

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
June 30, 2010**

Attendees:

Committee Members: D. Argumedo, J. Cory, P. D'Agostino, I. Eckersberg, W. Hallen

Other Staff: B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:34 p.m.

Projects Reviewed:

SPAARC 816 Church Street Recommendation to ZBA

Request for Special Use permit

APPLICATION PRESENTED BY: Eric Styer Architect

GENERAL DISCUSSION:

Mr. Styer presented plans for the proposed "Five Guys" Type 2 restaurant. The following was discussed:

- Special Use required for a Type 2 restaurant in the D3 Downtown Core Development district
- Shipments to be received in the rear alley which opens to Benson
- Chair Hallen advised the architect that litter would have to be picked up within a 250' radius of the restaurant
- Hours of operation 11a.m. to midnight, 7 days a week (or less if not enough demand)

Action:

The Committee voted unanimously to recommend approval of the special use to the ZBA.

SPAARC 1651 Church Street Sidewalk Café

Request for major variance

APPLICATION PRESENTED BY: Lesli Nordstrom Owner

GENERAL DISCUSSION:

Ms. Nordstrom presented plans for the proposed rear deck. The following was discussed:

- Three sides of the property are fenced

- 0' setback requested from the rear and interior side property lines; 5' minimum required
- Townhomes abut to an embankment
- Drainage basin to remain under deck: deck material can be removed to access drainage basin below: rear fence planks can be removed for access to basin
- Shady, difficult to grow grass in area behind townhome
- Proposed deck does not impede other residents' use
- Chair Hallen said the request seems well justified

Action:

The Committee voted unanimously to recommend approval of the major variance.

Other Business:

The committee voted by majority with one abstaining to approve the June 23, 2010 meeting notes.

The meeting adjourned at 2:56 p.m.

The next SPAARC meeting will take place on Wednesday, July 7, 2010 unless otherwise noted.

Respectfully submitted,
Bobbie Newman