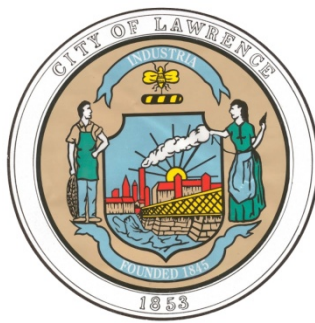


PROSPECT HILL HISTORIC DISTRICT COMMISSION

Voting Members

Luz Santana
Rebecca J. Jani
Mariel Silverio



Chairman
David Bain

**LAWRENCE
MASSACHUSETTS**

Administrative Assistant
Jorge O. Martinez

Land Use Planner
Daniel A. McCarthy

PROSPECT HILL HISTORICAL DISTRICT COMMISSION

January 25th, 2021

Minutes to the Meeting/ Hearing

Roll Call:

David Bain, Chair- Present
Luz Santana- Present
Rebecca J. Jani- Present
Mariel Silverio- Present

Also Present:

Jorge Martinez, Minute Taker
Daniel McCarthy, Land Use Planner

16 Ridge Road
Felix Ovalles

Present to address the members of the commission were Marcos and Lunara Devers and Felix Ovalles.

Mr. Bane asked if any of the commissioners had the opportunity to examine the materials and whether or not they had any questions.

Ms. Santana then stated that there were some questions initially regarding whether or not some of the neighbors were for or against the construction of this building. She stated that she has heard some rumors that the residents of the neighborhood are ok with the proposal, but that the Zoning Board of Appeals (ZBA) has said no.

Mr. McCarthy stated that this property has been before the ZBA twice and the applicant was looking both times to build a single-family home. He then stated that the first proposal was roughly five years ago when the applicant was able to purchase a piece of land from the owner of 12 Ridge Road. He then stated that this petition was denied. He then stated that there was a good amount of turnout from the residents of the neighborhood at the time and that the proposal came before the ZBA again two years later and was also denied. He then stated that this time around there was only one neighbor that opposed the proposal. He added that there was some pushback from the ZBA about building houses on undersized lots and the question of lots in Lawrence that were being denied in South Lawrence that would be passed in North Lawrence. He then stated that the matter looks like it will be coming back to the ZBA for a vote in March. He stated that the applicant will be searching for a variance for lot area. He then stated that at the time that the vote was taken last year the vote was three for and two against. He then stated that there was one condition made that the project would have to go before the PHHDC for approval.

Mr. Bane then indicated that he has a problem. He then stated that he was not sure how anyone would resolve this matter. He added that he spoke against the matter at the meeting and that he is not interested in doing anything on this matter until the ZBA decides what they want to do. He then stated that at the time of the ZBA meeting it was decided that there was no hardship

therefore the variance could not be granted. He then stated that Richard Consoli was chairing the meeting that night, which was five years ago. He then stated that he was not sure how the project got in front of the ZBA again.

Mr. McCarthy then stated that the vote would be good for two years. Mr. Bane then stated that he is not sure what to do. He stated that he had a problem with the submission five years ago and since then it has not changed much.

Mr. Bane then asked where the front door of the home would be. Mr. McCarthy stated that you would have to walk to the street to get to the front door. He then stated that the house would face the street in the same way that the house from 12 Ridge Road faces the street. He added that a garage will be at the back and not visible from the street. He then stated that it would appear to be a colonial style home. He then stated that there would be five windows on the second floor and the front door would be under that middle window.

Mr. Bane then stated that this does not change the fact that there is not sufficient lot area nor the appropriate setbacks. He then stated that this is not necessarily the concern of the commission, but he believes that there is a possibility that this proposal will never happen.

Ms. Santana then stated that she does not understand the design because on one hand it says that it has an entry door and a porch, but what is listed as a porch on the plans is not really a porch. She then stated that she is not sure why it was named as that on the plans. Mr. McCarthy stated that it is not a porch, but rather a front door.

Mr. Bane then stated that he does not know why the proposal is before them. Mr. McCarthy then stated that he was approached by many asking why it was not approved. He then stated that he did research and discovered that the proposal was denied. He then stated that if the applicant were to file for the ZBA in February then they would be on the agenda for March. He then stated that he had discussed the matter with Ms. Devers and some options were discussed. The first being tabling it until the ZBA takes action, the second being denying the matter based on the merits or approving it based on the merits. He then stated that if there are any procedural concerns or issues the safest thing would be to table the matter until the ZBA had issued a decision. He then stated that if the ZBA were to accept the proposal, then it would have to go before the PHHDC for design review.

Ms. Silverio then stated that she has some concerns about the preservation aspect. She stated that the commission is supposed to preserve the area for the future, but recently the city has experienced some serious overcrowding where people essentially just build where they have free land. She then asked if the neighbors had any input regarding this. She stated that the outcome of this project directly contradicts with the purpose of the commission. She then stated that she does not have any questions on the design at the time.

Ms. Jani then asked where the new home would be in relation to the lot. It was stated that the home will be directly to the right of the existing home. Ms. Jani then stated that it appears that the homes will be tight.

Mr. McCarthy then stated that part of the issue is that the zoning map changes right at the property in question. He then stated that the house we are currently looking at is within a residential one district and the two family home is the beginning of a residential two district. He then stated that the home will rest in both districts. He then stated that the house to the right referred to as the white home purchased a portion of his land and merge it to his land. He stated that one home would be the residence and the other would be an investment program.

Ms. Santana then stated that she cannot really see the plans that are being proposed.

Mr. Bane then stated that it may be a good idea to table the matter until the ZBA decides what it wants to do. He stated that this would also be fair to the applicant as well. He then stated that what we appear to be doing here is taking an undersized lot and stuffing a house on it. He then stated that the project is not attractive because there appears to be not enough land. He then stated that

Lawrence is already dense as it is and approving this project will make it worse. He then stated that the commission could take a look at the proposal after the ZBA votes on the matter. He then stated that tabling the matter would be the most logical option. Ms. Santana agreed.

Upon a motion made by Ms. Jani and seconded by Ms. Santana, the commission unanimously voted to table the matter.

***401 Prospect Street
Mariel Silverio***

Present to address the members of the commission was Mariel Silverio.

As the owner of 401 Prospect Street and member of the commission, Ms. Silverio recused herself from the matter.

Mr. Bane stated that this matter had been before the commission in the past and that Ms. Silverio was asking for an extension to complete the work that she had proposed originally.

Ms. Silverio then stated that the property has been through Land Court and the matter has sense been resolved. She then stated that she would have to go before the state, but she plans on doing that within the next month or so. She then stated that she would like to complete all the initial steps before the matter progresses.

Upon a motion made by Ms. Santana and seconded by Ms. Jani, the commission voted unanimously to issue an 18 month extension.

Lawrence Oliver School– Historic Site Walk Follow-up

Mr. McCarthy stated that some members of the design team for the Oliver School were present to show the commission some updates regarding the project.

Present on behalf of the Oliver School were Alex Pitkin, Dani Garber-Letitia, Kristen Olsen and Odanis Hernandez.

Mr. Pitkin then stated that he would like to show the members of the commission renderings and plans of what the project would look like.

Mr. Bane then stated that he would not be able to see the slides because he is calling in via telephone. Mr. Pitkin stated that he could send Mr. Bane the slideshow via email.

Mr. Bane then asked if the slideshow was similar to the one that they had seen in the past. Mr. Pitkin stated that it was.

Mr. Pitkin then presented the slideshow to the members of the commission.

Mr. McCarthy then stated that the group is offering both of the city's historical commissions the opportunity to perform a site walk on the interior of the building.

The commission was satisfied with the presentation and had some questions regarding the school and its appearance relative to the rest of the neighborhood.

Upon a motion made by Ms. Jani and seconded by Ms. Silverio, the commission voted unanimously to adjourn the meeting.