

Planning & Development Committee
Wednesday, June 4, 2014 – 5:30 p.m.
1st Fl. Council Committee Room – City Hall
-Minutes-

Present: Chair, Councilor Greg Verga; Councilor Steven LeBlanc

Absent: Councilor Paul Lundberg

Also Present: Valerie Marcley, Producer of Downtown Block Party Series; Attorney Ralph Pino, Thomas Spittle, Mary Spittle, William Goodwin

The meeting was called to order at 5:31 p.m.

1. *Special Events Application: Request to hold Downtown Block Party Series on July 19, 2014, August 16, 2014 & September 20, 2014*

Valerie Marcley stated that the street will close at 5:00 p.m., the event will start at 6:00 p.m. and end at 11:00 p.m. but the street is usually cleared out by 10:00 p.m. Sign-offs by police and fire have been received.

MOTION: On a motion by Councilor LeBlanc, seconded by Councilor Verga, the Planning & Development Committee voted 2 in favor, 0 opposed, 1 (Lundberg) absent, to recommend that the City Council approve a Special Events Application with the previous conditions to hold the Downtown Block Party Series on July 19, 2014, August 16, 2014 and September 20, 2014.

2. *SCP2014-008: Webster Street #1, Modification of Special Council Permit granted September 8, 1987, GZO Sec. 2.3.1(8) conversion to or new multi-family or apartment dwelling, seven or more dwelling units, and Sec. 3.2.2(a) minimum lot area and open space per dwelling unit (Cont'd from 05/21/14)*

Attorney Ralph Pino, 46 Middle Street, representing the applicant, Thomas Spittle, Trustee of R & T Realty Trust, submitted an Affidavit of Notice of Abutters and stated that the property is a legal 8-family dwelling with an office unit in the basement. However, it has been operated for at least 20 years as a 9-unit dwelling and is assessed as such. The proposal is to change the office unit to a residential unit and to make that unit an affordable housing unit under Section 5.11 of the zoning ordinance. Attorney Pino stated that he discussed this matter with Bill Sanborn and Greg Cademartori because the ordinance is vague on how many affordable units are required. They compromised on one affordable unit because the property clearly did not require an affordable unit with an 8-family dwelling. Mr. Pino stated that the social and economic needs for an affordable housing unit outweigh that of a tiny office in a basement. The affordable unit will also create less traffic. Each unit in the building has a designated off-street parking space, so the traffic flow and safety will remain unchanged. All of the property is on municipal water and electric, and there will be no change to that. There will also be no change in the quality of the environment. Since it is already assessed as a 9-unit dwelling, Mr. Pino does not believe there will be any fiscal impact. He stated that they are also seeking special permits for open space and space per unit and reiterated that there will be no change whatsoever to the exterior of the building.

MOTION: On a motion by Councilor LeBlanc, seconded by Councilor Verga, the Planning & Development Committee voted 2 in favor, 0 opposed, 1 (Lundberg) absent, to recommend that the City Council approve a modification of the 1987 Special Council Permit (SCP2014-008) pursuant to Section 2.3.1(8) and Section 3.2.2(a) for a multi-family dwelling from eight residential units and one office unit to nine residential units, all at #1 Webster Street, Map 47, Lot 12, zoned NB, with the condition that the basement unit shall be an affordable unit.

A motion was made, seconded and voted unanimously to adjourn the meeting at 5:39 p.m.

Respectfully submitted,

Maria C. Puglisi
Substitute Recorder

DOCUMENTS/ITEMS SUBMITTED AT MEETING: Affidavit of Notice of Abutters for 1 Webster Street