



BOARD OF DIRECTORS MINUTES

Meeting of April 5, 2010

MEMBERS PRESENT: Matt Ruben, President; John Braxton, Treasurer; Janet Finegar, Secretary; Fernando Benavides; Larry Freedman; Erika Goldberg; Irene Lambrou; Ken Mitchell; Barbara Mulckhuyse; Bill Russell; Ira Upin; Anne Waginger.

ABSENT: Don Phillips, Vice-President; Micah Gold-Markel; Barbara Saverino.

ALSO PRESENT: Walter and Rob, part of management team from McFadden's

The meeting was called to order by the President at 7:05 p.m.

Motion: By John Braxton, seconded by Irene Lambrou. "To approve the minutes of the March Board meeting subject to corrections."

Passed 11-0-0

President's Report: Matt Ruben; written report attached and reviewed.

Matt updated the Board about a recent meeting between several local neighborhood organizations and Rep. O'Brien's office regarding planning for special services and other issues related to the upcoming opening of SugarHouse casino.

Following Walter and Rob leaving, there was discussion of their inviting the board members to lunch at McFadden's. It was agreed to politely decline the request.

There was discussion of ZipCar's request to locate four new pod sites in the neighborhood; two in front of the Piazza and two on 3rd Street in front of Liberty Lands.

Motion: By Erika Goldberg, seconded by John Braxton. "To support one ZipCar spot at each of the sites proposed, with the provision that we check in with Tower about the 2nd Street location before sending the letter."

Passed 11-0-0

Matt notified the board that Philadelphia Beer Fest is advertising holding a "Beer Circus" at the old ADI building at 5th and Fairmount as part of Beer Week, despite that there seems to still be a cease operations on the building and that a zoning variance must be acquired before such an event could take place there. He is continuing to work to ensure that no illegal events occur at that site.

Motion: By Ira Upin, seconded by Erika Goldberg. "To ratify any and all Board polls taken through e-mail during the past month."

Passed 11-0-0

Treasurer's Report: John Braxton; 2009 audit distributed and reviewed.

John notified the board that the 2009 IRS 990 form has been submitted. He noted the significant increase in fundraising income from the past year and congratulated Barbara Saverino and the fundraising committee's work for that increase, but also noted the decrease in interest income due to the economy.

In discussion of the "grant expenses" line, it was noted that the company owned and operated by a board member, AVEight, was contracted through the EPA grant to develop a website for that grant. The potential conflict of interest related to this was discussed and it was agreed that, while no actual conflict of interest or problem arose from the contract, it was further agreed that there was some slippage in board oversight of the grant. The board agreed that in the future we should be certain that all contracting through or related to the NLNA should be competitively bid. It was further agreed that the board should be sure that there is board approval for any contractor hires. Finally, the board discussed implementing a clear policy that companies owned and/or operated by current board members should not be eligible to bid for compensation through the NLNA.

In discussion of the street cleaning crew contracted by Clean and Green, it was suggested that there be a public reminder, including a link on the website, that community members can suggest streets or locations for cleaning.

The rest of the audit was reviewed by the board and it was noted with pleasure that the NLNA is currently operating in the black.

Motion: By Barb Mulckhuyse, seconded by Ira Upin. "To approve the Treasurer's Report as presented."
Passed 11-0-0

Business Association Liaison, Casino, Crime Prevention, Education, Election, Environment, Membership, Neighborhood Plan, Operations, Recycling, and Urban Design Committees: No reports.

Clean and Green Committee Report: Erika Goldberg; written report attached and reviewed.

A list of the many activities Clean and Green has planned for April and May was sent to the listserv in the past days; Erika reviewed the upcoming events.

Community Center Committee Report: Larry Freedman.

Larry reported that he continues to work on clearing up the problems of finishing the community center project.

Fundraising Committee Report: written report sent by Barbara Saverino.

Liberty Lands Committee Report: Janet Finegar; written report attached and reviewed.

There was some discussion of whether the park could acquire the property on Bodine north of Wildey as a storage area. This is an idea under process; some further ideas were suggested. Ira updated the board about the location of a plaque recognizing Tower Investments' donations to the park and agreed to speak to Bart about the unsafe area between the bakery wall and American Street houses. It was suggested that a memorial to Joy Lawrence, who was the PHS employee who worked with Liberty Lands for years to implement the stormwater management project, be placed somewhere at the park; Janet will work with PHS to arrange this.

Zoning Committee Report: Larry Freedman; written report attached and reviewed.

Motion: By Irene Lambrou, seconded by John Braxton. "To approve the actions of the Zoning Committee in the matter of 717-19 N. Hancock St., i.e.; 'We approve the application as presented.'"
Passed 11-0-0

Motion: By Barb Mulckhuyse, seconded by Fernando Benevides. "To approve the actions of the Zoning Committee in the matter of 154–58 W. Laurel St. & 938-40 New Market St. (through 929-37 N. Hancock St.), i.e.; 'Thank you for your presentation. We give preliminary support on the number of units, parking spaces and height. Please address the following concerns at a future ZC presentation: 1) Provide trash/recycling plan details—location, timing/frequency of pick-ups; 2) Please consider individual street entrances for some units; 3) Explain noise level associated with gated entrance to garage and explore with Streets Dept. other possible locations for the parking ramp (e.g., Laurel Street) to find best location; concerns about near neighbors and trash access from narrow Hancock Street; and 4) Narrow (44") walkways don't seem wide enough for stated purpose, e.g., hanging out, or even move furniture across, etc.'"
Passed 11-0-0

Motion: By John Braxton, seconded by Bill Russell. "To approve the actions of the Zoning Committee in the matter of 1115 N. Bodine St. (The Stables) as amended, i.e.; 'Please meet with UDC to address alternatives to massive blank east/west wall facades/fenestration, and to consider increasing the width of the alleys and reducing the size of the garages to enhance maneuverability and safety. Please provide construction staging plan beginning on George Street and for maintenance of undeveloped areas in between phases.'"
Passed 11-0-0

Old Business

Matt will contact Don Phillips to ask him to chair the Election Committee and appointed Bill Russell to be the other board member on the committee; he will also contact two non-board members to serve on the committee.

The meeting was adjourned by acclaim at roughly 9:00 p.m.

Addenda:

President's Report, April 2010

1. PLANNING AND POLICY-RELATED ISSUES

- Mission – The Mission committee will reconvene this month to continue working on the neighborhood survey.
- Casinos –Steve Wynn appears to be moving forward with taking over the Foxwoods casino project in South Philadelphia. Just before our board meeting, I am slated to attend an informal meeting with Penn Treaty SSD president Joe Rafter and FNA board member Morgan Jones. The meeting will be held at the offices of, and facilitated by, State Rep. Mike O'Brien.
- Central Delaware Plan – On April 2 I gave a neighborhood tour to Tom Corcoran, president of the Delaware River Waterfront Corp. (which has hired the planning consultants who are conducting the master plan). Public meetings on the plan are coming up soon, likely beginning later this month or early in May.
- Zoning Code Commission – The civic engagement process on issues of public input into zoning and development is done. We are awaiting next steps.

2. FUNDRAISING/FINANCES/ADMINISTRATION

- General Fundraising – See the Fundraising Committee report.
- Events – No updates.
- Spring Garden Greenway Project – A meeting is imminent The RFQ/RFP postmark deadline for the I-95/EL underpass has arrived. We will see, probably next week, how many proposals come in, and a small group of reps from NLNA, DIGSAU, and Mural Arts will meet soon to review them.
- NLNA Budget and Finances – No update.

3. DEVELOPMENT ISSUES AND DEVELOPER RELATIONS

- Tower Investments –The Pathmark supermarket construction is underway, as is the construction of rental townhouses around the perimeter of Liberties Walk (and so were approved in 2001, like Liberties Walk itself).

4. OUTREACH/EVENTS/GENERAL MEETINGS

- General Meetings – The March GM was well attended and featured informative presentations from the Water Dept., Mural Arts (on the Bodine H.S. project), the City's Town Watch program, and DIGSAU (Madison War Memorial Park renovation plan). In April we will have Candidates' Night, for the State legislative primaries in May.

We will also have a special public meeting with PennDOT, so neighbors nearby it can engage in a workshop-like process with PennDOT and give this issue the time it deserves.

5. COMMUNICATION AND PUBLICITY

- Email – In the past month list grew from 1,099 to 1,183, or about 7.6%. This growth rate is about triple the normal monthly rate, and is due primarily to (a) the board meet-n-greet Anne and others organized; (b) increased interest after the Feb/Mar home invasion robberies; and (c) the reconvening of our Town Watch effort (more on that below).
- Web Site– No updates.
- Other Internet – No updates.
- Local Press – The Inquirer is working on a story about our Town Watch.
- Other Outreach – No updates.

6. OTHER ITEMS

- Crime and Safety – On April 1 we held the first Town Watch “restart” meeting. Attendance was excellent, more than 30. Another meeting is slated for April 8, with an additional training meeting later in the month. Hopefully patrols will begin in May.
- ZipCar – we have a request to give our support to converting four area street spaces to car-share spaces for ZipCar.
- Online Board Polls – Ratification of any online board polls.

Clean and Green Committee Report

- Citywide Cleanup Day April 10 - Activities all over NL. All Events Begin at 10:00AM
 - Block-by-Block Street Sweep – Organize your neighbors and sweep your street! The NLNA has brooms and trash bags - just come by the NL Community Center (3rd & Fairmount) and sign out your brooms. Want to get them ahead of time? Contact Lara Kelly, trash@nlna.org to arrange for pick-up.
 - Liberty Lands Work and Play Day – Liberty Lands volunteers will refresh the playground mulch, pick up trash, and install new planters. Bring the whole family and help make our neighborhood gem ready for summer fun! More info: Liz Reed, earead@yahoo.com.
 - NLNA Community Center Children's Garden – Help build and prepare for planting a children's garden in the Community Center yard. To participate, contact Erika Goldberg at bgoldewag@verizon.net.
 - NL Rec Center Playground Clean-up & Greening – Come sweep the playground and plant trees and seeds to make our playground clean, safe, and beautiful. Just show up at 3rd & Fairmount around 10AM!
 - Girard Avenue Street Sweep Parade – The Cohoquinoque Crew, a small team of young artists, will make a big difference by sweeping Girard Avenue from Shackamaxon St., where Wm. Penn and the Lenni Lenape signed a peace treaty, to 8th and Girard. The cleaning parade of colorful trash and recycling bins, musical instruments, and participants in costume will conclude at 8th and Poplar where the crew will join forces with NLNA volunteers to clean up the baseball park. The event will be filmed and documented for a later art project. The Coho Crew will use what some of what is found on Girard to create a collaborative art piece commemorating the 2010 Philly Spring Clean up! To join in the fun register by clicking [HERE](#).
 - 8th and Poplar Ball Park Clean-up – Join volunteers from all over 19123 to clean up our shared community Ball Park! Contact Erika Goldberg at bgoldewag@verizon.net.
- Sat Apr 25: Street Tree Planting, 45 new trees - 10AM, NL Community Center (3rd & Fairmount). Info/help out: Erika Goldberg, bgoldewag@verizon.net.
- Fri Apr 30: Trees arriving for the I-95 embankments - help unload and prep! (Time TBA)
- Sat May 1: Tree planting at 2nd & Spring Garden - the first step in the renewal of this key area of our community - help plant 55 beautiful Cedar trees that will help block noise and make the area look better! Info/help out: Erika Goldberg, bgoldewag@verizon.net.
- Sat May 1: NLNA Annual Plant Sale - terrific annuals, perennials, herbs and more. Always a great event! Volunteer/info: Becky Wiesner, rwiesner@comcast.net.
- Sat May 1: Bodine High School Greening Project. Partner with Mural Arts program to install trees, mosaics, and other improvements to our award-winning neighborhood high school! Info/contact: Lara Kelly, trash@nlna.org.

Fundraising Committee Report

- We are working on the House and Garden tour and based on earlier email, we will be looking for a different date. We have started a communications plan for the event as well to ensure awareness outside of the neighborhood. A list has been created for homes and gardens --- you may be asked.
- Other - Take Me to the River - spoke with DIGSAU to get a debrief of what is needed in the coming months. Will be meeting with Matt to make sure time line and responsibilities are correct.
- Liberty Lands - the City's grant is due end of April - we have received in the past and have the format.

Liberty Lands Report – April 2010

- The minutes of the March meeting are attached. Lots has happened since then – I think this is all the updates:

- We are continuing to investigate the possibility of acquiring the contaminated lot on Bodine Street (between Otto's house and the Liberties Walk parking lot) as a spot to store park materials and do composting. Sue Patterson has offered some thoughts about the contamination and its effects and we're also discussing the political ramifications of essentially asking the city for another piece of property.
- We're looking into acquiring a shipping container to use as a storage shed for large machines like mowers. Ideally, we'd paint it beautifully and plant a green roof on top of it.
- The March 20 workday was extremely successful, with many volunteers showing up. Completed tasks included woodchipping the garden pathways, pruning half the American Street willows and some other tree pruning, some rose pruning, sign hanging, widening the path in the native plants garden, weeding the brick path, and other weeding throughout the park.
- Tasks that still need to be dealt with are building the planters, getting rid of the rubble pile on Bodine Street, finishing tree pruning, repairing the brick path, fixing the fallen sign board from 3rd Street, finishing rose pruning, cleaning graffiti from the play equipment, moving the bench plaque for Eddie, removing the metal bits from the American Street entrance, building 3 new trash corrals, spreading corn gluten to control morning glories, replacing slats in the American Street and garden fences, removing the root balls for the 4 new trees, and replacing railroad ties in the garden beds (and disposing of the old ties). Some of these will be done on April 10.
- April 10 is a Liberty Lands workday (as well as the day for lots of Clean and Green projects). Most significantly, we will spread new playground mulch that day.
- May 8 will also be a workday for "Love Your Park," sponsored by PHS.
- The narrow area between the bakery wall and the Tower houses has a large gap that kids can and do climb through. Should we ask Tower to seal it up (they created it) or do it ourselves?
- Philadelphia Green is getting us replacement trees for the four trees that died last year -- two swamp oaks and two redbuds. They need to go in the same holes, which means taking out the root balls that are in there now. PG is also coordinating giving us five brand-new trees. We agreed to put three new blight-resistant crabapples in the council circle and put in two new large, shade-type trees for the south end, up by the arbor.
- A new gardener fixed the old lawn mower so it is working again, and we anticipate getting a donation of a large new lawn mower for the park. Storing these two is an issue to be dealt with. It's possible that we'll be able to discontinue the All Seasons mowing with these two mowers, and mow more often (which would be better for the lawn). It is looking possible that PHS is going to connect us with a project that will plan out how to organically manage our lawn, based on a project done at Harvard University. Our fingers are crossed.
- **Liberty Lands – March 2010 meeting** Present: Erika Goldberg, Jessica Hall, Seth Donkochik, Dennis Dougherty, Liz Briggs Fandek, Jessica Tyler, Tristan Wright, Booke Somers, Alison Altomari, Chris Isaacson, Liz Reed, Nathalie Shapiro, Janet Finegar
- Members of the Cohacanaquie (sp?) Group attended the meeting to propose holding a craft fair at the park. It was agreed that it would be a good idea to combine this fair with the June 5 flea market at the music festival. Janet is checking with Kathy Vissar to see if she'll be coordinating that flea market (if not, Kait Midgett, who will do the fall one, will do the spring one as well) and will bring the various groups together. It was agreed that we'd discuss some donation to the park for the craft fair as well as other details in a smaller group.
- The C group is also looking at doing a fashion show of some kind during the summer and will talk to Janet about organizing that.
- The C group is planning to organize an activity for the April 10 city-wide clean up. One possibility is a parade along Girard Avenue, possibly ending at the 8th St. ballpark to help with clean up there. Erika and group members will talk to coordinate those activities.
- It was agreed that the ongoing "wish list" for the park includes: a fence/bin/some containment system for the compost pile from hell; a storage container for the big and expensive stuff – maybe a 10' shipping container (where it would be located and how to get one are still questions. Dennis will ask Mary Corboy about the one at Greensgrow.); some kind of toilet (a composting toilet was rejected as too complicated. Questions of cleanliness and safety were raised. It was agreed to ask Lara to look into the "fancy french" pay toilets that clean themselves)
- Liz reported that she was going to try to get mulch and compost by applying for the Spring Into Your Park day program Phila Green is running. The date for that day is MAY 8 (note that's a correction from what she said last night). There's an application she'll have to fill out.
- Jessica reported that a load of mushroom soil for the gardeners will be delivered March 26, and that she's still working on getting a load of woodchips for pathways, etc. There are still some chips left over from the pawlonia pruning that can be used on the 20th.
- Chris Isaacson offered suggestions about caring for the lawn – he feels that it does not need to be aerated yet, but does need fertilizer and lime – 3 or 4 applications this year. Organic fertilizer that is safe for park users and for the cisterns is available but would have to be located – it was agreed that we can't use standard chemicals. We do still have a quote from All Seasons for aeration, which was the Phila Green's recommendation since the sod was so compacted when planted.
- It was agreed by all that we need to ask All Seasons to set their mower blades higher, especially in the summer months, for the good of the grass.

- This weekend (March 13/14) we'll do some street tree pruning around the neighborhood. The street trees at the park were pruned last weekend by Kim Jordan (yay!)
- We also need to do some significant pruning – limbing up – of the trees throughout the park. It was agreed that the trees are established enough that the lowest limbs, which are right at eye level, can be removed. It was also agreed that it should be done somewhat quietly so people don't freak out about the pruning, and that we need to be extra careful to clean the pruners between trees so as not to spread fireblight from the crab apples. Janet will do some pruning over the week; we'll do some more on the 20th.
- Workday on the 20th –
- Jessica will have gardeners cleaning out their plots and spreading woodchips on the paths.
- Janet, Liz, Seth, Dennis and maybe some others will set up the three concrete planters. There's still some soil in front of the Bodine Street planters that can be used to fill them. Seth will bring cement and rebar to stabilize them (and also his chainsaw for pruning).
- We'll do some limbing up of trees in the park.
- Jessica will ask George to mark the trees with fireblight and rank them for severity of disease so we can start thinking about replacing them.
- Replace/rehang plastic bag holders around the park. There are two more in the shed.
- There are still rocks on Orkney Street that need to be brought over to the park!
- Compost Pile From Hell – Dennis is looking into getting a dump truck so that he can haul the pile in one big run. Liz is coordinating borrowing a large chipper/shredder from Sid McLeod to deal with the limbs and larger pieces.
- Dennis will look at the plaque for Eddie and see if it can be moved. If necessary, we'll make a new one for the new bench.
- Alison and Brooke are both looking into/brainstorming about bench solutions for getting new benches at the park. Liz is also asking Phila Green if they would consider holding a bench-making workshop at the park.
- More trash issues – Dennis thinks we need three more trash can corrals. Janet will ask Kait if she's willing to supervise another build at the April 10 workday. Janet will order more trash bags.
- Janet/Jessica/Liz need to make a new list of jobs at the park – the standard list of things that people can do to help out if they can't make it to workdays or meetings. What about making a few of those that always are true into a permanent sign?
- As always, the committee could really use volunteers who are interested in dealing with improving our communications to the outside world (improving our page on the NLNA website, updating information to the listservs, dealing with the sign boards at the park), and would happily accept volunteers who wanted to take over care of one of the public gardens or managing event reservations at the park.
- There was no discussion of the ongoing issues of off leash dogs and poop pickup. Janet drafted a possible "card" that people could have several of to hand out, but didn't have it available for people to look at at the meeting. Here it is now – what do you think?

(front) All dogs must be leashed at all times at Liberty Lands.

Owners must pick up after their dogs everywhere in the park.

These are Philadelphia laws and park rules, enforced for the safety and comfort of all park users. Violators may be required to leave park property and/or fined up to \$300.

Liberty Lands is a community owned and maintained park. It is not part of the City of Philadelphia parks system – it is private property made available to the public and administered by volunteers through the Northern Liberties Neighbors Association.

You can find information about how to become an active member of the NLNA and/or a Liberty Lands volunteer at www.nlina.org, or by calling 215-627-6562.

(back) **Why leash your dog?**

- It's Philadelphia law (Philadelphia Code 10-104), and can be enforced with ticketing or even seizure of your dog.
- It's a community rule, debated and decided upon by your neighbors, as the best policy for Liberty Lands.
- It's the safest policy to prevent dog bites to humans. (Any dog can bite – a leash allows you to prevent problems before they occur or control a bad situation quickly. Any dog of any size can cause significant injury to a human if it chooses to.)
- It's the safest policy to prevent dog fights. (Even if your dog would never provoke or attack another living creature, other dogs might attack your dog. A leash allows you to keep your dog away from other dogs who might harm yours.)
- It's common courtesy to others who might not wish to interact with your dog. (Whether people have allergies, fears, or are eating, they have a right to know that your dog will not approach them. Only a leash is proof that your dog is under your control.)
- It's the best way to ensure that you see and can pick up any droppings your dog leaves. (With a leash, you can keep your dog out of gardens, bushes, or other places that might make it difficult for you to do your human duty when your dog does its duty.)

Why pick up after your dog?

- It's Philadelphia law (Philadelphia Code 10-105), and can be enforced with tickets up to \$300.
- It's a community rule, agreed upon by your neighbors, as an absolute requirement for all public areas.
- It prevents the spread of disease from the bacteria that is in all feces.
- It prevents the pollution of our rivers caused by untreated feces washing down the storm drains.
- It allows you, your dog, and everyone else in the community to avoid stepping in, falling in, or otherwise touching feces.
- It demonstrates that you are civilized, rather than a wild animal who leaves its feces anywhere.

NLNA Zoning Committee Meeting

Monday March 22, 2010, 7PM

Present: Larry Freedman, Irene Lambrou, Joe Mikuliak, Sue Patterson, Ira Upin, Jonathan Sher, Charlie Abdo, Tim McDonald, Chris Richetti, Marc Butakis, Barb Mulckhuysen, Mike Simons

Absent: Chris Isaacson, Matthew Emerson

Also Present: David Fecteau (CPC)

Motion to Approve Feb. 2010 Minutes: by JM; 2nd by IU: Passed: 5-0-3

Updates:

- CPC voted against Creep Records' application to sell pipes/hookahs but ZBA approved.
- Cantina Dos Segundos: outside seating issue—owner wanted to expand curbside seating and removed landlord's property to make room. Also there is Streets issue with the legality of the curbside seating (are they maintaining required walkway space?)
- Council contact re: food cart ordinance? Not yet.
- UDC comments about documentation applicants brought to last meeting; projects on hold.

1) Alex Duller - 717-19 N. Hancock St. - R10A - Proposal for the legalization of a completed pilot house and a request for the subdivision of one lot into 2 lots for use as two single family dwellings (otherwise illegal duplex). Project is basically done, drywalled, and then added last minute pilot house for roof deck which has to be legalized. Parapet walls are 42" high; walk-on fiberglass roof over entire roof (700sf). Two lots and one without sufficient open space square footage. Both have 3BRs, 20' wide, deep. 8ft alleyway (Olive Street?) between this property and next house.

Motion by IU; 2nd by JS: We approve the application as presented. 8-0-0

2) Alex Duller – 992 N. 2nd St. – C2 –Proposal for restaurant (Sushi Bar) – no hot cooking, no hood or venting. @ 30 seats. [CANCELLED]

3) Plumbob Architects 154–58 W. Laurel St. & 938-40 New Market St. (through 929-37 N. Hancock St.) G2 - Proposal for an expansion to the Capital Flats Project (8 existing units) previously approved in 2007 including: a. 17 new residential units & 22 new parking spaces; b. the legalization of two residential units at 938-40 New Market St. plus one parking space. Capital Flats II (3 stories/17 units) and Ward Residence (2 units=2000sf 1-story/1614sf 3-stories) in same application/project. Zero energy/passive house construction planned. Green roofs, solar PV/solar thermal. Modular units planned. Trash/recycling plan for Capital Flats I and II to be in parking area of new building; private collection. Neighbors want proviso for timing of trash/recycling pick-up. Secured parking. Open space access from all units? Some units have private open space; other area is shared. 44" walkways between units, open to weather, but covered. Capital Flats II project previously approved for 9 units. Street level entrances? Concern about green roof—can we have visibility of plantings from the street? Viability of trash plan, dumpsters coming out of the garage, how often/what times collected?

Motion by IL; 2nd by BM: Thank you for your presentation. We give preliminary support on the number of units, parking spaces and height. Please address the following concerns at a future ZC presentation:

1. *Provide trash/recycling plan details—location, timing/frequency of pick-ups;*
2. *Please consider individual street entrances for some units;*
3. *Explain noise level associated with gated entrance to garage and explore with Streets Dept. other possible locations for the parking ramp (e.g., Laurel Street) to find best location; concerns about near neighbors and trash access from narrow Hancock Street;*
4. *Narrow (44") walkways don't seem wide enough for stated purpose, e.g., hanging out, or even move furniture across, etc.*

Passed: 9-0-1 [TM recused]

4) Plumbob Architects - 1115 N. Bodine St. (The Stables) – Return visit with an updated proposal for a residential development consisting of 27 town homes – defined as a "Zero Energy Community." Diagram shows trash/recycling boxes for front of houses. Diagram shows yard plan with "base condition" and several outbuilding options. Developer will be providing the actual structures; homeowners' association would govern this feature. But only base condition will be presented to ZBA (as zoning issue). Height questions: 49' tall. 10' 1st-2nd floors, 9'6" 3rd-4th floors; 2' up from grade. East/west facing walls have little fenestration (big blank walls/small windows); intended for energy efficiency, or bathroom windows. Would consider some greening to break up the mass. Trash pick-up? Trucks won't get through these alleys, but trash will be stored in boxes in front of the houses and then brought to the streets for collection. Black brick, white stucco/metal panels. Fencing—cedar, metal screens, wire fabric. Streetlights. Discussion of starting point/staging and what will happen to the open space in between phases? Developer plans to start from back and seed the open area to maintain as grass/field between phases. Developer hopes to apply for refusal as soon as ZC/NLNA gives approval. June 1, 2010 start date is anticipated.

Motion by MS; 2nd by CA: Please meet with UDC to address alternatives to massive blank east/west wall facades/fenestration and width of alleys/size of garages to possibly include sidewalks. Please provide construction staging plan beginning on George Street and for maintenance of undeveloped areas in between phases.

Passed: 7-3-0