**GENA Zoning Committee Meeting Minutes**

**Tuesday, January 10, 2017**

In Attendance: Andre Lenertz (CoChair), Paul Rossi (Board Secretary), Dan Bartoli, Dana Mitchell, Allan Moore, Maria Nevelson.

Neighbors: Marcello and Paula Ciurlino, 2500 S Lambert; John Christinzio (zoning Committee Member, recused); Will Waggenspack and Jen Harvey, 2502 S Lambert Street

**DISCUSSION ITEMS:**

* A Presentation by Mr. Christinzio and Mr. Ciurlino concerning plans before the Historical Commission for a driveway ay 2500 S;. Lambert

John Christinzio, acting as expediter for Mr. Ciurlino, presented his plan for a proposed driveway opening on to the 2000 block of Porter Street from the rear of his corner property. Request has been approved by Streets department for 2 spaces to essentially replace the back yard of 2500 S Lambert Street. Streets Dept considers this to be a zero impact 2-for-2 replacement of on street with off street parking.

Plan is soon to go before the Historic Commission for approval, after which it will face automatic refusal by the ZBA and go to an appeal for a variance.

Plan features include an operating hairpin style gate consisting of two 10 foot sections to replace the existing fence; demolition of existing concrete pad; creation of two 8’6” parking spots each 18 feet deep (available depth is 19’9”)

* Discussion by the zoning committee

Committee members raised questions about various aspects of the proposal:

Will street be marked with striped lines to aid in rational parking;

Back-in or front-in access to the spot and ramifications of both;

Likely awkwardness with existing traffic patterns;

Lack of adequate buffer space front and rear and side to side within the proposed space;

Water runoff management with no pervious surface;

Operational aspects of opening and closing the gate;

Need to safeguard existing adjoining neighbor’s fence and property

* Points raised by neighbors at 2502 S Lambert

Proposed space too small for intended use and too close; no shielding;

Danger of exhaust fumes

**ACTION ITEMS**

None. No vote was taken as this was not a formal variance hearing, and because to take a vote at this point would pre-empt or short circuit the intended RCO approval process requiring adequate notice to neighbors prior to a public meeting and decision.

**OTHER DISCUSSION**

* Future Procedure. The Zoning Committee must establish a set procedure in cases that involve both Historical Approval and ZBA variance appeals to make sure that any approaches regarding Historical Commission letters do not pre-empt the RCO rules. Consensus is to listen and advise during regularly scheduled meetings but not to write letters in cases where a variance is pending. Avoid at all costs any appearance of insider access or “stakeholder’s meeting” Other approaches include establishing a “historical commission” subcommittee as part of Zoning, or even an independent “Historic Preservation Committee” with the goal of helping neighbors navigate/negotiate issues before the HC.
* Parking Issues. Apart from the procedures mentioned above, it looks like we ought to set up a guiding rubric or heuristic regarding the issue of off-street parking requests.
* Meeting Schedule. Paul Rossi will try to set up a meeting schedule for 2017 that accommodates all zoning members
* Working Day. Maria would like to try to set up a longer form working session or “retreat” in order to help us be more effective.