

Agenda: December 7, 2015

Krystal Navar

Meeting brought to order at 7:15pm

Present: Anderberg, Greif, Lipmen, and Costa

Katherine Costa recused herself at this time

3724 Vinton Ave

Could build 9 units by right

But are opting to build 5 units as small-lot subdivisions

Took the train and "Motor" Ave as concepts for "Motion Studios"

Dark volumes of the project are where the living areas

2 Facing Vinton. Living area is ground floor opens up to Vinton

25 Foot setback

Carving motif goes throughout the building

Each angle/side of all 5 homes is designed and thought through (there is no "back side")

Parking is at-grade. Two lots have two cars off alley. The front lots have one spot off Vinton

Ave.

Don't have a homeowners association but there would be a maintenance association.

Need to file for track map change that will be legally subdivided into 5 lots

Range 2,052 square feet to 1,838

All 3 bedrooms, 3 or 3 ½ baths

Depends on when they go to market for the price

4 story with the upper floor being both a deck and liveable space

Must reuse and retain water on site. Most likely will be a drywell on the driveway.

Pre-wired for solar.

Tankless water heaters located in the garages.

Lots 1 + 2 will own the front yard (25 foot setback).

Project Manager: Katherine Costa. She attended the meeting.

Notified 500 feet around the property. Canvassed the neighborhood and spoke with neighbors.

Motion to support project (Greif, Seconded by Anderberg).

Passed unanimously

Katherine returned to the meeting.

Motion to approve October minutes (Anderberg, seconded by Greif)

Passed unanimously.

Public Comment: David Levine was concerned about construction for the Vinton Ave property.

Concerned about the people currently living in the units.

Adjourn: 7:48pm