



BOARD OF DIRECTORS MINUTES

Meeting of May 3, 2010

MEMBERS PRESENT: Matt Ruben, President; Don Phillips, Vice-President; John Braxton, Treasurer; Janet Finegar, Secretary; Larry Freedman; Erika Goldberg; Micah Gold-Markel; Irene Lambrou; Ken Mitchell; Barbara Mulckhuyse; Bill Russell; Ira Upin; Anne Waginger.

ABSENT: Fernando Benavides; Barbara Saverino.

The meeting was called to order by the President at 7:08 p.m.

Motion: By Barb Mulckhuyse, seconded by Ira Upin. "To approve the minutes of the April Board meeting."
Passed 8-0-2

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

Matt reported on a meeting with the owner of Wine-O regarding multiple complaints.

Matt reported that Sunday Out at the Piazza seems to have been successful without too many complaints. However, there were a few complaints about the show in front of the old St. John's church and it was agreed that we need to have an informal discussion with Tower regarding respecting the neighbors with public events, particularly regarding noise and activities inappropriate for children to see/hear, and asking them to be sure that we and neighbors have advance notice before events being held close to residences.

Matt reported that the Fringe Festival had approached him asking to use the 5th and Fairmount building for the Fringe Cabaret again. Fringe has now asked to have a 500-600 person high-end tasting/fundraising event at the property also. The neighbors surrounding the property have given mixed responses: many felt the ticket office and performance space would be all right, none were comfortable with the Cabaret/bar in the space, and there were differing responses about the fundraiser at the space. After much discussion, it was agreed that the Fringe should be told that they need to approach the Zoning Committee to present the issue to the neighborhood, and that the Fairmount neighbors should attend that meeting to present their concerns.

Treasurer's Report: John Braxton; Profit and Loss Statement distributed and reviewed.

Motion: By Micah Gold-Markel, seconded by Ira Upin. "To approve the Treasurer's Report as presented."
Passed 12-0-0

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

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

Erika added to the report that our committee was convening a meeting of local organizations involved in green issues to see where efforts can be combined.

Community Center Committee Report: Larry Freedman.

Larry reported that he and Matt have been contacted by the Mayor's office to set up a meeting, and the process of working our political contacts to resolve the public property issue continues.

Ira reported that he just got an estimate from a roofer to coat and vent the roof. We will also need to repair and replace windows in the CC and in the apartments. There was a sewer backup in the basement, probably as a result of the Census renters, and there will be costs associated with it. The other costs are probably expenses covered by the funds already budgeted for CC upkeep for this year. The Operations Committee was charged with considering who and when we should charge for use of the CC, and with considering asking any and all users for a security deposit.

Education Committee Report: Micah Gold-Markel.

Micah reported that there are computers set up in the basement now, although he is still looking for a monitor donation (Erika may have those to donate), and that the computers should be available for use soon. Once they are up and running, Micah, Anne, and Matt need to discuss the details of making them available to the public.

Micah reported that we're getting new technology for the website that will allow board members to log in individually and add or change content.

Election Committee Report: Don Phillips.

Don reported that there are 5 incumbents and 1 new person running for the 6 available board seats.

Fundraising Committee Report: written report sent by Barbara Saverino.

Matt noted that Barbara is wrestling with closing out a \$5,000 DCED grant from 2006-2009 and that Matt hopes it will be solved soon.

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

Matt reported that he'd spoken with Bart about the issue of the details of recognition of his donation, and that Bart had assured him that the final section of the donation would arrive on schedule by the end of this quarter.

Barb asked that the holes dug for the planters be kept covered.

Membership Committee Report: Anne Waginger; written report attached and reviewed.

Operations Committee: Anne Waginger.

Anne asked the group's opinion about allowing CC renters use of the backyard, especially concerning liability and possible release of liability. The question was referred to the committee and to the lawyers.

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

Motion: By Don Phillips, seconded by Ira Upin. "To approve the actions of the Zoning Committee on the issue of 435 Spring Garden St., i.e.: 'Thank you for your presentation. We support a permanent variance for the outdoor seating with provisos as exist in the original motion. Those are the following: 1) Close the outdoor area at midnight Sun-Th and at 1 am Friday and Saturday, 2) Keep 2 security guards outside from sunset until last customer leaves immediate area, or 1-1/2 hours after closing to prevent loitering and security issues, 3) Have no music, neither live nor through speakers.'" Passed 12-0-0

Motion: By John Braxton, seconded by Janet Finegar. "To approve the actions of the Zoning Committee on the issue of 1134-46 N. Orianna St., i.e.: 'Thank you for your presentation. We give preliminary support for the 7 units provided the developer meets with the UDC to discuss material selection, street level facade on Cambridge, lighting, 3 of bathrooms, staging of construction, code of conduct while in the process of building.

Committee notes that Tower has said that the units will be for sale and not for rent. Please return to the zoning committee with updated plans and refusal.'"

Passed 12-0-0

Motion: By Janet Finegar, seconded by Irene Lambrou. "To approve the actions of the Zoning Committee on the issue of 1114, 28, 30 & 42 N. Galloway St., i.e.: 'Thank you for your presentation. Regarding properties 1114, 1128, 1130, and 1142 Galloway, we can't support the project as presented as they are all significantly under the lot size requirement of 1440 square feet, and the three story house will significantly overwhelm the sidewalk and cartway.'"

Passed 12-0-0

Motion: By Barb Mulckhuyse, seconded by John Braxton. "To approve the actions of the Zoning Committee on the issue of 929-37 N. Hancock St., i.e.: 'Thank you for your presentation. Please confirm with the city the viability of the plan for individual trash pick up rather than commercial pick up. Please submit letter of approval from Streets Dept for the proposed trash handling plan. Please meet with UDC regarding materials, building height, landscaping, dimension of units, street trees, and a parking gate whose sound when in use does not disturb the neighbors. Please return to the zoning committee with final plans and a refusal.'"

Passed 12-0-0

There was significant discussion of the issue of 212 Brown Street (American Lofts), and general agreement that the board did not want to take action on the Zoning Committee's motion. Instead, it was agreed that a carefully crafted response to the ZBA would be created by Larry and Matt which reflects the history of this project.

Motion: By Larry Freedman, seconded by John Braxton. "In the matter of 212 Brown Street, we should ask the applicant to satisfy the original condition of one-to-one parking."

Passed 12-0-0

Old Business

None.

New Business

State tax amnesty has started.

It was requested that a 3rd Street neighbor be given a key to the gate so that she can water the planting beds in the Rec Center playground.

It was noted that the City has been putting rat poison down at Orianna Hill Park, apparently because of a complaint from the Tower property residents. Matt will speak to Tina about the issue.

Barb M. will not be returning to the board; there was a general acclaim and thank you to her for her service.

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

Addenda:

President's Report, May 2010

1. PLANNING AND POLICY-RELATED ISSUES

- Mission – The Mission committee did not convene last month but will reconvene this month, to continue working on the neighborhood survey.
- Casinos – Steve Wynn has pulled out of Foxwoods; the PA Gaming Board's staff has prepared a recommendation for the Board, that Foxwoods' license be revoked. Foxwoods has 30 days to respond. SugarHouse is under construction and is estimated to open in October or November. Shortly after last month's board meeting, Larry, Ira and I attended a meeting with other civic reps, Councilman DiCicco, police officials, and some administration officials, to begin discussing impact issues with the casino. Another meeting should be forthcoming soon, although I have heard nothing yet.
- Central Delaware Plan – Last month the Planning Commission (PCPC) approved guidelines for the "Plan of Development" or POD process, which governs all large projects on the waterfront, putting them through PCPC review regardless of whether they need a zoning variance. The guidelines, however, are in the opinion of CDAG (and me), vague, poorly written, and inadequate to ensure communities and the public have a substantive voice. We will have to see how the project actually plays out.
- Zoning Code Commission – The ZCC is holding the final two (of four) community meetings May 4 and 5 (locations are not in our part of the city). The Crosstown Coalition – of which we are a member – continues to meet and to advocate for civic-friendly regulations in the new Zoning Code.

2. FUNDRAISING/FINANCES/ADMINISTRATION

- General Fundraising – See the Fundraising Committee report.
- Events –No updates.
- Spring Garden Greenway Project – The Spring Garden tree planting has been pushed back to May 22, and we are working on getting everything in order for that date. We will definitely need lots of volunteers. DIGSAU, Mural Arts, and NLNA have selected three finalists for the Overpass project; more details at our board meeting.
- NLNA Budget and Finances – No update.

3. DEVELOPMENT ISSUES AND DEVELOPER RELATIONS

- Tower Investments – This weekend was effectively the first summer weekend at the Piazza, marked primarily by the SundayOUT Equality Forum event. It went off smoothly on the whole; I have received scattered complaints and I am sorting through those to try to get an accurate picture of what went on. And at our board meeting we should briefly discuss some of these.

4. OUTREACH/EVENTS/GENERAL MEETINGS

- General Meetings – The April GM was well attended – that makes at least three GMs in a row with good attendance, which is encouraging. We had Candidates' Night, board nominations, and presentations from the City Health Dept. on budget issues and from neighbor Tamara Myers on new EPA lead regulations for building and home renovations. The May GM is board elections and PennDOT on I-95.

5. COMMUNICATION AND PUBLICITY

- Email – In the past month list grew from 1,183 to 1,202, or about 1.6%. This marks a return to a more typical growth rate now that the crime and town-watch issues have calmed down a bit – but we have crossed the 1,200 mark, the growth continues, and the unsubscribes are minimal.
- Web Site– No updates.
- Other Internet – No updates.
- Local Press – No updates.
- Other Outreach – No updates.

6. OTHER ITEMS

- Crime and Safety – Town Watch is up and running – there are five co-coordinators, patrols have already taken place, they are working on cataloguing security cameras and roof decks in the neighborhood, and they are also working on getting final/official city recognition.
- Online Board Polls – Ratification of any online board polls.

Northern Liberties Neighbors Association

05/03/10 Profit and Loss Detail

Type	Date	Name	Memo	Split	Amount
Ordinary Income/Expense					
Income					
Rental Income					
Deposit	04/10/10	Stephanie Singer		1000 — Third F.	1,350.00
Check	04/10/10		birthday party	1005 — Third F...	-25.00

Deposit	04/20/10	FireFly Music		1000 — Third F...	200.00
Deposit	04/23/10		Liberty Lands	1000 — Third F...	25.00
Total Rental Income					1,550.00
Donations					
Deposit	04/23/10	Royal Bank		1000 — Third F...	42.00
Deposit	04/29/10		Philly Tree Peo...	1000 — Third F...	30.00
Total Donations					72.00
Fundraising Events					
Gum Ball Machine					
Deposit	04/29/10			1000 — Third F...	312.00
Total Gum Ball Machine					312.00
Total Fundraising Events					312.00
Total Income				1,934.00	
Expense					
Code Enforcement / Clean Up					
Check	04/05/10	LRC Services	Street sweepin...	1000 — Third F...	600.00
Check	04/05/10	Lara Kelly	Invoice #56 - Cl...	1000 — Third F...	800.00
Check	04/19/10	Lara Kelly	invoice #57 - Cl...	1000 — Third F...	800.00
Total Code Enforcement / Clean Up					2,200.00
Fundraising Expense					
Other					
Check	04/20/10	Platt's Mkt	Plant sale supp...	1000 — Third F...	1,500.00
Check	04/20/10	Janet Finegar	plant sale purc...	1000 — Third F...	500.00
Total Other					2,000.00
Fundraising Expense - Other					
Check	04/19/10	Anne Waginger	Meet and Greet...	1000 — Third F...	4.98
Total Fundraising Expense - Other					4.98
Total Fundraising Expense					2,004.98
General Office					
Office Supplies					
Check	04/05/10	Northern Lib Mail...	copies	1000 — Third F...	42.94

Check	04/05/10	Deluxe BusChks	invoice# 20164...	1000 — Third F...	105.44
Check	04/19/10	Anne Waginger	2 folding tables	1000 — Third F...	107.98
Check	04/19/10	Anne Waginger	calculator	1000 — Third F...	4.99
Total Office Supplies					261.35
Postage					
Check	04/19/10	Anne Waginger	Reimbursement	1000 — Third F...	79.20
Total Postage					79.20
General Office - Other					
Check	04/05/10	Fidelity Burg&Fire	invoice #84845	1000 — Third F...	47.50
Check	04/19/10	COMCAST	A/C #09565 32...	1000 — Third F...	132.69
Total General Office - Other					180.19
Total General Office					520.74
Landscaping (L.L. work)					
General Maintenance					
Check	04/05/10	A J Crumbley	invoice #70558...	1005 — Third F...	143.00
Total General Maintenance					143.00
Total Landscaping (L.L. work)					143.00
Maintenance Expenses					
Check	04/19/10	Anne Waginger	cleaning services	1000 — Third F...	60.00
Check	04/19/10	BEAR -Penna.	shipping for swi...	1005 — Third F...	15.75
Total Maintenance Expenses					75.75
Professional Services					
Check	04/19/10	Arvelle C. Jones	audit and 1099 ...	1000 — Third F...	1,300.00
Check	04/19/10	Go Festive	payment #2 - a...	1005 — Third F...	250.00
Check	04/19/10	Lancaster Labs	cistern monitori...	1005 — Third F...	461.00
Total Professional Services					2,011.00
Security - Alarm					
Check	04/19/10	CITY OF PHILA.	alarm system ci...	1000 — Third F...	50.00
Total Security - Alarm					50.00
Utilities					
Gas & Electric					

Check	04/05/10 PGW--Gas Bill	A/C #09962513...	1000 — Third F...	39.39
Check	04/19/10 PECO	15111-30001 C...	1000 — Third F...	111.96
Check	04/19/10 PECO	43431-43013 - ...	1005 — Third F...	14.71
Total Gas & Electric				166.06
Total Utilities				166.06
Total Expense				7,171.53
Net Ordinary Income				-5,237.53
Net Income				-5,237.53

Clean and Green Board Report May 2010

RECENT ACTIVITIES

April 10 Spring Clean up:

- Sports Field at 8th and Poplar
- Random neighbors picked up supplies and participated in mini street sweeps.

Tree Pruning: Janet, Liz, Kim and I pruned some of our recently planted trees

TreeVitalize Tree Planting:

- Planted 40 trees with about same number volunteers.
- Submitted application for Fall 2010 planting: Requesting 40 new trees, incl. Trees for Bodine HS yard and streets.

COMING SOON

Spring Worm Composting workshop at NLArts

I-95 slope Tree Planting: MAY 22!

- 55 evergreens to be planted on slopes above 2nd Street, south of SG and on north slope of East side of 95.
- NEED VOLUNTEERS!
- Matt to update.

ONGOING

Greening Bodine:

- Lara working with Mural Arts to green Bodine.
- Work day last week kicked off the project. Check out the gorgeous new green wall!

Promoting Recycle Bank and recycling in general:

NL is at 20% diversion rate through recycling, amongst top 10 Phila. Neighborhoods, and the highest rate in North Phila.

Top 3 are in South Philly with between 26 and 29% diversion depending on route.

- Let's talk about ways to maintain recycling levels at first Saturday Recycling, incl. other items to collect now that the markets are picking up, while still increasing recycling through this City incentive program.

Bennett Composting:

- Community Center Yard site. Looking for an enclosed system Bennett can use.

Fundraising and looking ahead:

- Clean and Green Web site pending: a web site to be a sustainability resource for NL community and include both useful info and announce C & G events.
- Movies that Matter: Environmental Education Films shown at CC or partnering restaurant.
- Want to do Hard-to-recycle/E-waste collection again but researching different company to work with.
- Make your own Rain Barrel workshop.
- Patagonia Grant for Rain Barrel and composting workshops.
- Terracyle wrapper collection.

Fund Raising Committee Report

April 25 In attendance: Amanda, Nancy and Patrick

- DCED grants – I am in Harrisburg on Monday and am hoping to talk with DCED on how to resolve the grant closeouts since we are seeking a broad interpretation of work.

- 2010 Home and Garden Tour was the main item of discussion for the meeting. We are back with June 12 as the date – better for the gardens. Pray for a sunny June 5 and 12th. We are still looking for homes and gardens so please consider participating. THANKS
 - 2010 Home & Garden Tour: Date: Saturday June 12, Time: 1-5 PM, Price - \$20 pre-registered/\$25 day of event, Looking for 10 sites, Self-Guided, Registration at Community Center - sign waiver, receive map, granola bars and water (sent email to reserve space)
 - Target goal for attendees is at least 60 to net \$1,000/ Attendees: 35-40 (in the past)
 - Homeowners open their homes (and/or gardens) to visitors and talk about the history of the house, how/why you decorated it, special characteristics of the house and/or what drew you to Northern Liberties.
 - All Tour attendees/participants will have a name tag/card with them that says House Tour.
 - Additional:
 - In the past, the NLNA is partnered with Friends of Independence National Historic Park's Philadelphia Open House Tours. Proceeds from this event supported the Friends' preservation and education efforts as well as the NLNA. They promoted the event with a brochure.
 - For 2010:
 - Home and Gardens to participate (10 +)
 - Marketing Plan - targeting outside neighborhood visitors as well as neighbors
 - Ask Matt to send out notice for homes/gardens to participate and Save the Date
 - Signs posted
 - List on NLNA calendar, website, facebook page
 - Ask Committee Chairs to share with members
 - Use paypal on NLNA site for registration (Micah verified)
 - Promote at May General meeting, committee meetings, Music Fest
 - Press Release for Newspapers and submit for event listings in City Paper, Philadelphia Weekly
 - Web presence
 - Uwishunu.com - website promoting things to do
 - Daily Candy
 - Others TBA
 - Homes/gardens in: Linda Soffer's house, Bob Aretz's garden, the Russel's house, Erika's neighbors on Leithgow, Anne Waginger's garden, Metzger's garden
 - Bob Aretz - volunteered to do poster (that we can use for ad, passes for attendees as well as having them at the residence/garden site to identify them)
 - Micah - has also said that the site can be update and process payments

Liberty Lands Report

- Our April 10 workday went well, with the playground mulch getting spread and one of our three new planters built. To our immense annoyance, it was then broken days later -- but we have a plan to fix and reinforce the dratted thing.
- We have another workday, with outside volunteers coming in, this weekend (May 8) for Love Your Park day. We'll build three new trash corrals, make some new garden beds for our City Harvest plants, and do other cleanup around the park.
- An ongoing discussion on northernliberties.org seems to be reawakening people's awareness of dog issues at the park. Yay.
- The organic lawn-care pilot project we are involved in aerated the lawn and spread compost, as well as new seed that has probably died by now, during the last weeks of April. This should help with the long-range goal of having a lawn that doesn't require watering.
- We had a small-scale "music festival" on Sat., May 1 and a "field day" organized by the JCC on May 2, with some (resolved) problems because the JCC, without telling us beforehand, tried to have a band play. The band was shut down and the rest of the event seems to have gone off without a hitch.
- The lot behind Kait and Otto's houses has been sued to bring up for sheriff's sale by the law firm that bought old City debts. I'll be making phone calls this week to try and see what can be done about this.

MEMBERSHIP COMMITTEE MEETING MINUTES

MONDAY, April 12, 2010 In attendance were: Harvey Bell, Fernando Benavides, Paula Gansky, Hank Sammon, Howie Waginger, and Anne Waginger

The meeting was call to order by Anne at 7:00 p.m.

Meet N Greet:

The next Meet n Greet is tentatively set for Friday, June 25th, from 6:00 to 8:00 PM. It was agreed that we should plan three per year. More people will be invited to the next one.

Anne is going to make up a Northern Liberties event flier that will include the date of the Meet n Greet, and also put something in Honey's placemat about it. The flier will also be handed out to new neighbors at the MnG.

Awards:

- Lara Kelly will be presented with the "Outstanding Citizen" Award at the May meeting. The award will be presented after the Board candidates have made their presentations.
- At Janet's suggestion, the man and his dog who found Katrina Mansfield after she had been attacked will be presented with the "Good Samaritan" Award at the June general meeting. (Need his name and email address or phone number)
- Other names on the table for "community service" are: Oron Daskal for his generosity to the neighborhood, Mary Dankanis and Joe Mikuliak for their years of service to the neighborhood.

There being no further business, the meeting was adjourned at 7:15 PM.

**NLNA Zoning Committee Meeting
Monday April 26, 2010 7PM**

Present: Larry Freedman, Chris Isaacson, Joe Mikuliak, Sue Patterson, Jonathan Sher, Charlie Abdo, Tim McDonald, Chris Richetti, Marc Butakis, Mike Simons, Mark Butakis

Absent: Matthew Emerson, Irene Lambrou, Ira Upin, Barb Mulckhuyse

Also Present: David Fecteau (CPC)

Motion to Approve March 2010 Minutes: by JM; 2nd by JS: Passed: 8-0-1

1) Silk City (435 Spring Garden St.) – To review the outside café – this use received a one-year temporary variance with provisions which now allows neighbors to offer opinions to see if any additional changes are necessary. Current conditions: 2 security guards, no music, live or with speakers, Neighbors report: "lovely neighbors", but also fights on Green Street as the bar lets out. Unable to say whether these problems can be traced to Silk City or to the Ruba Club. If sold, the provisos would stay in place and transfer to new owner.

Motion by CA; 2nd by MS

Thank you for your presentation. We support a permanent variance for the out door seating with provisos as exist in the original motion. Those are the following:

1. Close the outdoor area at midnight Sun-Th and at 1 am Friday and Saturday.
2. Keep 2 security guards outside from sunset until last customer leaves immediate area, or 1-1/2 hours after closing to prevent loitering and security issues.
3. Have no music, neither live nor through speakers.

Passed 8-0-0

2) Tower Investments – 1134 -46 N. Orianna St. – R10A – Proposal for 7 single family dwellings (undersized lots require a variance)

Question whether zoning is G2 or R10A. If R10A, would require parking, but not G2. 7 lots, mirror design, 3 sizes (16' x 17', 39, & 50'), 3 stories, 35' to ceiling with 2-5' parapets of varying heights, 9 foot rear yards & 144 SF as proposed is the standard requirement for residential zoning, refusal will say residential not permitted in G2, not providing 1 parking spot per unit due to not enough room, no curb cuts. Roof deck 7' x 12' set back 20' from front with railing. Compliments to charcoal base brick choice, eyes on street. End unit façade adds terrace off rear bedroom. Structures are build-in-place not prefab. Is there a possibility of phasing with all not built at the same time? Several residents very concerned about the added pressure to very little street parking, others not so. A vote by nearby residents was 3 for and 4 against.

Motion by JM; 2nd by JS

Thank you for your presentation. We give preliminary support for the 7 units provided the developer meets with the UDC to discuss material selection, street level facade on Cambridge, lighting, 3 of bathrooms, staging of construction, code of conduct while in the process of building. Committee notes that Tower has said that the units will be for sale and not for rent. Please return to the zoning committee with updated plans and refusal.

Passed 8-0-0

3) Paul Drzal – 1114, 28,30 & 42 N. Galloway St. – R10A - Proposal for 4 single family dwellings (due to smaller lot sizes and open space a variance would be required)

All lots separate and under agreement of sale pending variance approval. Varying sizes (16' x 38' (1142, deepest), 18' x 27' (1114, smallest) but all approximately 1000-1300 sf. total per proposed house. Cartway to house 6'2" wide with 3'11" sidewalk, no parking. Front stoop has 2'2" encroachment, approved by Streets Dept. Was other usage considered for the lots? Missing site plans that demonstrate relationships to other properties nearby. Applied to L & I. Expect refusal to say 5' side yard and 9' rear yard required, lot area less than 1440 'sf.

Discussion: "This is what code is all about", eg minimum square feet that makes sense to build on with light and air for neighbors. "10 lb sugar in a 5 lb sack". All lots combined would create one appropriately sized lot. What happens to these lots if proposed use not supported? Can't squeeze value out of lot. Can go route of courts. Recommendation for small studios.

Motion by MS; 2nd by TM

Thank you for your presentation. Regarding properties 1114, 1128, 1130, and 1142 Galloway, we can't support the project as presented as they are all significantly under the lot size requirement of 1440 square feet, and the three story house will significantly overwhelm the sidewalk and cartway.
Passed 8-0-0

4) Plumbob Architects 154–58 W. Laurel St. & 938-40 New Market St. (through 929-37 N. Hancock St.) G2 – Return visit for a proposal for the expansion of the Capital Flats Project previously approved in 2007 including:

a. 17 new residential units & 22 parking spaces

b. the legalization of two residential units at 938-40 New Market St. plus one parking space.

Units on the Hancock Street side of the proposed development have been rearranged to provide street entrances, and interior walk way has been shortened as a result. Walkway was also widened to 48 to accommodate other uses. Parking lot entrance will remain at the same location though as it makes the best sense for traffic flow to integrate with what currently exists. Location of garage door will remain. A Laurel Street garage entrance wouldn't be possible because a curb cut is allowed on the north side of Laurel but not on the south side, and it would eliminate most street parking spaces. Garage door has not been chosen, but can reassure that it will operate quietly for the benefit of the neighbors. A recommendation was made to perhaps set the gate slightly further back from the street to help minimize noise. After discussions with NLNA trash czar, it was determined that to have each unit be responsible for their own trash and recycling to the curb actually proven to be more effective than having a large, noisy dumpster. Benefits would include no trucks and noisy pick-ups that block traffic. But individual trash to curb for 17 units – is it legal? Comments: "nice changes", need more materials, refusal.

Motion by JM; 2nd by CI:

Thank you for your presentation.

Please confirm with the city the viability of the plan for individual trash pick up rather than commercial pick up. Please submit letter of approval from Streets Dept for the proposed trash handling plan. Please meet with UDC regarding materials, building height, landscaping, dimension of units, street trees, and a parking gate whose sound when in use does not disturb the neighbors. Please return to the zoning committee with final plans and a refusal.

Passed: 8-0-0

5. Ben Sanchez – 212 Brown St. (American Lofts) - This project was originally approved as "a matter of right" (not reviewed by the Zoning Committee) for 40 residential units and 40 off-street parking spaces. A re-inspection has determined that the parking lot can only accommodate 32 spots. A discussion is required.

Proposal for insufficient parking includes: 22 typical, 8 compact, 2 handicapped, with 2 of the typical swapped for 2 zip cars available to the neighbors as well, and an enclosure for bike parking (10-20 bikes). 1 Zip Car = 4-5 regular parking spots. Refusal says only parking shortfall needs resolution. Would residents be allowed to obtain permit parking for the street? Could units be consolidated to make fewer units? "Building is concrete". Changing location of utilities would be difficult and cost prohibitive. The cheapest and smaller units would most likely be the ones to combine, thereby removing the more affordable units from the project, which would not be desirable. Ground floor space originally proposed, as commercial space will be a common area only for residents, not for the public. Trees planted for Susan Moore & Charles Burns. Could motorcycle/scooter parking also be provided? One possible location was by Moore/Burns, and therefore developers don't want to disturb more than they've already been disturbed by the project. Meeting with DiCicco on the 29th.

Motion by___ ; 2nd by___ : missed/can't remember who motioned or 2nd

Thank you for your presentation. We support the project with this change of 30 spaces, bike parking, and 2 spaces reserved for car share vehicles, contingent upon contacting the next door neighbor (Susan Moore and Charles Burns) about the use of the extra space in the parking lot for bike or scooter parking in a way that does not disturb them, as well as exploring the condition of sealing the open space in the adjacent wall between the residential property and the parking lot.

Passed: 6-2-1