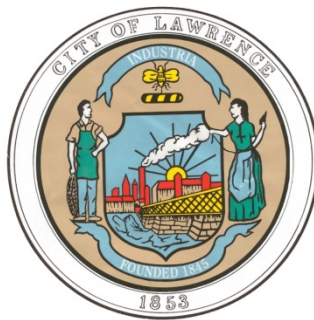


# PLANNING BOARD



# LAWRENCE MASSACHUSETTS

**Vice Chair**  
Vacant

**Administrative Assistant**  
Jorge O. Martinez

**Voting Members**  
Antonio Reynoso  
Brenda Rozzi  
Betty Camilo-Correa

**Land Use Planner**  
Daniel A. McCarthy

**Associate Voting Member**  
Manuel Nunez

**CHAIR**  
Tamar Kotelchuck

## LAWRENCE PLANNING BOARD

*Due to the COVID-19 Outbreak and the policy changes made by Governor Baker and Mayor Rivera, this meeting of the Planning Board was done remotely.*

February 3<sup>rd</sup>, 2021

Minutes to the Meeting/Hearing

This meeting was held using the GoToMeeting Platform

**Upon a roll call the following members were present:**

Tamar Kotelchuck, Chair  
Brenda Rozzi  
Betty Camilo-Correa  
Manny Nunez

Also Present:

Daniel McCarthy- Land Use Planner  
Michael Armano- Acting Inspectional Services Director  
Jorge Martinez- Minute Taker  
David Palumbo-Acting Building Commissioner  
Lt. Graeme Millar- Fire Prevention  
Pedro Soto- Planning Director

*Upon a motion made by Ms. Rozzi and seconded by Mr. Nunez, the board unanimously decided to open the public meeting.*

215 Canal Street  
215 Canal Street, LLC

Present to address the members of the board were Gary Sidell, John Barrows, Luis and Juan Yopez, Anthony Nganga, and Christian Huntress.

Mr. Sidell stated that the group was very excited to present the project to the board. He stated that he and his group have been developing all throughout the mill district developing units that have a variety of uses. He then stated that he and his group have taken an interest in developing a vacant parking lot in perhaps the busiest intersection within the city at the Corner of Canal Street and Union Street. He then stated that for the last 50 years the lot had been vacant and he and his group have taken an interest in turning it into a mixed use development. He then stated that the use and the building would fit in very well with the district.

Mr. Sidell then stated that he and the members of the group have had the opportunity to meet with the department heads within the city and as a result he and the group received excellent feedback and used that feedback to make the appropriate changes to the design.

He then gave Mr. Barrows the floor.

Mr. Barrows stated that he would first like to speak about the existing conditions of the lot. He stated that presently the site is used as a parking lot and it is almost 100% covered with pavement and has frontage on Union Street, Canal Street and Methuen Street. He then stated that the lot is essentially made up of two lots, one lot along Canal Street that is along Canal Street and another that has frontage on Union and Methuen Street. He then stated that bisecting this lot is a 12 foot passageway and sewer easement which provides rights to some of the other abutters.

Mr. Barrows then stated that what is being proposed is a multi-use development which will consist of residential and commercial uses utilizing all three of the curb cuts that are currently on the lot. He then stated that the curb cut on Union Street will be gated to protect the rights of the rights of the abutters. He then stated that there will be a five car parking area on site and the access would be via Methuen Street that would run out to Canal Street in one direction which would be 23 feet wide which would serve as a drive-through for the future bank which would be placed on the first level.

Mr. Barrows then stated that the residential use would need to have approximately 41 parking for the residential units and off-site parking will also be provided via a lease at 19 Methuen Street. He stated that this lot is currently used by the Levi's building across the street and a portion of that lot will be dedicated to the development. Mr. Sidell then stated that the owner of 215 Canal Street also owns 19 Methuen Street so the arrangement of this lease will be very easy.

Mr. Barrows then stated that approximately 6,000 square feet will be open space and of those 6,000 square feet, 3,000 square feet would be greenspace. He then stated that this 31% of the total lot would be a lot better than the 100% that it is now.

Ms. Kotelchuck then asked Mr. Barrows if he would clarify the 31% figure that he came up with, to which he did and stated that this 31% consists of both paved area and greenspace.

Mr. Barrows then stated that utilities will be provided to the new building. He then stated that water and gravity sewer will lead out to Methuen Street. He then stated that the reason for routing the utilities from Methuen Street is because Union Street and Canal Street have recently been paved. He then stated that the group is awaiting some feedback from the utilities providers and that the electric connection will come from Methuen Street. He then stated that the gas company will be providing feedback. He then stated that since the site is currently 100 percent impervious surface there is a lot of run off, but by reducing the impervious surface the conditions will vastly improve. He then stated that an underground recharge system will also be provided and these chambers will be under the parking lot and will be directly connected to the rooftop drainage. He then stated that a rain garden will in theory would also recharge much of the storm water on the site. He then stated that the site is meeting Massachusetts storm water standards to the extent practical because it is a previously developed site and that another drainage improvement will be catch basins that connect to lines under Canal Street. He then stated that there would be another small area that also connects to the sewer system on Canal Street.

Mr. Huntress then stated that group has taken some inspiration from the Warehouse Park. He then stated many of the landscaping in this area will follow Warehouse Park which is directly across the street. He then showed the landscape plans to the members of the board and stated that there will be brick pavers at the entryway which leads to the bank and the retail area.

He then stated that concrete walkways would connect around the area and lead to landscape planted areas as well as the front of the residential entry area. He then stated that it will cut off at this section and lead to an outdoor seating area that contains a bike rack. He then used the plan to point out all of the locations which would be protected by steel bollards and decorative steel ball. He then stated that eight ornamental light posts would also be installed. He stated that these will run along the frontage of the lot. He then went through the different types of lightbulbs that will be installed in the lights themselves. He then stated that the light fixtures that appeared to be the most appropriate and consistent with the rest of the area were chosen.

Mr. Huntress then showed the members of the board plans that listed the plantings that would be installed and details regarding other pieces that would be installed.

Mr. Nganga then displayed the first floor plan to the members of the board. He pointed out the drive through area and stated that on the upper right-hand portion of the plans is the retail space

which will be taken up by the bank and to the left is more retain space as well as the residential units which will be on the upper floors. He then stated that the electric and gas meters will be placed on the first floor as well. He then stated that there would be four levels of apartments with 13 units on each floor. He then stated that the building height will be 73 feet which is two feet less than the 75 foot requirement in the district. He then stated that the drive through is being examined to see whether or not a small truck would be able to pass underneath. He then stated that this was also a requirement of the Lawrence Fire Department (LFD). He then stated that the apartments would be very nice and would consist of one, two, and three-bedroom apartments.

Mr. Nganga then stated that the first floor will also consist of some community space and a communal laundry facility on each floor. He then stated that an elevator will be included in the building per the Americans with Disabilities Act (ADA) requirements and as many ADA apartments will be constructed as required.

He then stated that the smallest one-bedroom unit will be 735 square feet and the largest three-bedroom units will be approximately 1,500 square feet. He then stated that the roof will include a rooftop garden and this area will be an amenity to the residents. He then stated that there will be an area that will be enclosed and serve as a three or four season room as well as an outdoor patio area which will take advantage of the views of the canal and the various mill buildings. He then stated that there will be greenery that will screen the rooftop mechanical units. Mr. Nganga then presented a rendering to the members of the board of what the building will possibly look like. He then presented a rendering of what the building will look like from Canal Street. He then stated that the landscaping of the lot will essentially separate the development from the busy intersection.

He then stated that the project will call for metal panels as well as brick and other masonry work. He then stated that the group would like to take advantage of all of the design guidelines of the Downtown Smart Growth Overlay (DSGO). He then presented a rendering of what the rooftop garden would look like. He then pointed out the various images and explained their use and purpose to the members of the board.

Ms. Kotelchuck then asked how many parking spots would be provided for the residential units. Mr. Sidell stated that since the location is within the DSGO, 41 spots would be required. He then stated that 36 spaces would be across the street and five spots would be on-site. Ms. Kotelchuck then stated that this lot serves as parking for the Levi's building. She asked if this lot was already committed to the current tenants. Mr. Sidell then stated that all of these spots are not used by the current tenants. He then stated that there are 33 spaces in front of the Levi's building and 56 spots across the street. He then stated that there may be the possibility to get more spots by reengineering the spots and how they are laid out. He then stated that if needed, there will be another 31 spaces via a lease between 12 Methuen Street and 1 Union Street.

Mr. McCarthy then stated that the city and the development group have been working together for a long period of time and a lot of work and thought have gone into the design. He then stated that the city's opinion is that it is a very thoughtful project and the project does a lot to benefit the city. He added that the location is a gateway into the city and it is a highly visible area. He then stated that the location is currently parking for buses and it is not the most attractive sight to see when entering the city. He stated that when entering the city you want to see something that reflects the industry and activity in the area, which the new building will. He then stated that the because of this and other factors, the city is supportive of the proposal.

Mr. McCarthy then stated that the applicant would use the benefits of the DSGO in the design and the way the parking plans are being drafted as well as other factors. He then stated that the applicant does not need any relief from any of the other city boards. He then stated that the LPB is in charge of giving Site Plan Approval.

He then stated that some of the concerns that have been raised by the city are in regards to traffic and the effect on it. He then stated that there was a 204 page traffic study and the conclusions of the study state that the conclusion is that the activity will not adversely affect the parking in the area. He stated that the number that will be generated is similar to current uses and the project will not have a detrimental effect on the neighborhood.

Ms. Kotelchuck then stated that the study said that the traffic is bad, but it will still be bad and if not worse. Mr. McCarthy then stated that this is due to the fact that the intersection is the biggest one in the city. Ms. Kotelchuck then asked if this has anything to do with the streetlights and their timing and how this may exacerbate the problem. She wanted to know if anything is being done to address the congestion in the corner. Mr. McCarthy stated that he does not know if the lights are timed this was temporarily due to construction on the bridge. He stated that the idea was for this to be the main access point off of 495. He stated that he has noticed traffic going south on the bridge every evening. He then stated that this is a matter of timing and that the big issue on this property is that there are only five parking spaces dedicated for the commercial portion and most of the parking is going to be across the street. He then stated that the only issue would be the people who go in and out of the bank or use the drive through. He then stated that the city would request that the developers widen the entry so there will be the ability to turn both ways and go in and out of the lot.

He then stated that the exit is close to the intersection, but it was mentioned by traffic engineers, they should not be adversely affected by the flow of traffic of the intersection. He then stated that the problems with the intersection are responsibilities of the municipality. He then stated that sometimes it takes him 20 minutes to get from North to South Lawrence sometimes. He stated that this has nothing to do with the project itself.

Mr. Sidell then stated that the study was done prior to the COVID-19 pandemic so it was done when traffic was at its regular levels. He then stated that this was done while people were actively going inside and outside of the office. He stated that this reinforces the fact that it will not have a negative impact on the intersection when things get back to normal.

Mr. McCarthy then stated that he sent over his review of the site plan which has his comments. He then stated that the plans are fairly cover all of the elements that are required. He then stated that he would have several conditions.

The following conditions were presented to the applicant:

- 1.) Applicant must abide by all safety requirements made by the Fire Department.
- 2.) Applicant must abide by all signage requirements and made by the Department of Public Works.

Mr. Armano then stated that he appreciates everything that the team has done to keep the city informed and that he appreciates their attention to detail. He stated that they have been very mindful and have worked with the members of the city for a long time. He then stated that it is an exciting project and it is great to see one of the busiest intersections within the city get developed and get some curb appeal. He then stated that these little details in the project will enhance the quality of life for the residents within the city. He then stated that he appreciates that the developers have taken feedback and that he looks forward to seeing the project progress.

***Upon a motion made by Mr. Nunez and seconded by Ms. Camilo-Correa, the members of the board voted unanimously to open the public hearing.***

Present to address the members of the board was Sam Facella, a direct abutter of the property.

He asked if there are any setbacks with regards to building within that 12 foot passageway. Mr. Sidell stated that he is not aware of setback requirements on easements and that the group has made sure to keep those easements open. He then stated that the group has been very sensitive about this.

Mr. Facella then asked where the building would be placed on the lot. Mr. Barrows answered.

Mr. Facella then stated that another one of his concerns is what goes on in the back wall in the first floor. He stated that it looks like there are entrances there and that trash trucks would be loading and unloading in the area. He then stated that he has two doors there and asked if people would be using the alleyway as a walkway and was a bit nervous that someone may run out and be in danger. He then stated that the safety of the visitors would be his number one concern. He then stated that his second concern would be cars queuing up and creating long lines that spill out into neighboring properties. He then referred to the Sovereign Bank behind the courthouse

and used this as an example. He then stated that he is not looking for an answer, but just wants to voice his concerns.

Mr. Sidell then stated that the trash area will contain movable bins that will be moved out on trash day. He then stated that the trash truck would then exit onto Canal Street. He stated that it will be tight, but the group will be using the driveways that exist and enough clearance will be given to ensure that the truck can get out onto Canal Street. He then stated that much of the landscaping and hardscape will guide residents and guests into entranceways. He then stated that he believes that the project will have plenty of lighting, signage and protective equipment to ensure that pedestrians are safe. He then stated that some conversations have taken place with the bank and it was determined that there may be some traffic, but there is a parking area that someone could hypothetically pull into. He then stated that the bank will have to decide what happens.

Mr. Facella then asked if the alleyway that leads to the Levi's building would be gated off. Mr. Sidell then stated that he does not know, but it would not be a bad idea. He stated that opening it up may be better for pedestrian travel. He then stated that this will have to be a discussion that happens internally. He then stated that overall; he believes that it is an awesome project and that there are a few details that need to be figured out. He then stated that he had been dealing with Mr. Sidell for years and through the course he has always been honest and upfront.

Mr. Ngana then stated that there is some area along the backside of the building where the easement was extended that will help pedestrian safety. He then stated that trash pickup can be scheduled at times where traffic is low. He then stated that the plan was that the trash is going to be wheeled to the drive isle rather than the trash truck going to the alley.

Mr. Facella then stated that he did not want to have to fight through pedestrians in order to open his backdoors. He then stated that he is concerned and does not want this area to become some sort of hangout area. Mr. Facella then asked why the group considered commercial space on the first floor. Mr. Sidell then stated that the discussion with the Reading Co-Operative Bank occurred early on in the process regarding using this space as their main location. He then stated that he believes that it makes sense in the city and first floor retail space would be less invasive than first floor residential especially with customers and residents being able to look into windows. He then stated that it would resemble the rest of the neighborhood as the majority of the neighborhood has commercial uses on the first floor. He then stated that the first floor commercial space would create some foot traffic and it would make a lot of sense.

Ms. Kotelchuck then asked if the project would call for 20% affordable housing per the Downtown Smart Growth Overlay requirements. Mr. Sidell stated that it would.

***Upon a motion made by Ms. Rozzi and seconded by Ms. Camilo-Correa, the board unanimously decided to close the public hearing.***

Ms. Kotelchuck then stated that she likes the size of the units and that she is happy that the group is using the neighborhood as inspiration for the design. She then stated that she likes that affordable units are also being proposed and appreciated that. She then stated that she is in approval of this project.

With no further discussion,

***The members of the board voted and the results are as follows:***

***Tamar Kotelchuck, Chair- Yes***  
***Brenda Rozzi- Yes***  
***Betty Camilo-Correa-Yes***  
***Antonio Reynoso- Yes***  
***Manny Nunez- Yes***

***The applicant's petition was unanimously passed by a vote of 5-0.***

167 Prospect Street  
Anybe and Erikson Levy

Present to address the members of the board were Anybe and Erikson Levy.

Ms. Levy stated that there is a carriage house in the rear of the existing property. She stated that the property was built in the 1850's and what her and her family are trying to do is renovate the carriage house. She then stated that if there renovations are not done then there will be no real use for it. She stated that it is four stories including a garage that the family would like to convert into a three-unit residential building. She then stated that the family wants the building to stay and that it is a historical building from the 1850's that the family would like to see remain for many more years.

Ms. Kotelchuck asked Ms. Levy to describe the changes that are going to be made to the building. Ms. Levy stated that what she is attempting to do is preserve what the structure looks like and that the building will not be altered in any way. She then stated that the only structural edition would be a second egress on the side. She then stated that the building currently has an egress, but another one needs to be added to be up to code.

Ms. Levy then showed images to the board. She then stated that an egress would be added to the upper floors which would help the residents leave safely in the event of a fire. She then stated that other than this, the building footprint will remain the same.

Ms. Kotelchuck then asked if any of the other board members had questions.

Ms. Camilo-Correa if the structure in question was behind the current house. Ms. Levy stated that it was. Ms. Camilo-Correa then asked if there would be a shared driveway that led to the rear of the building. Ms. Levy stated that there would be and that there would be two additional spaces upfront and additional spaces in the rear and that the driveway would go all of the way up to the home in the rear. She then stated that the lots are going to be divided into two separate lots.

Ms. Kotelchuck then asked if the building would be a two unit or a three unit building and whether or not the third unit would be on the third-floor. Ms. Levy stated that it would be three-units and the third unit would be on the third-floor. She then stated that the "basement" would be considered the garage because it is at garage level. She then stated that the first unit would actually be on the second floor. She then showed a floor plan to the members of the board.

Ms. Kotelchuck then asked if the building itself would be four levels. Ms. Levy stated that it would. Ms. Kotelchuck then asked if there will be more floors added onto it. Ms. Levy stated that there would not be. She then stated that she will be trying to use the room that is already there.

Ms. Kotelchuck then asked Councilwoman Levy if she would like to say anything. Ms. Levy then stated that the carriage house is from the 1850's and would like to redevelop it so that it can be rehabilitated rather than torn down.

Anybe Levy then stated that the original owner began making cigars, then rented units and eventually the family moved into the home that is currently on the lot. They then presented pictures to the members of the board of the family that lived in the home in the 1850's.

Ms. Kotelchuck then asked if the project would require approval from the Prospect Hill Historical Commission. Ms. Levy stated that they would need to and that they plan on reaching out to them and making sure that they provide input on the project as well.

Ms. Kotelchuck then asked if the property was going to be subdivided. Ms. Levy stated that it would be and this would help in the event that the property is sold. She stated that for now, the property will remain one single lot.

Mr. McCarthy then stated that the zoning ordinance allows for more than one building on a lot in an R-3 neighborhood, but not an R-2. He stated that the only way this can be done is through a subdivision. Ms. Kotelchuck then stated that a subdivision petition would need to be done. Mr. McCarthy stated that they are currently on the agenda at the upcoming ZBA meeting. He then stated that there would need to be dimensional relief and that the matter was on the ZBA agenda the previous week. He stated that the continuance was passed in order for the city to get a good

look at the property. He then stated that Lt. Millar was present to comment on the fire escape if need be. He then stated that the fire department supports the proposal. Councilwoman Levy then stated that there will not be any additions made to the building. Mr. McCarthy then stated that the renovations would include sprinklers which would inherently make the property safer than it was before.

Lt. Millar then stated that the building is setback approximately 200 feet from Prospect Street and it would not be possible to get a truck through the driveway. He then stated that firefighters would be taking lines directly up the driveway. He then stated that the LFD would, at a minimum request that the building be sprinkled. He then stated that a fire hydrant may need to be installed in the driveway for additional water supply. He then stated that if an event happens in the structure, the building sits very close to the homes on Grove Street, he then stated that the standpipes being installed was discussed as well. He then stated that this would help the project meet the fire departments requirements, but because there are exterior egresses the standpipes could not be put there. He stated that at a minimum, the fire department would require sprinklers and perhaps a fire hydrant.

Ms. Kotelchuck stated that a departmental review was performed and there were no adverse comments. He then stated that it appears that everyone present in that meeting though that the project was feasible. He then stated that everyone was in favor of preserving the historical aspects of the project.

Mr. Palumbo then stated that he was at the home with Mr. McCarthy and Mr. Armano as well and it was decided that the building will need a 13R sprinkler system, which he believes makes sense. He then stated that the building is in good structural shape and that it would be a good project for them. He then stated that the parking is going to be an issue, but they are still close to what they need. He then stated that the building is far away from the street and it is a great project that will restore a historic building.

Mr. Armano then stated that the building is obviously historic and is already in existence and developing the building will be an enhancement to it. He then stated that he thinks the project will make the building safer and will be a project that will preserve the history behind the building.

Mr. Levy then stated that the property has been with the family for the last 30 years and it has sat untouched for years. He then stated that the building has been vandalized in the past due to the fact that many people believe that it is abandoned. He then stated that it has been an issue within the city in the past. He stated that redoing the building will be an asset to the city and the redevelopment of a historic building will essentially help redevelop the area as well as providing more housing within the city.

***Upon a motion made by Mr. Reynoso and seconded by Ms. Camilo-Correa, the board unanimously decided to open the public hearing.***

Mr. McCarthy stated that he would like to impose a condition that the applicant must abide by the safety requirements set by the fire department.

Ms. Kotelchuck asked if the applicant would sprinkle the building, she then stated that installing a fire hydrant would not be an inexpensive thing to do. Mr. McCarthy stated that it would be inexpensive and it would not be a street-type hydrant, but one that is more suited for a residential building.

Ms. Kotelchuck then asked if the applicant would be amenable to these conditions. Ms. Levy stated that they would be.

***Upon a motion made by Mr. Reynoso and seconded by Ms. Camilo-Correa, the board unanimously decided to close the public hearing.***

Ms. Camilo-Correa asked what the sizes of the units would be. Ms. Levy stated that they would be around roughly 900 square feet including the three-bedroom. Ms. Kotelchuck stated that 900 square feet is appropriate for the one and two bedroom units, but that she believes that the requirement for the three-bedroom units is a bit higher. She looked for the exact number.

Ms. Camilo-Correa then asked if each unit would have at least one parking spot. Ms. Levy stated that each unit would have a spot.

Ms. Camilo-Correa and Ms. Kotelchuck both stated that it may be possible to impose a condition that the applicant revises their interior plans so the three-bedroom would be larger. They both stated that they would consider approval contingent on this condition as well as the safety standards imposed by the fire department.

The following conditions were proposed to the applicant:

1. Applicant must abide by all safety requirements made by the fire department.
2. Applicant must revise plans to enlarge the proposed three-bedroom unit to abide by state guidelines.

*With no further discussion, the board voted and the results are as follows:*

*Tamar Kotelchuck, Chair- Yes*

*Brenda Rozzi- Yes*

*Antonio Reynoso- Yes*

*Betty Camilo-Correa- Yes*

*Manny Nunez- Yes*

*The applicant's petition was unanimously passed by a vote of 5-0.*

93 Common Street

Daniel Lopez

Present to address the members of the board were Daniel Lopez as well as a member of ArtDesigns, Diana Valdez who helped design the sign.

Mr. McCarthy stated that the sign will be an interior laminated sign. Ms. Kotelchuck asked if the sign would be on 24 hours a day. The Ms. Valdez stated that it will not be, and that the hours will be controlled. She then stated that if approved, the sign will be switched on only at night time when it is needed. Ms. Kotelchuck asked if the lights would be on a timer. Ms. Valdez stated they would be.

Ms. Kotelchuck stated that the board typically wants applicants to turn off the sign about an hour after the business closes.

Mr. Reynoso then stated that there were some discrepancies about the term "nighttime". He stated that during winter, nighttime usually starts at around 4:00pm. He then asked if the sign would remain on until 12:00am for example.

Mr. Martinez then stated that it would be logical to make sure that the sign itself is on during the hours of operation for the restaurant. He stated that it just would not be logical to keep the sign on while the restaurant is closed.

Mr. Reynoso then asked what kind of business the sign would represent. Mr. McCarthy stated that it would be a restaurant.

Ms. Kotelchuck asked Ms. Valdez if her client would be willing to turn off the sign when the business closes. Ms. Valdez asked her client if he would be amenable to this and he stated that he would be.

Mr. McCarthy stated that the sign is channel lettering and it is one of the preferable designs for the city. He then stated that the size and design of the building is similar to the business next door. He then stated that the only condition that he would require is that the electrical wires and equipment do not show, as they often do with these types of signs.

Ms. Kotelchuck asked if Ms. Valdez understood that condition. Ms. Valdez stated that she did.



***Upon a motion made by Mr. Reynoso and seconded by Ms. Camilo-Correa, the board unanimously decided to open the public hearing.***

***Upon a motion made by Mr. Reynoso and seconded by Ms. Camilo-Correa, the board unanimously decided to close the public hearing.***

The following condition was presented to the applicant:

1. The applicant must install the sign in such a way that all wires and electrical equipment are not visible from the street.
2. Sign will be on a timer and shut off an hour after closing.

***With no further discussion, the board voted and the results are as follows:***

***Tamar Kotelchuck, Chair- Yes***

***Brenda Rozzi- Yes***

***Antonio Reynoso- Yes***

***Betty Camilo-Correa- Yes***

***Manny Nunez- Yes***

***The applicant's petition was unanimously passed by a vote of 5-0.***

8 Rollins Street  
Williams Nunez Del Orbe

Mr. Devers stated that he would be present to ask for a continuance.

***Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the members of the board voted to continue the matter until the next meeting.***

#### **BOARD BUSINESS**

Mr. Martinez indicated that Johan Lopez was present to get a determination from the board on whether or not the changes he calls for on his project located at 136-140 Essex Street are considered a minor change, which would not require another public hearing.

Mr. Lopez indicated that he was before the board in the past and got approval for a 20 unit apartment building. He stated that construction started two months ago and due to economic factors and the limited availability of some materials, he has proposed changing some of the exterior materials. He then stated that the two side buildings were going to be red brick and now the brick would be proposed and would be a different color, which would look grey or blue rather than the red on the initial plans.

Mr. McCarthy stated that the ordinance allows applicants to make verbal modifications as long as they are de minimis changes. He stated that this feels like a minor change and that it will not affect the number of units or the footprint of the building. He stated that it is an aesthetic change.

***Upon a motion made by Mr. Reynoso and seconded by Ms. Camilo-Correa, the members of the board voted unanimously to decide that they change being requested is a minimum change and does not require another public hearing.***

***Upon a motion made by Ms. Camilo- Correa and seconded by Mr. Reynoso, the board members unanimously decided to approve the meeting minutes from the previous month.***

***Upon a motion made by Ms. Camilo- Correa and seconded by Mr. Reynoso, the board members unanimously decided to close the public meeting.***