



The City of
WORCESTER

Zoning Board of Appeals

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, Alternate
Shannon Campaniello, Alternate

**MINUTES OF THE PROCEEDINGS OF THE
ZONING BOARD OF APPEALS OF THE CITY OF WORCESTER
April 24, 2023**

Worcester City Hall – Levi Lincoln Chamber,
with remote participation options available via Webex online at:
<https://cow.webex.com/meet/planningboardwebex> and
call-in number 415-655-0001 (Access Code: 160 884 7670).

Zoning Board Members Present: Russell Karlstad, Chair
George Cortes
Shannon Campaniello
Nathan Sabo
Jordan Berg Powers- *Participated Remotely*
Eric Torkornoo - *Participated Remotely*

Zoning Board Members Absent: Anthony Dell'Aera

Staff Participating: Michelle Smith, *Division of Planning & Regulatory Services*
Paul Dell'Aquila, *Division of Planning & Regulatory Services*
Olivia Holden, *Division of Planning & Regulatory Services – Participated Remotely*
David Horne, *Inspectional Services*

Call to Order:

Mr. Karlstad called the meeting to order at 5:34PM.

Requests for Continuances, Extensions, Postponements, and Withdrawals

- Item 2: 11 Earle Terrace (ZB-2022-076) Administrative Appeal**
Request to Postpone the Public Meeting to June 5, 2023
Extend the Constructive Grant Deadline to June 27, 2023
- Item 4: 112 Rodney Street (ZB-2023-007) Special Permit & Variance**
Request to Postpone the Public Meeting to May 15, 2023
Extend the Constructive Grant Deadline to June 5, 2023
- Item 5: 116 Rodney Street (ZB-2023-007) Special Permit & Variance**
Request to Postpone the Public Meeting to May 5, 2023
Extend the Constructive Grant Deadline to June 6, 2023
- Item 6: 2 Milton Street (ZB-2023-009) Special Permit & Variance**
Request to Postpone the Public Meeting to May 2, 2023
Extend the Constructive Grant Deadline to May 16, 2023

Item 11: 25 Eskow Road (ZB-2023-023) Special Permit & Variance

Request to Postpone the Public Meeting to May 2, 2023

Extend the Constructive Grant Deadline to May 16, 2023

Item 15: 67 Millbrook Street (ZB-2023-027) Special Permits

Request to Postpone the Public Meeting to May 2, 2023

Extend the Constructive Grant Deadline to May 16, 2023

On a motion made by Mr. Berg Powers, seconded by Mr. Torkornoo, the Board voted 5-0 to postpone the applications and extend the constructive grant deadlines.

Old Business – Public Hearings

1. 79 Sussex Lane (ZB-2022-092) (MBL 47-19H-00079)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Variance: For relief from the side-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the front-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Ana De la Torre and Rocco DeMalia

Present Use: Presently on the premises is a non-conforming single-family detached dwelling with accessory structures.

Zone Designation: RS-7 (Residence, Single-Family) zoning district.

Petition Purpose: The applicant seeks to construct an addition and to conduct associated site work.

Public Hearing Deadline: 4/29/2023 **Constructive Grant Deadline** 6/3/2023

Property owner and petitioner Rocco DeMalia was present virtually on behalf of the application which proposes to add a 15' x 28' addition on the driveway and relief on the front and side-yard setbacks. Mr. DeMalia stated the tree on the property will remain in place. He also stated the revised plans propose to have one standard and one slightly smaller (9' x 17') parking spots to maintain landscape buffer between neighboring property.

Ms. Smith discussed the conditions of approval and stated Mr. Torkornoo and Mr. Cortes are not able to vote due to absence at meeting this item was initially discussed.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Sabo, the Board voted 4-0 to close the public hearing.

The applicant accepted the waivers as requested.

On a motion by Mr. Berg Powers, seconded by Mr. Sabo, the Board voted 4-0 to approve the application with waivers requested and recommended conditions of approval.

New Business – Public Hearings

3. 29 Tennyson Street (ZB-2022-089) (MBL 29-011-00010)

Lot 1 (Existing):

Variance: For relief from the minimum frontage dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2).

Lot 2 (Proposed):

Variance: For relief from the minimum frontage dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2).

Petitioner: Yosra Sharif

Present Use: Presently on the premises is a single-family detached dwelling.
Zone Designation: RS-7 (Residence, Single Family)
Petition Purpose: The applicant seeks to divide the property into two lots and construct a single family detached dwelling and conduct associated site improvements on lot 2.
Public Hearing Deadline: 5/25/23 Constructive Grant Deadline: 6/29/23

Yosra Sharif and Sarmand Sharif appeared before the Board on behalf of the application. Mr. Sharif described the proposal and requested frontage relief on two lots to construct a new house on the second lot. Mr. Sharif described the proposed driveway for the second lot is to come off of the existing curb cut on Tennyson.

Ms. Smith summarized the application which is seeking two variances for relief on required frontage in order to divide a lot and construct a second dwelling then read staff recommendations and asked applicants to confirm intentions for fencing changes.

Mr. Karlstad stated concerns for 3 driveways coming out to one point; the applicant stated the original plan was to use the existing driveway, but they changed the plans based on recommendations from the City.

Ms. Smith clarified that the three driveways would not modify any curbing, all driveways will come off existing curb cut.

Mr. Berg Powers commented that the Board should support the City's recommendation.

Ms. Smith clarified the reasoning behind the City's recommendations regarding impervious and pervious surfaces and parking space requirements.

Mr. Cortes asked if there is another way to plan the driveway location to eliminate concerns related traffic access; Mr. Sharif stated they have already changed the plans three times and the initial plan was to use the existing driveway for 29 Tennyson and extend it for access to the new dwelling. Mr. Sharif asked for confirmation if they need a new plan and stated that they are open to re-plan in order to satisfy the Board and the City.

Public Comment:

Lorraine Kelly, owner of 27 Tennyson, commented in opposition to the proposed driveway. The curb cut is only 11' and is concerned of the new driveway encroaching onto her own property.

Ms. Smith recommended the application be postponed so the applicant can prepare a new driveway plan for the Board; Mr. Sharif asked if there is any way to use the existing plan and move forward.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application, strike condition 3 with the recommendation to work with City and move proposed driveway in addition to the recommended conditions of approval.

7. 28 Westfield Street (ZB-2023-012) (MBL 14-007-00032)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Special Permit: To modify dimensional standards for a Residential Conversion in an RL-7 zone (Article IV, Section 9).

Variance: For relief from the parking requirements in an RL-7 Zone (Article IV, Section 4, Table 4.4)

Petitioner: Gerald Prifti and Odeta Dyrmishi

Present Use: Presently on the premises is a single-family detached dwelling.

Zone Designation: RL-7 (Residence, Limited) zoning district.

Petition Purpose: The applicant seeks to convert the structure into a two-family detached dwelling and to conduct associated site improvements.

Public Hearing Deadline: 6/3/2023 **Constructive Grant Deadline:** 7/8/2023

Odeta Dyrmishi, the owner and applicant described the petition for a variance for relief of 2 parking spaces and a special permit for a residential conversion to convert the existing single-family structure to a two-family detached dwelling.

Mr. Dell'Aquila gave a brief description of the project and gave staff comments.

Mr. Karlstad stated his only concern is the amount of proposed pavement.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with recommendations of approval and waivers requested.

8. 105 (aka 101), 115, and 117 Stafford Street (ZB-2023-013) (MBL 28-006-00009 & 28-006-005-7)

Special Permit: To allow a food service establishment with a drive-thru use in a BL-1.0 zoning district (Article IV, Section 2, Table 4.1, Business Use #6)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Petitioner: Colvest/Stafford Heard Wor, LLC

Present Use: Presently on the premises is a retail pharmacy and a multi-tenant commercial building with a mix of uses and associated surface parking.

Zone Designation: BL-1.0 (Business, Limited) zoning district.

Petition Purpose: The applicant seeks to maintain the existing structures and construct a new food-service establishment with a drive-thru and conduct associated site improvements.

Public Hearing Deadline: 5/20/2023 **Constructive Grant Deadline:** N/A

Attorney Matt Eckel of Fletcher Tilton on behalf of the applicant, presented the proposal to construct a Starbucks location with a drive-through, relocate the driveways to accommodate the proposed increase in parking, and make landscape improvements. Mr. Eckel stated the application is a request to reduce the length of the queueing lane to 224' rather than provide the required 240'.

Ms. Smith confirmed the applicant has received site plan approval and went over revisions to staff comments and asked for confirmation about a tree that city staff requested; Mr. Lapointe of the Colvest Group stated they were not able to add the tree in the vicinity recommended by staff, but they were able to add it elsewhere.

Ms. Smith stated staff is comfortable with the proposed planting but stated the special permit to modify landscaping requirements will still be required.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application, with recommendations of approval, striking condition 1D and with waivers requested.

9. 70 & 80 Gold Star Boulevard, and 32 (aka 36) Millbrook Street (ZB-2023-017) (MBL 13-30A-05-07 & a portion of 13-30A-00002)

Variance: For relief from the minimum front-yard setback requirement in an MG-2.0 Zone (Article IV, Section 4, Table 4.2)

Amendment to:

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Amendment to:

Special Permit: To allow a motor vehicle service, repair, garage, display use (Article IV, Section 2, Table 4.2, Business Use #16) in a BL-1.0 zone)

Petitioner: Chick-Fil-A, Inc.

Present Use: Presently on the premises is +/- 4,992 SF restaurant operated by Chick-Fil-A with associated surface parking and a drive-through.

Zone Designation: MG-2.0 (Manufacturing, General) zoning district

Petition Purpose: The applicant seeks to add an additional drive-through lane, construct a canopy over the drive-through window, reduce the length of the existing escape lane, increase the number of parking spaces, and relocate the secondary entrance from Millbrook Street to Glennie Street.

Public Hearing Deadline: 5/13/2023 **Constructive Grant Deadline:** 6/17/2023

Joshua Lee Smith of Bowditch and Dewey spoke of behalf of the applicant, Chick-Fil-A, and described the proposed project which is to construct an additional drive-through lane and extend the existing drive through lane toward Glennie Street. Mr. Smith stated the applicant also proposes a canopy over the lanes to protect team members from outdoor elements and improve traffic safety, especially during winter months; and to relocate the entrance from Millbrook to Glennie Street for easier, more direct access to the drive-through. Mr. Smith stated the project will remove infrastructure that limits operations to meet customer demand and allow for a safer parking lot environment.

Chris, a representative from Chick-Fil-A described the changes to better suit customer demand and increase safety on the site.

Ms. Smith summarized the proposal and went over staff recommendations.

Mr. Karlstad asked if the applicant has read staff recommendations; Mr. Smith confirmed that they agree to the recommendations from staff.

Mr. Berg Powers addressed an abutter comment received in writing and stated the proposed will decrease idle time for vehicles and improve area conditions.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with recommendations of approval and waiver as requested. (Mr. Sabo as alternate)

10. 45 Brattle Street (ZB-2023-022) (MBL 49-005-00026)

Parcel A:

Special Permit: To allow the extension, alteration, or change to a privileged pre-existing, non-conforming structure/use (Article XVI, Section 4).

Variance: For relief from the minimum front-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum rear-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: JAL Group, LLC

Present Use: Presently on the premises is a non-conforming two-family detached dwelling.

Zone Designation RS-7 (Residence, Single-Family) zoning district

Petition Purpose: The applicant seeks to divide the existing property into two lots, with the existing structure to remain on Parcel A and to create a second buildable lot (Parcel B).

Public Hearing Deadline: 5/21/2023 Constructive Grant Deadline 6/25/23

Attorney Donald O'Neil spoke on behalf of the applicant, JAL Group, LLC. Mr. O'Neil went over the proposal to divide the existing lot into two lots. The setback relief requested is for the existing structure because it is a two-family in an RS-7 zone, which is a prohibited use. Regarding staff comments, Mr. O'Neil stated two crab-apple trees would be removed for construction of the new structure and they are happy to replace with two new trees and requested the waivers as identified by staff.

Mr. Dell'Aquila summarized the project.

Mr. Cortes asked if the two properties would share a driveway; Mr. O'Neil stated that each property will have its own driveway.

Public Comment:

Karen Marzilli, abutter to the subject property, asked for clarification for how the house will be constructed and where the new driveway will be located; Mr. O'Neil stated there is significant frontage on Florida Avenue or Brattle Street and it will be up to the buyer to decide where the driveway will go.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with staff recommended conditions of approval and requested waivers. (Mr. Campaniello as alternate)

12. 45A Garrison Avenue (ZB-2023-024) (MBL 36-016-238-1)

Variance: For relief from the minimum side-yard setback requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: LAJ Properties, LLC

Present Use: Presently on the premises is a single-family detached dwelling

Zone Designation: RS-7 (Residence, Single-Family) zoning district

Petition Purpose: The applicant seeks retroactive relief to reflect construction modifications.

Purpose:

Public Hearing Deadline: 5/20/2023 **Constructive Grant Deadline:** 6/24/23

Attorney George Kiritsy spoke on behalf of applicant, LAJ Properties. Mr. Kiritsy described the requested variance for setback on a single-family home that has already been constructed. Attorney Kiritsy spoke of the error made by the plan engineer and that it was their intention is to be in compliance with the City's zoning requirements.

Mr. Dell'Aquila gave a short description.

Mr. Berg Powers noted the waivers.

No discussion from Board.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with staff recommended conditions of approval and requested waivers. (Mr. Sabo as alternate)

13. 4 North Worcester Avenue (ZB-2023-025) (MBL 49-011-00181)

Special Permit: To allow the extension, alteration, or change to a privileged pre-existing, non-conforming structure/use (Article XVI, Section 4)

Petitioner: Patrick Perkins of J.E.P. Contracting Inc.

Present Use: Presently on the premises is a single-family detached dwelling.

Zone Designation: RS-7 (Residence, Single-Family) zoning district

Petition Purpose: The applicant seeks to construct a new front porch and to conduct associated site improvements.

Public Hearing Deadline: 5/20/2023 **Constructive Grant Deadline:** 6/24/23

Patrick Perkins of JEP Contracting, spoke on behalf of applicant, Kate Kendall, and described the requested special permit for non-conforming structure/parcel in order to extend the front porch.

Mr. Dell'Aquila summarized the project.

Mr. Berg Powers asked if the waivers were requested; Mr. Perkins confirmed.

No Public Comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with staff recommended conditions of approval and requested waivers. (Ms. Campaniello as alternate.)

14. 19 Chequesset Street (ZB-2023-026) (MBL 46-005-00239)

Lot 1 (Existing):

Variance: For relief from the minimum lot area requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot 2 (Proposed):

Variance: For relief from the minimum lot area requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Elvira DiLiddo

Present Use: Presently on the premises is an existing single-family dwelling.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to divide the property into two lots to allow for the construction of a single-family dwelling on Lot 2 and to conduct associated site improvements.

Public Hearing Deadline: 6/11/2023 **Constructive Grant Deadline:** 7/16/23

Attorney Donald O'Neil spoke on behalf of applicant, Elvira DiLiddo, and described the request for relief from frontage and the minimum lot area dimensional requirements in order to divide the property into two lots and construct an additional single-family dwelling. Mr. O'Neil confirmed staff comments have been received and confirmed the deck on the plans will not be built and there will be a patio instead. He stated vegetation along Ansonia Road will have to be removed in connection with the construction and requested waivers on page 3 of 5.

No board discussion.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with staff recommended conditions of approval and requested waivers. (Mr. Sabo as alternate)

16. 34 Elbridge Street (ZB-2023-029) (MBL 02-037-00043)

Extension of time:

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Extension of time:

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4.)

Petitioner: Vahram A. Uluhogian Estate

Present Use: Presently on the premises is an existing two-family detached dwelling

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks to extend the previously granted approval to convert the structure to a three-family dwelling and conduct associated site work

Public Hearing Deadline: N/A **Constructive Grant Deadline:** N/A

Attorney Donald O'Neil spoke on behalf of applicant and requested a 6-month extension for a variance issued for parking relief and related special permit.

No board discussion.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with staff recommended conditions of approval and requested waivers. (Ms. Campaniello as alternate)

17. 96 & 98-100 Beacon Street (ZB-2023-031) (MBL 03-001-0001A; -00008)

Variance: For relief from the minimum front-yard setback in the CCOD Zone (Article IX, Section 6, A, 1a).

Petitioner: 98 Beacon Street LLC

Present Use: Presently on the premises at 96 Beacon Street is a vacant lot, and at 98-100 Beacon Street is a vacant 4-story, ±83,610 SF structure historically used for manufacturing purposes.

Zone Designation: BG-6.0 (Business, General) and within the CCOD-D (Commercial Corridors Overlay District - Downtown) zoning district

Petition Purpose: At 98-100 Beacon Street, the applicant seeks to renovate and convert the existing structure to construct ±55 dwelling units, and at 96 Beacon Street, the applicant proposes to construct a ±7-space parking facility for residents and to conduct associated site improvements.

Public Hearing Deadline: 6/10/2023 **Constructive Grant Deadline** 7/15/2023

Mark Borenstein of Bowditch & Dewey, on behalf of applicant, 98 Beacon Street LLC, went over the request for relief from front-yard setback in the CCOD, BG-6 zone in order to renovate the existing building and construct 55 dwelling units as well as re-pave parking area. He stated a curb cut to south will be removed and converted to pedestrian access. Mr. Borenstein addressed staff comments and respectfully requested 2.3' of relief opposed to 4.5' of relief as stated in the prior application materials and requested the waivers as identified.

Ms. Smith summarized the project requesting variance relief and staff recommendations.

Mr. Cortes asked if the 7 parking spaces are the only off-street parking spaces; Mr. Borenstein confirmed those are the only on-site parking spaces and the applicant is proposing a parking lot development in a separate application that will for residents to lease.

Ms. Smith stated that indoor bicycle storage is also proposed.

Mr. Berg Powers asked staff to clarify the lot numbers; Ms. Smith clarified for purposes of nomenclature it will be reflected as 98-100 Beacon Street.

No public comment.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with staff recommended conditions of approval and requested waivers. (Mr. Sabo as alternate)

18. 48 Mason Street (ZB-2023-042) (MBL 06-020-12+13)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Variance: For relief from the minimum parking requirements (Article IX, Section 7, Table 9.1).

Petitioner: Kensington Management, LLC, as Trustee of Forty-Eight Mason Street Worcester Realty Trust

Present Use: Presently on the premises is vacant lot
Zone Designation: BG-3.0 (Business, General) and within the CCOD-E (Commercial Corridors Overlay District - Elsewhere) zoning district
Petition Purpose: The applicant seeks to construct a ±75,685 SF, ±7-story structure with ±94 dwelling units and a surface parking lot with ±66 parking spaces to conduct associated site improvements.

Public Hearing Deadline: 6/10/2023 Constructive Grant Deadline 7/15/2023

Mark Borenstein of Bowditch & Dewey spoke on behalf of applicant, Kensington Management LLC, and went over the proposal seeking relief from the parking requirements in order to construct a 7-story structure with 94 affordable housing units at 20%-80% AMI with 66 parking spaces and associated landscaping with a recreational area for residents. Mr. Borenstein stated they have requested 34 spaces of relief and will provide interior and exterior bicycle storage and stated the traffic study shows no significant change in traffic and many residents will likely utilize public transportation or other means of transportation. He stated the special permit requested is to receive relief from landscaping requirements and for a reduction in number of loading spaces. Mr. Borenstein addressed staff comments and accepted staff recommendations. Regarding staff questions, Mr. Borenstein stated the applicant will identify guest parking spaces with signage and respectfully asked to stick to proposed plantings and stated any additional plantings will create hazard for truck drivers and cause issues for snow storage.

Ms. Smith summarized the proposed project.

Ms. Campaniello asked how parking will be managed in terms of who can park (first come first serve, fee?); Mr. Borenstein stated it is expected that most residents will utilize public transit and due to the AMI will likely not have vehicles.

Mr. Cortes asked if the applicant would work with the neighbors on street parking; Mr. Borenstein stated that they will work with neighbors and reiterated that many residents will most likely not have vehicles.

Mr. Cortes asked how they will decide who gets the limited amount of parking spots in order to prevent cases of discrimination; Mr. Borenstein stated spots will be on a first come, first serve basis and that all of the proposed units are to be affordable, and all residents will be treated equally.

Ms. Smith clarified that the parking passes will be available to all tenants and spots will not be assigned so all tenants will have equal opportunity for parking depending on what the lot has for availability.

Mr. Cortes referenced another project that has parking underneath it and asked the applicant why they cannot do something similar to provide more parking for their residents. Mr. Berg Powers stated that he is in favor of reduced parking and encouraging residents to take alternate modes of transportation.

Mr. Karlstad stated that a lot of other cities are moving to lower parking requirements and that is better for the environment and for development costs; Mr. Sabo agreed.

Ms. Smith stated they are exploring options through the City's Now|Next master plan and getting lots of public feedback related to parking.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to close the public hearing.

On a motion by Mr. Berg Powers, seconded by Mr. Cortes, the Board voted 5-0 to approve the application with staff recommended conditions of approval and requested waivers. (Ms. Campaniello as alternate)

19. Communications

No discussion

20. Approval of Minutes – 4/3/2023

No discussion

21. Discussion of Board Policies and Procedures

Ms. Smith asked the Board members to confirm their availability for a special meeting on May 2, 2023.

Ms. Smith listed some upcoming events.

Adjournment:

On a motion by Mr. Berg Powers, seconded by Mr. Dell'Aera the Board voted unanimously to adjourn at 8:07pm.