

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
June 24, 2009**

Attendees:

Committee Members:

Jill Chambers, Paul D'Agostino, Bill Dunkley,
Ingrid Eckersberg, Walter Hallen, Josh Metzger,
Michael Rons

Other Staff:

Dominick Argumedo, Brian Barnes, Bobbie Newman, Carlos
Ruiz, Ann Stuart

Presiding Member:

Walter Hallen

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

Projects Reviewed:

SPAARC	2403 Ashland	Recommendation to ZBA
Request for major variances for re-construction of a 1-story home addition		

APPLICATION PRESENTED BY: Nancy Perkoski Owner

GENERAL DISCUSSION:

Ms. Perkoski presented plans and elevations for addition. The following was discussed:

- Existing addition is all glass including roof (which leaks) and moldy wood
- Existing addition is on a legitimate 42" deep foundation (this has been verified per applicant's building inspector)
- Propose to enclose alcove behind addition
- Variances:
 - Impervious surface: 45% required; 51% requested
 - Rear setback 30' required; 6' requested
- Lot size is 4,800 s.f.; minimum lot size is 7,200 s.f. (lot was probably subdivided)
- Propose to build walls with windows to replace glass addition
- Propose to match colonial style of house
- The Committee agreed that considering the lot ,size this is a reasonable request and it will not impact the view from the neighboring properties other than improving it

ACTION:

The Committee voted unanimously to recommend approval of the variances to the ZBA.

Neu Uber Burger is proposing a sidewalk café

APPLICANT REPRESENTED BY: Jesus Perez

Representing Neu Uber Burger

GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés. The applicant agreed to abide:

- Restaurant will be storing furniture inside
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Waiver of non-disposable plates/cutlery: Restaurant will be using disposables
- No alcohol is served at this restaurant

ACTION:

The Committee voted unanimously to recommend approval of the sidewalk café license (to be presented at the July 13th, 2009 Planning & Development Committee meeting), finding that it will not cause a disruption or negative impact on the community.

Other Business:

The Committee voted unanimously to approve the minutes of the June 17, 2009 SPAARC meeting.

The meeting adjourned at 3:20 p.m. The next SPAARC meeting will take place on Wednesday, July 1st, 2009 unless otherwise noted.

Respectfully submitted,
Bobbie Newman