

<b>MEMBERS PRESENT</b> (Checked if in attendance / # represents district / Note of arrival time in box if late)		
X 2 Elizabeth Felando	X 4 Craig Klein	X AL Kevin Hastings
X 3 Virginia Wilson	X 6 Dan Dennison	X AL Richard Merriman

**CALL TO ORDER: 6:05 pm**

**AGENDA MODIFICATIONS & APPROVAL** Agenda adopted by consent.

**MINUTES MODIFICATIONS & APPROVAL** No minutes available

**NON-AGENDA PUBLIC COMMENT** Frank commended board for door hanger notices, member bios.

**ACTION ITEM #1: 4744 Cape May**

Applicants: Alan, Nancy. Outstanding issues: over FAR by 3 feet, and missed a few things in CAP checklist. 3 story in front, 2 story companion unit in back.

CK: Move front wall 6 inches to reduce 3 square feet? Applicant: Yes. CK: OB Plan criteria is to not create urban canyon, put bulkier structures toward back of lot. Applicant: have not seen Plan. KH: Will send community plan.

Applicant: Bought property with approved plans with 2 story in front and 3 in back. City specifically told him they could not have bigger unit in back. KH: Not true.

Has 2 parking spots, companion unit exempt from parking in transit priority area.

VW: Has 3rd story setback. Front could be larger and still lower.

DD: City is supposed to make sure applicant sees community plan,

EF: Less bulk in front would make it easier to comply with view corridor.

KH: 20 ft front setback is more than minimum.

Applicant: Front property would be long term rental.

CK Motion: Recommend that the full board deny the project in its current form based on incompatibility with bulk and scale provisions of OB plan. Withdrawn.

**DD Motion: Recommend approval once open issues are resolved and plan is flipped/modified to comply with bulk and scale requirements of community plan. KH Second.**

**Yea 6 Nay 0 Abstain 0**

**ACTION ITEM #2: 5018 Narragansett**

Applicant: Combining 2 detached units into duplex. 2nd floor is set back 8 feet. Cycle comments show over FAR by a few feet, says it's a mistake. Roof deck with parapet. 2 parking off alley plus 2 in garage. Garage has to be increased slightly into setback. Landscaping incomplete.

Public Comment 1: Too close to 10-unit complex to east, noise concerns from roof deck. Problems with parking and trash cans now.

Tracy: 2nd living room could be converted to bedroom. Sound proofing between units? Yes, party wall.

Public Comment 3: Party deck on garage roof? No. Pitched.

Public Comment 4: Use? Owner occupied and long term rental, not short term.

CK: Covered porch, broken up facade, challenging lot but not super out of character.

KH: Can penthouse be removed for exterior stairs? Reduce cost and height. App: For weatherproofing.

KH: Too much paving. CK/Applicant: Could do permeable path to storage. KH: Keeping street tree? Yes.

**KH Motion: Recommend approval pending compliance of outstanding issues. CK Second.**

Applicant: Maybe move roof deck in. KH: Open up side of deck to let sunlight in.

**Yea 6 Nay 0 Abstain 0**

**ACTION ITEM #3: 5026 Saratoga**

Applicant: Josh. 1938 bungalow, build 3 story on back garage. Outstanding issues: Historic, encroachment agreement for front wall.

Public Comment, Tracy: Break up large stucco wall on side. App: Maybe hardwood on portion.

Frank: No change to front house, historic issues? No. Historic issues, city needs chain of title.

Public Comment 3: Use? Applicant: Vacation rental front house, he lives next door, wants to move into back house, maybe keep front as vacation rental.

CK: Has articulation, variety of materials, large structure in back.

KH: Thank you for honesty on vacation rental. If you move in back it complies with intent of city council.

**CK Motion: Recommend approval to full board. EF: Second.**

**Yea 6 Nay 0 Abstain 0**

**ACTION ITEM #4: 4870 Voltaire**

Applicant: Started with just Dover lot, then was approached by Bell's daughter. Included Bell lot, then Jim decided to not sell. Mixed use. Lives in OB, his engineering office plus office and 2 units for family and renting above parking lot. Required to have 16' of commercial height in front. Deviation, uses handicap loading area for turnaround. Deviation, roof encroaches 1 foot on 10 ft portion of setback.

Public Comment, Anthony: Parking on busy days. App: Clients will park on street.

Tracy: Concerned about lifts near beach. App: Rated for outdoor, used all over.

CK: How do you get out. App: Tandem spots assigned to same unit.

KH: Den counted as bedroom for parking. Not sold on lifts. Garage 10ft high, won't fit trucks. City requirements on height? App: Enough to work. KH: Recommend pavers to connect street to sidewalk.

CK: Plant power nearby, not inconsistent with CC 4-2. Could be a legal vacation rental.

**KH Motion: Recommend approval as-is. EF: Second.**

VW: Facade too flat. App: Required, but has offsetting planes.

**Yea 6 Nay 0 Abstain 0**

Schedule for next full board meeting.

**KH MOTION: ADJOURN 7:45 pm**