

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
October 14, 2009**

Attendees:

Committee Members: J. Chambers, P. D'Agostino, B. Dunkley, I. Eckersberg,
W. Hallen, J. Metzger, M. Rons, C. Ruiz

Citizen Member: Tad Cook

Other Staff: D. Argumedo, B. Newman, M. Travis

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:32 p.m.

Projects Reviewed:

SPAARC	901-905 Forest Ave & 231-235 Main St.	Recommendation to ZBA
Proposal to demolish existing staircase and construct new enclosed staircase		

APPLICATION PRESENTED BY:	Stuart Cohen, FAIA Gary Schumaker	Architect “
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GENERAL DISCUSSION:

Mr. Cohen presented the plans for the staircase. The following was discussed:

- Major variances are required for impervious surface coverage and rear setback
- Propose to demolish concrete stair with rear porches enclosed with windows and vinyl siding at rear half of building
- Staircase is very old, rusting, steps are cracked; in bad condition
- Propose to build an enclosed wooden stairway and add larger windows, more consistent with large scale older, front part of building
- Footprint is to remain the same
- This was not classified as an existing non-conforming because they propose to add more mass
- Building does not have a fire alarm system
- Existing building is to property line; new construction will be 5 inches from property line
- Rear yard setback is zero
- The impervious surface is increasing zero

ACTION:

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

