheet SK-3, Project 18041, prepared by Mumley Engineering, dated 2/20/2019;
31. Proposed Site Plan, Sheet C-2, Project 18041, prepared by Mumley Engineering, dated 2/20/19;
32. Existing Conditions, Sheet C-1, Project 18041, prepared by Mumley Engineering, dated 2/20/2019;
33. North Elevation- Entry Side, prepared by Silver Ridge Design Architects, dated 2/20/2019;
34. East Elevation- Stair/Dining, prepared by Silver Ridge Design Architects, dated 2/20/2019;
35. South Elevation- Kitchen & BR's, prepared by Silver Ridge Design Architects, dated 2/20/2019;
36. West Elevation- next to adjacent buildings, prepared by Silver Ridge Design Architects, dated 2/20/2019;

In advance of the May 7th hearing, the Applicant provided the following supplemental information:

1. Existing Conditions, Sheet C-1, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 4/24/2019]
2. Proposed Site Plan, Sheet C-2, Project 18041, prepared by Mumley Engineering, dated 3/25/19; [last revised 4/24/2019]
3. Utility Plan, Sheet C-3, Project 18041, prepared by Mumley Engineering, dated 3/25/19; [last revised 4/24/2019]
4. Landscaping Plan, Sheet C-4, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 4/24/2019]
5. Details, Sheet C-5, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 4/24/2019]
6. Details, Sheet C-6, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 4/24/2019]
7. Proposed Easements, Sheet C-7, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 4/24/2019]
8. Basement Plan/Foundation Plan for Buildings 1 & 2, Sheet A1 prepared by Silver Ridge Design Architects, dated 3/25/2019;
9. First Floor Plan & Second Floor Plan for Buildings 1 & 2, Sheet A2, prepared by Silver Ridge Design Architects, dated 3/25/2019;
10. North Elevation Building 1, Sheet A3, prepared by Silver Ridge Design Architects, dated 3/25/2019;
11. South Elevation Building 1, Sheet A4, prepared by Silver Ridge Design Architects, dated 3/25/2019;
12. East & West Elevations Building 1, Sheet A5, prepared by Silver Ridge Design Architects, dated 3/25/2019;
13. North Elevation Building 2, Sheet A7, prepared by Silver Ridge Design Architects, dated 3/25/2019;
14. North Elevation Building 2, Sheet A8, prepared by Silver Ridge Design Architects, dated 3/25/2019; [This is likely mislabeled- likely the south elevation.]
15. East & West Elevations Building 2, Sheet A9, prepared by Silver Ridge Design Architects, dated 3/25/2019;
16. Basement Plan for Building 3, Sheet A10 prepared by Silver Ridge Design Architects, dated 3/25/2019;
17. First Floor Plan for Building 3, Sheet A11 prepared by Silver Ridge Design Architects, dated 3/25/2019;
18. Second Floor Plan for Building 3, Sheet A12 prepared by Silver Ridge Design Architects, dated 3/25/2019;
19. North Elevation Building 3, Sheet A13, prepared by Silver Ridge Design Architects, dated 3/25/2019;
20. South Elevation Building 3, Sheet A14, prepared by Silver Ridge Design Architects, dated 3/25/2019;
21. West & East Elevation Building 3, Sheet A--, prepared by Silver Ridge Design Architects, dated 3/25/2019;
22. Email to Shannon Morrison (ANR Wetlands Program), dated 11/8/2018;
23. Email from Tyler Mumley, Re- Maple St. DRB Site Visit- with accompanied color landscape plan, dated 4/30/2019;

In addition, the following items were entered into the hearing record during or prior to the continued May 7th hearing:

1. Letter from Hillcrest Homeowners Association, dated 4/30/2019.
2. Written Email Comments from Ralph & Patricia Graner, dated 4/28/2019;
3. ANR Natural Resources Atlas, dated 3/13/2019 (Staff);

4. MSK Attorneys Letter on behalf of David Bailey, Re: Development at 605 Maple Street, Stowe, VT; 5/7/2019;
5. Landscaping Plan, Sheet C-4, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 05/01/2019]
6. Color architectural drawings depicts the north elevation, east elevation, south elevation (buildings 1 & 2), and building 1 elevation as seen from the proposed access drive, submitted during 5/7/2019;
7. Proposed Easements, Sheet C-7, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 5/1/2019]

In advance of the May 21st hearing, the following supplemental information was provided:

1. Written comments from the Hillcrest Homeowners Association Board of Directors, dated 5/14/2019;
2. A letter from Mumley Engineering with attached plans, dated 5/16/2019;

In advance of the June 18th hearing, the following supplemental information was provided for consideration:

1. Email from Ralph Graner, Re: Hillcrest HOA, dated 5/21/2019 at 10:02 PM;
2. A letter from Mumley Engineering with attached plans, dated 6/5/2019;
3. Existing Conditions, Sheet C-1, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 06/06/2019]
4. Proposed Site Plan, Sheet C-2, Project 18041, prepared by Mumley Engineering, dated 3/25/19; [last revised 6/3/2019]
5. Utility Plan, Sheet C-3, Project 18041, prepared by Mumley Engineering, dated 3/25/19; [last revised 6/6/2019]
6. Landscaping Plan, Sheet C-4, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 6/6/2019]
7. Details, Sheet C-5, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 6/6/2019]
8. Proposed Easements, Sheet C-7, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 6/6/2019];
9. Elevations (south elevation) in color prepared by Silver Ridge Design, Sheet A-3B, no date;
10. Elevations (south elevation Buildings 1 & 2) in color prepared by Silver Ridge Design, Sheet A-4B, no date;
11. Elevations (south elevation Buildings 1 & 2) in color prepared by Silver Ridge Design, Sheet A-8B, no date;
12. Elevations (east elevation) in color prepared by Silver Ridge Design, Sheet A-9B, no date;
13. Elevations (south elevation Building 3) in color prepared by Silver Ridge Design, Sheet A-14, last revised 5/29/2019;
14. Elevations (west and east elevations Building 3) in color prepared by Silver Ridge Design, Sheet A-15, last revised 5/29/2019;

The following supplemental information was provided during the June 18th hearing:

1. Warranty Deed, Town of Stowe Land Records, Volume 1020 Page 276-277;
2. Aerial Photographs showing VR20 Building Examples (6 pages), prepared by Mumley Engineering, dated 6/18/2019;

3. Basement Plan Foundation Plan for Buildings 1 & 2, prepared by Silver Ridge Design, Sheet A-1, dated 3/25/2019;
4. North Elevations Buildings 1, 2 & 3, prepared by Silver Ridge Design, Sheet A-3, dated 3/25/2019;
5. South Elevations Building 2, prepared by Silver Ridge Design, Sheet A-5, dated 3/25/2019;
6. Basement Plan Foundation Plan for Building 3, prepared by Silver Ridge Design, Sheet A-7, dated 3/25/2019;
7. South Elevations Building 3, prepared by Silver Ridge Design, Sheet A-9, dated 3/25/2019;
8. Sheet R1, prepared by Silver Ridge Design, no date;
9. Sheet R2, prepared by Silver Ridge Design, no date;
10. Sheet R3, prepared by Silver Ridge Design, no date;
11. Street Views 'Overview Map 1' (16 pages) prepared by Mumley Engineering Inc., dated 6/18/2019;
12. Street Views 'Overview Map 2' (12 pages) prepared by Mumley Engineering Inc., dated 6/18/2019;

In advance of the July 2nd hearing, the following supplemental information was provided for consideration:

1. Email Comments from Tom Hand, dated 6/21/2019;
2. Revised Cover Letter from Mumley Engineering Inc, Project 18045, dated 6/27/2019;
3. Draft Quitclaim Deed language, no date;
4. Letter from Village of Morrisville Water & Light Department, dated 6/27/2019;
5. Existing Conditions, Sheet C-1, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 06/25/2019]
6. Proposed Site Plan, Sheet C-2, Project 18041, prepared by Mumley Engineering, dated 3/25/19; [last revised 06/25/2019]
7. Utility Plan, Sheet C-3, Project 18041, prepared by Mumley Engineering, dated 3/25/19; [last revised 06/25/2019]
8. Landscaping Plan, Sheet C-4, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 06/25/2019]
9. Details, Sheet C-5, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 06/25/2019]
10. Details, Sheet C-6, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 06/25/2019]
11. Proposed Easements, Sheet C-7, Project 18041, prepared by Mumley Engineering, dated 3/25/2019; [last revised 06/25/2019];
12. Foundation and Basement Plan for Building #1- 605 Maple Street LLC, Sheet A-1, prepared by Silver Ridge Design, last revised 6/24/2019;
13. First Floor Plan and Second Floor Plan for Building #1- 605 Maple Street LLC, Sheet A-2, prepared by Silver Ridge Design, last revised 6/24/2019;
14. Roof plans for Building #1 & 2- 605 Maple Street LLC, Sheet A-3, prepared by Silver Ridge Design, last revised 6/24/2019;
15. Elevations Building #1 (North Elevation)- 605 Maple Street LLC, Sheet A-4, prepared by Silver Ridge Design, last revised 6/24/2019;
16. Elevations Building #1 (South Elevation)- 605 Maple Street LLC, Sheet A-5, prepared by Silver Ridge Design, last revised 6/24/2019;
17. Elevations Building #1 (East and West Elevation)- 605 Maple Street LLC, Sheet A-6, prepared by Silver Ridge Design, last revised 6/24/2019;
18. Foundation and Basement Plan for Building #2- 605 Maple Street LLC, Sheet A-7, prepared by Silver Ridge Design, last revised 6/24/2019;
19. First Floor Plan and Second Floor Plan for Building #2- 605 Maple Street LLC, Sheet A-8, prepared by Silver Ridge Design, last revised 6/24/2019;

20. Elevations Building #2 (North Elevation)- 605 Maple Street LLC, Sheet A-9, prepared by Silver Ridge Design, last revised 6/24/2019;
21. Elevations Building #2 (South Elevation)- 605 Maple Street LLC, Sheet A-10, prepared by Silver Ridge Design, last revised 6/24/2019;
22. Elevations Building #2 (East and West Elevation)- 605 Maple Street LLC, Sheet A-11, prepared by Silver Ridge Design, last revised 6/24/2019;
23. Foundation and Basement Plan for Building #3- 605 Maple Street LLC, Sheet A-12, prepared by Silver Ridge Design, last revised 6/24/2019;
24. First Floor Plan and Second Floor Plan for Building #3- 605 Maple Street LLC, Sheet A-13, prepared by Silver Ridge Design, last revised 6/24/2019;
25. Roof plan for Building #3- 605 Maple Street LLC, Sheet A-14, prepared by Silver Ridge Design, last revised 6/24/2019;
26. Elevations Building #3 (North Elevation)- 605 Maple Street LLC, Sheet A-15, prepared by Silver Ridge Design, last revised 6/24/2019;
27. Elevations Building #3 (South Elevation)- 605 Maple Street LLC, Sheet A-16, prepared by Silver Ridge Design, last revised 6/24/2019;
28. Elevations Building #3 (East and West Elevation)- 605 Maple Street LLC, Sheet A-17, prepared by Silver Ridge Design, last revised 6/24/2019;
29. Elevations (north elevation) in color prepared by Silver Ridge Design, Sheet A4, last revised 6/24/2019;
30. Elevations (south elevation Building 1) in color prepared by Silver Ridge Design, Sheet A5, last revised 6/24/2019;
31. Elevations (south elevation Building 2) in color prepared by Silver Ridge Design, Sheet A10, last revised 6/24/2019;
32. Elevations (east elevation Building 2) in color prepared by Silver Ridge Design, Sheet A11, last revised 6/24/2019;
33. Elevations (south elevation Building 3) in color prepared by Silver Ridge Design, Sheet A16, last revised 6/24/2019;
34. Elevations (west and east elevations Building 3) in color prepared by Silver Ridge Design, Sheet A17, last revised 6/24/2019;

