

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
NOVEMBER 30, 2011**

Attendees:

Members Present: P. D'Agostino, I. Eckersberg, W. Hallen, D. Marino, C. Ruiz,
C. Sklenar

Citizen Member: S. Valavanis

Staff Present: E. Golden, B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:35 p.m.

Projects Reviewed:

1) 909 Foster Street

Preliminary & Final

Exterior modifications to an existing storefront.

APPLICATION PRESENTED BY: Dean Tsitsis Property Owner

GENERAL DISCUSSION:

Mr. Tsitsis presented a photo of the building. The following was discussed:

- Propose:
 - To remove vestibule, replacing with a straight line of windows, in order to increase interior space
 - Door to swing in so it does not swing onto public way
 - Retain 1st 8-10' of limestone and continue with plexiboard
 - To use ¼ " thick clear glass
 - To use same materials and architectural design as 907 Foster (using same material contractor) (including anodized aluminum frame)
- Committee suggested:
 - Using bronze anodized aluminum to match existing upper floor window frames
 - Using limestone if it is possible to get salvaged material for base at front, keeping original character as much as possible
- Mr. Tsitsis agreed to use the bronze color anodized aluminum frame preferred by the Committee. He also agreed to investigate whether it is financially feasible to use limestone for the base.

Action:

The Committee voted unanimously 8-0 to approve the preliminary and final plans with the recommendation that limestone is used at the base and bronze anodized aluminum is used for the frame.

2) 1629 Orrington Avenue

Recommendation to ZBA

Special use to establish a child daycare center

APPLICATION PRESENTED BY: Steven Geller Representing Bright Horizons

GENERAL DISCUSSION:

Mr. Geller presented revised plans for the playgrounds and signage. The following was discussed:

- Modifications:
 - Rooftop playground has been configured to go around existing mechanical units
 - Rooftop playground has been configured to allow for units required if a restaurant were to go into the first floor retail space
 - Removed signage from awning
 - Rooftop playground is to have an 8' security barrier around it
 - Ground floor playground is to have a 6' security barrier around it
- Chair Hallen explained that the Unified Business Signage Plan (UBSP) allows for several signs including a kiosk and blade signs to alert pedestrians of businesses
- Mr. Geller's associate said the UBSP would be submitted to their sign vendor to ensure that all their signs are compliant
- Yas Architecture has been contracted
- Daycare to be on the rear of the 1st floor (infant & toddler) and on the entire 2nd floor (3 & 4 year olds)
- Street wall of the building will be reserved for retail
- Traffic analysis has been submitted and no objections have been raised
- Parking is being provided by Bright Horizons with the potential for more parking spaces in the building parking lot:
 - Fourteen on-surface spots
 - Six 20-minute spots in the building garage
 - Twenty six associate spots in the building garage with the option to purchase more
- Transit program is offered to employees
- Capacity: 308 children

Action:

The Committee voted unanimously 8-0 to recommend approval to the ZBA.

3) 635 Chicago Avenue

Concept

John Bradshaw, on behalf of property owner, submits to demolish existing Walgreens and build new Walgreens.

This item was canceled.

3) 914 ½ Noyes Street

Recommendation to ZBA

Special Use Permit for a Type 2 Restaurant.

APPLICATION PRESENTED BY: Dennis Doyle Representing Ice and a Slice

GENERAL DISCUSSION:

Mr. Doyle explained his concept for the Type 2 restaurant. The following was discussed:

- Delivery & carry out only
- Thin and deep dish pizza, Italian Ice and some side dishes to be sold
- No sandwiches are to be sold
- Hours: Requesting 11am – 1am Monday through Thursday; 11am-1am Saturday & Sunday
- Apartments housing students are in the building above the store
- Deliveries are to be made in rear; no intent to block street
- Will have a porter who will keep the surrounding area clean as required
- Expect to hire 3 full time employees and part time drivers, to begin with (2 during the day)
- Parking for employees in rear: 2 spots for daytime employees
- All food is to be made fresh, including the pizza dough
- Signage: existing decals in window to be replaced with their own (may ask for a neon sign in the future)

Action:

The Committee voted unanimously 8-0 to recommend approval to the ZBA.

Other Business:

The Committee voted unanimously 8-0 to approve the November 16, 2011 meeting notes.

There being no other business, the meeting adjourned at 3:03 p.m.

The next SPAARC meeting will take place on Wednesday, December 7, 2011 unless otherwise notified.

Respectfully submitted,
Bobbie Newman