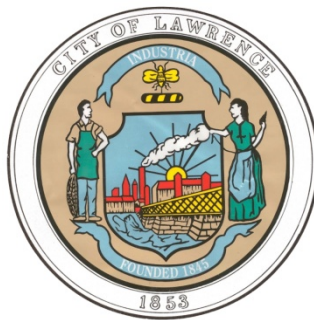


# PLANNING BOARD



# 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.*

March 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 Mr. Reynoso and seconded by Mr. Nunez, the board unanimously decided to open the public meeting.*

*8 Rollins Street  
Williams Nunez Del Orbe*

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

*29-31 Summer Street  
31 Summer Street LLC*

Present to address the members of the board were Frank Giles, Neily Soto and Marcos Devers.

Mr. Giles opened up the presentation by stating that the project had been before the Zoning Board of Appeals last week and received their approval. He then presented plans to the members of the board.

He stated that the proposed lot consists of two combined lots which will have approximately 6,324 square feet in an R-3 residential zoning district. He then stated that the building will have access via Summer Street and the alleyway behind the proposed building as well. He then stated that cars can drive straight through from one side to the next which will create a nice flow of

traffic. He added that this will also alleviate any traffic congestion. He then added that a three-family home is proposed and each unit will be approximately 18 feet wide. He added that the driveway on the right is a result of the 18 foot width and the left side has a four foot setback as well. He added that the building on the left has a 16 foot setback from the proposed building and the building on the right has a 14 foot setback from the other buildings.

Ms. Soto then stated that the home will be a constructed townhouse style. She added that they will be sold individually and will be owner occupied. She then showed images of the rear of the building to the members of the board and stated that there are three garages with an egress in the rear. She then stated that there is also a utility room on the same level as the garage and also a playroom or home office or some sort of additional space that can be utilized to supplement the home. She then stated that the plans were changed a bit and that she feels this building will fit the current situation and environment that the city is in right now. She then stated that you would be able to access the second floor from the first floor.

Ms. Soto then added that the units are all open concept and the walkway leads to a living area and dining area. She then stated that on the same level are a half bathroom, kitchen and closet. She then stated that the other side is where the egress to the floor where the bedrooms are. She added that there are two windows and the group is willing to make any changes that will provide more natural lights into the kitchen area. She then stated that she is trying to work with the space that is currently provided. She then stated that the third floor will contain three bedrooms, two on the sides and one in the center. She then stated that a hallway will connect the three bedrooms to one common bathroom on the same floor.

Ms. Kotelchuck then asked how large the units would be. Mr. Giles stated that there is about 1,500 square feet of living space.

Ms. Camilo-Correa then asked if the homes would be on separate deeds or if they would be combined and sold together. Ms. Soto indicated that they will be sold separately. Ms. Kotelchuck then asked if the homes would be affordable. Ms. Soto stated that they would be market rate.

Ms. Kotelchuck then asked what the pricing would look like. Ms. Soto indicated that \$289,000 would be the starting price point, but the market is indicating a price point of \$320,000.

Ms. Camilo-Correa then asked how much greenspace and yard space would be included. Mr. Giles indicated that 33% of the lot is greenspace. He then stated that the open space requirement is 35%.

Mr. McCarthy stated that open space and greenspace are two separate things. He reiterated that open space includes sidewalks, walkways, decks and things of that nature. He then added that greenspace includes grass, trees and things of that nature.

Ms. Kotelchuck then asked if Mr. Giles could elaborate more on the exterior of the building.

Mr. Giles then stated that Mr. McCarthy was not impressed with the initial design. He then stated that since then, the group had little time to revise the plans and something was rushed together for the Zoning Board and then revised for the Planning Board.

Ms. Kotelchuck indicated that she would like the building to have more curb appeal. She stated that she would like it to see the building look less like one continuous building by using different colors and different materials. She then stated that she appreciates that the middle unit was jogged and that the utilization of different materials would be the best bet.

Ms. Soto then stated that they had done a drive-by of the neighborhood and that the design of this building fits the scheme of what LCW has done. She stated that there is another townhouse right in front of the lot and it is much larger and made out of brick. She stated that she is trying to stick to the designs that are currently in the neighborhood.

Ms. Kotelchuck then stated that the townhouses in the neighborhood are jogged and they have characteristics that differentiate one house and one floor from the next. She stated that doing this would help enhance the quality of the street and doing this would take the project one step closer to what LCW is doing within the neighborhood.

Ms. Soto then stated that there are certain aspects of the design that do differentiate the units from one another. Ms. Kotelchuck then stated that doing something to differentiate the units from one another would be a good idea. She added that doing something that makes the units seem smaller may increase the curb appeal.

Ms. Kotelchuck then asked what the city's opinion was on the design.

Mr. McCarthy then stated that the city has had conversations about the proposal in the past and that is why more windows were added and there was differentiating in the siding and the colored trim along the sides. He then stated that coloring the homes with different shades of the same palette may be a good idea as well. He added they could have done a two-family home by right, but that the city wanted the applicant to develop a little more densely and at the same time make a little more of a quality product. He then stated that the building will have landscaping and stairs and things of that nature. He added that it will be up to the applicant as to how they want to maintain the property.

He added that the city does have a landscaping ordinance that is required to be filed. He stated that maybe the applicant can install ornamental trees or things like that.

Mr. Palumbo then asked Mr. McCarthy if the open space is 35% and if the applicant should be held to this standard. He then asked if the applicant should aim to do more than that instead of just have the bare minimum. He then stated that he believes that 35% should be open space and not 33%.

Mr. McCarthy then stated that it is currently 33%, but if the walkways are added in then that could bring the total to 35%. Mr. Palumbo thinks that the city should strive to go above and beyond the bare minimum.

Mr. Armano then stated that at some point the plans will have to go before Mr. Palumbo and they will have to have 35% greenspace. He added that the 35% figure cannot include loading spaces and driveways and things of that nature. She added that the area is tight, but he appreciates the bigger living area. He then stated that he believes that it will be a great amenity to the residents, but that the city does not want anyone to have to rip up driveways to abide by this requirement. He then stated that he would like to see a better calculation before it gets to the building commissioner, but it is not an issue that should hinder the project right now although someone should review the calculations and make sure that they are in compliance.

Mr. McCarthy then stated that the city is in support of the project.

***Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the members of the board unanimously decided to open the public hearing.***

Mr. Giles stated that he did a quick calculation and added the walkways to the amount of green space and the total came out to 35.1%.

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

Ms. Camilo-Correa stated that she would like to add that the idea of differentiating the colors between the units is a good idea. She stated that modern buildings look like that and that she would consider approving the petition with any conditions that are deemed necessary.

Ms. Kotelchuck then stated that one condition that she would consider imposing is one that would further the design and make some improvements that will differentiate the units and give them some curb appeal. Ms. Soto then stated that she would be amenable to this.

Ms. Kotelchuck then asked Ms. Soto if she was able to acknowledge that the green space needs to be more than 35% and that if this cannot be done then she would need to give into the city's tree fund or plant trees somewhere else within the city. Ms. Soto acknowledged this.

Mr. Devers then stated that the building covers 40%, so the green space is more than the 35% requirement.

The following condition was presented to the applicant:

1. Applicant must revise design of the building in a way that will differentiate the units and make them distinguishable from one another.

With no further discussion,

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

*Tamar Kotelchuck, chair- Yes with the condition*

*Antonio Reynoso- Yes with the condition*

*Brenda Rossi- Yes with the condition*

*Manny Nunez- Yes with the condition*

*Betty Camilo-Correa- Yes with the condition*

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

*564 Hampshire Street*

*Estrella Vault, LLC*

Present to address the members of the board were Wendy Estrella and Frank Giles.

Mr. Giles stated that the building in question is the old Arlington Club and is a residential style building. He then stated that it has been inhabited as a social club over the years. He then stated that they may have had some sort of wine or liquor license and that the building is an existing building which is currently vacant. He then stated that there is another piece of property is under the same ownership. He then added that this property is across the street and will be used as parking in this proposal for a total of six spots.

Mr. Giles then added that the proposal did pass through the Zoning Board process and it was given zoning relief and that his client is present to renovate the building. He then stated that the entire lot is taken up by the building. He then stated that the building is 40 feet by 80 feet and it is a very large building. He then presented architectural plans to the members of the board. He stated that the building is going to have a nice façade which will be totally renovated.

Mr. Giles then stated that the first floor will have a two-bedroom apartment with a total of 880 square feet and a three-bedroom apartment with 953 square feet. He added that the second floor will have another three-bedroom unit with 1,036 square feet and another three-bedroom with 866 square feet.

Mr. Giles then presented images to the board of what the building currently looks like. She then stated that the building is ugly and has been empty for quite some time due to the pandemic. She then stated that the club was closed down and that is when she became in possession of the building. She added that the plan is to fix the façade and provide a beautiful residential unit which is much needed in the city. She then stated that three-bedroom; two-bathroom units are extremely scarce in Lawrence and are at such a premium. She then stated that there will be parking across the street which is on a separate deed that she also owns. She then stated that there is not much greenspace around the building itself, but the parking lot will have greenspace. She stated that right now the proposed parking lot has a lot of trash and that if passed; the proposed petition would clean up the parking lot and turn it into an area where cars can only park if they are allowed.

Mr. Nunez then asked how many vehicles would fit in the lot. Mr. Giles stated that 12 should be able to fit. He then stated that it depends on the size of the vehicles and that in actuality only 11 vehicles may be able to fit. He then stated that smaller cars may be able to fit even better.

Ms. Giles then stated that only eight spots would need to be required by-right and that what is being proposed is actually more than the minimum requirements.

Mr. McCarthy then stated that the city is in support of the project. He added that the building is what it is. He then stated that the Estrella's are fortunate that they have satellite parking within a very short distance of the building. He then stated that he was a former member of this social club and that at the time, the building was made as a club, not a residential building. He stated that the upstairs was a function hall with a stage and the downstairs area was a social club and bar area. He then stated that each floor is going to be about 3,000 square feet. He then stated that the units will be within the range of 1,000 square feet and that the city has encouraged the applicant to construct units that are three-bedroom units. He added that this neighborhood is up and coming and that there has been a lot of development in this area. He added that 20 years ago there were about six clubs and bars in this area. He then stated that within the block of this area are mainly residential units.

He then stated that the city has since put millions of dollars into the street and the Howard Playground and Tennis courts. He added that these amenities in close proximity would be a great benefit to helping families with children get established.

Mr. Armano then stated that he also thinks that it is a great project and that it is a great use of a preexisting nonconforming building. He added that this property had been a distressed property for quite some time and that his office is excited that the building is going to be put to good use. He then added that the applicant has been very thoughtful about the project and he appreciates the partnership that they have established with city officials.

Mr. McCarthy then stated that the ZBA had imposed a condition that the two properties in question have to remain together legally so one cannot be pieced off and developed later. Ms. Estrella then stated that she had agreed to merge the two properties together under one deed.

Ms. Kotelchuck then asked if the homes would be condominiums. Ms. Estrella stated that they would not be. She stated that they are just going to be four separate units.

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

***Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the members of the board voted unanimously to close the public hearing.***

Ms. Kotelchuck then stated that she believes that it is a good project, but that the three-bedroom units are smaller than the 950 square foot guideline for three-bedrooms. She then stated that the other three-bedroom units are bigger, she then asked if it would be possible to use some of the square footage on the other units to add to this one. Ms. Estrella stated that she would look at this and speak with the architect and see if it would be possible.

She then added that the first floor is oriented weirdly and the division of the units was done as a result of these weird dimensions. Ms. Kotelchuck then stated that it is only 100 square feet less than the requirement which is not a big difference. She then stated that her suggestion would be to rebalance the units.

Mr. McCarthy then stated that part of the problem is the fact that the building is large and existing. He then stated that the existing stairway in the front of the building is also large and this can cause some problems. He then stated that it may be possible to move the stairway. He then stated that the front door opens into a piece of the hallway which is some sort of a common-area that does not necessarily belong to any one unit. He then stated that this may be why 100 square feet is lost in that corner unit. He then pointed out to a section of the plans and stated that it is possible that this area can be converted and dedicated toward the smaller unit.

Ms. Estrella then stated that the staircase is what causes the problem.

Ms. Kotelchuck then stated that it is just one unit and that it is not the "end all be all". She then asked the board members what their suggestions are. Mr. Nunez stated that he would consider approving the proposal. Ms. Rozzi stated that she would also as well as Ms. Camilo-Correa and Mr. Reynoso.

With no further discussion,

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

*Tamar Kotelchuck, chair- Yes*

*Antonio Reynoso- Yes*

*Brenda Rossi- Yes*

*Manny Nunez- Yes*

*Betty Camilo-Correa- Yes*

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

*365 Haverhill Street*

*Maxwell and Jesus Trejo*

Present to address the members of the board were Max and Jesus Trejo as well as Frank Giles.

Mr. Giles stated that the Trejo Brother have been undertaking some massive projects throughout the city and that the project had gotten ZBA approval recently. He then stated that they issued a variance for parking and that the parking lot is big enough for 30-33 parking spaces. He then stated that this property has access to an alleyway which will help ease the congestion going to and from the property. He then stated that this area is great for development because of this, but that structural changes need to be made.

Mr. Giles then stated that this lot was once the Lawrence Boxing Club and was once a part of Saint Anne's church. He stated that the space is basically a function hall. He then stated that there is a large roof and that the building will be a structural challenge. He then stated that the property is on two lots and that the parking lot itself will be 10,000 square feet and the entire property will be about 16,000 square feet.

Mr. McCarthy presented images to the members of the board and stated that the image he was showing was an aerial view that showed the face of the building.

Mr. Giles then presented the apartment schedule to the members of the board and stated that there would be five apartments on the five two-bedroom apartments on the first floor ranging from 670-908 square feet. He then stated that the second, third, fourth and fifth floors would have five apartments with identical numbers as the first floor and the sixth floor would be retrofitted due to its current layout.

Jesus Trejo then stated that the biggest costs are going to be the ones associated with the elevator. He then stated that the elevator is going to cost the same regardless of the number of units that gets built out. He then stated that the trash is going to be kept inside of the home and trash chutes will be on each floor that will lead to a roll cart that will then be rolled out on trash day.

Mr. McCarthy then stated that the city is very excited about the proposal and that there were some initial concerns regarding the building in the past due to the fact that it has been vacant for more than 20 years now. He then stated that there have been break-ins, flooding and other compromises to the building. He then stated that the building was stripped out by the archdiocese and they did not do the city any favors when they were leaving. He then stated that it is a positive that someone is coming in and trying to save the building.

He then added that the board would be voting on the conversion of the building. He then stated that it is a conversion to a residential building that looks at historic buildings that are too large to become single or two family homes. He stated that this has been done with schools and a couple of other commercial buildings throughout the city.

He added that one of the conditions of a conversion is that the renovations have to take place mainly within the interior of the structure. He added that the purpose is to save and rehabilitate historic buildings. He added that the board had done one before with a carriage house at 167 Prospect Street. He then stated that the choices are to tear the building down or turn it into something and that there are no other options.

He then stated that one of the things that the board has to vote on is the top two floors being built out. He stated that the buildout will go past the pitch of the roof.

Mr. McCarthy then stated that the color of the angles of the roof have to be some sort of slate color. He then stated that the ordinance states that the applicants have to meet nine conditions in order to be accepted for the conversion special permit. He then stated that in this instance the applicants meet all nine except for the exterior work.

He then stated that this area is a rough neighborhood and that it has problems with drugs, homelessness and prostitution and that the building will have lights and motion detectors and the applicants will clean up the alleyway. He then stated that the more legal activity that is brought into the area the more legal activity will be driven out. He then stated that in his opinion, the project is a positive in every way. He then stated that there is one spot for every apartment which is sufficient. He then stated that there are many multi-family homes in the neighborhood that are less than optimal. He stated that overall, the project is an upgrade.

Ms. Kotelchuck then asked if the project went before the ZBA. Mr. McCarthy stated that this is correct and the board got a copy of the variance tonight.

Ms. Kotelchuck then asked if the project would have to go before the historic board. Mr. McCarthy stated that they do not.

Mr. Armano then stated that he would like to echo the sentiments made by Mr. McCarthy. He then stated that he believes that this is a creative restoration of a historical building that is in desperate need of attention. He then stated that both the building and the vacant lot have been major problems within the city. He then stated that homeless people have broken into the building and there have been constant issues with trash as well. He then stated that from the perspective of ISD and the Board of Health, he is happy that this building is getting some much needed attention. He then stated that the developers have done a lot of projects in the past and they keep up with their properties very well. He stated that the city needs more developers like them who will step-up and develop neighborhoods that need to be fixed.

Mr. Armano then stated that he would like to address some quality of life issues that he has seen within the city recently. He stated that residents need to have more amenities available to them. He then stated that he understands that there are some financial challenges when it comes to the restoration of the building and he is mindful of that, but he would like to see laundry areas in each unit, greenspace and gym/recreation rooms. He stated that this is the direction that the city is heading in and these types of changes would be meaningful to everyone.

Mr. Trejo stated that he would be willing to put a laundry area in each unit as well as a gym, but in this building there is just no room to do so.

Jesus Trejo then stated that he and his brother could try and come up with a way to incorporate more greenspace.

Mr. McCarthy then stated that it is possible that something can be put on the roof.

Mr. Armano then stated that other projects throughout the city have contemplated greenspace on the roof top. He then added that this would be awesome in this neighborhood and that he is grateful that the Trejo brothers have the bravery to take this kind of project on. He then stated that it pays to be creative and it might mean losing a unit in order to create more greenspace and asked if there was any way possible in order to do this.

Ms. Kotelchuck then stated that the city has a landscape ordinance where developers can invest into a tree fund or plant trees in other parts of the city.

Mr. Trejo stated that he is aware of this. Ms. Kotelchuck then stated that it may be possible to do a combination of both and that it would be great to have landscaping on-site and off-site as well.

Mr. Reynoso then asked Mr. Trejo what the lighting would look like in the parking lot. He stated that bright lights should be used because the area is not a very good area. He then stated that the area is very hectic.

Mr. Giles then stated that the outside can be fitted with downward facing pole lights that will shine directly onto the surface. He then stated that directional lighting and shading will be used on the corner of the lots as well.

He then stated that in the middle of the lot there will be six panels with directional lighting on them and the lights on the façade of the building will be equipped with motion sensors. He then stated that he would be willing to make that into a condition as well. He then stated that the advantage to directional lighting is the fact that you can shine light in one direction while not blinding others.

Mr. McCarthy then stated that the city did meet in regards to the property and the applicant did make a promise that they would work in conjunction with the police department to ensure that the property is as safe as possible. He then stated that it seems that the applicants would also be willing to make this into a condition.

Ms. Kotelchuck then stated that she has some questions regarding the unit sizes. She stated that 670 square feet is about 200 feet less than what she likes to see for a two-bedroom unit. She stated that the members of the board usually like to see two-bedroom units be about 800 square feet. She asked if there as anything that can be done. She then stated that she would not mind taking a 670 foot unit and turning it into a one-bedroom unit.

Max Trejo stated that there is no way that the building can be made any bigger. He then stated that he does not know where the location of the unit is and does not know if the location would be suitable to making it any bigger.

Ms. Kotelchuck then stated that the mentioned unit is actually 650 square feet; she stated that she is concerns because this is quite small for a two-bedroom unit. She then asked if the applicant could elaborate on why they think a unit that small would be suitable for a family. Mr. Trejo then stated that although the number is small on paper, the layout of the unit can make it seems bigger than it actually is. He then stated that the units will be open concept and the square footage will be maximized in every way possible. He then stated that the building is essentially a box and there will not be much wasted space.

Mr. Nunez then stated that he feels that these units should be one-bedroom units. Mr. Reynoso agreed and stated that he does not think that 670 square feet is enough.

Jesus Trejo stated that one concern is this building in relation to others. He then stated that there are many boarding houses in the neighborhood and he does not want this building to turn into rooming houses which it might if the units are turned into one-bedroom units. He then stated that multiple bedroom units would attract long-term tenants and families instead of the more short-term renters that a one-bedroom unit would attract.

Mr. Nunez then stated that realistically a family may not be able to fit in these three-bedroom units because of the size. He then stated that realistically the developers can make these units sizable four bedroom units that will be comfortable and charge \$1,800-\$2,000 rent and still make just as much for these units as for the three-family units.

Mr. Trejo then stated that the problem that he has experienced within the city is this then becomes shared housing. Max Trejo then stated that the pricing of the apartments will be changed based on the square footage of the unit. He stated that this layout would be more affordable for an individual or couple that has no children and has visitors from time to time. He then stated that it is more comfortable than a one-bedroom, he added that it would be useful for when people come and visit. Mr. Reynoso then stated that what the Trejo brothers are stating is valid, but it does not address the issue that the units are still small.

Ms. Kotelchuck then stated that what the board has to decide is whether or not they should require that the unit be a small two-bedroom unit or a one-bedroom unit. She then stated that she is open to suggestions from the board members.

Mr. Armano then stated that the city has had these conversations before many times. He stated that there are great arguments on both sides. He then stated that he wanted to me mindful of the Covid-19 argument and how it brought light to how important it is to have some space, privacy



and dignity. He then stated that many families within the city just jam into a one-bedroom unit. He added that these things do happen within the city and nothing will change that. He then stated that his department has visited apartment buildings where a mother and one or two children are crammed into one-bedroom. He stated that the city does not want this and he and several other city officials have made it an effort to advocate for more space. He stated that the applicants were open-minded to this and have actually made some adjustments to the building that they are constructing on Common Street.

He then stated that he is in support of three and four bedroom units and larger units within the city, but he is fearful that proposing a one-bedroom for the sake of having a one-bedroom is a bad idea. He then stated that if the board deems it acceptable, the city would have to find some sort of way to make the smaller units work.

Ms. Kotelchuck then stated that the occupancy of a single bedroom unit becomes more problematic as the number of occupants increases and the city cannot know who will end up in these units. She then stated that she will remain open to whatever the board members propose.

Ms. Camilo-Correa then stated that she seems a lot of high rents and the renters cannot afford it. She then stated that the layout is good and the proposed 670 square feet is not as good as it sounds. She then stated that a two-bedroom unit is a lot more rentable than a one-bedroom unit.

Mr. Soto then stated that this project is in a challenging neighborhood. He then stated that this project would do a great job improving the neighborhood. He then stated that in economic terms, the margins are extremely tight. He then stated that the cost of the units is going to be the same whether or not there are 10 units or 40 units. He then stated that the city supports projects like this that will improve troubled neighborhoods and act as a catalyst to promote quality of life improvements within the city as a whole. He then stated that his hope is that the owner of the property across the street would do the same down the line.

Mr. Nunez then asked if this was going to be affordable housing. Max Trejo stated that it will not be.

Ms. Kotelchuck then asked how much the rent would be for a small three-bedroom unit. The Trejo brothers stated it would be around \$1,350.

Mr. Moreno then asked how large the bedrooms would be. Ms. Kotelchuck then stated that smallest one is 10 feet by 11 feet. She then asked Mr. Armano if 10 feet by 10 feet the smallest a bedroom can be by code was. Mr. Armano then stated that the code for habitability is very small, about 150 square feet for an entire unit. He then stated that 10x10 is a decent sized unit. He stated that the length of the living area has a different perception. He then stated that this is the basis of his comments, he added that this works in this instance.

Mr. Nunez then asked if it was possible to have some of these units be affordable. Jesus Trejo then stated that there is an issue in this neighborhood and Lawrence as a whole there are two-bedroom units that are going for \$1,600 and the neighborhood in question is not a high-end neighborhood. He then stated that as a result of the property not being in a top-end neighborhood, the property will not warrant top-end rents. He then stated that a two-bedroom apartment under affordable-housing is \$1,600. He stated that right now, the project would not be able to get this on market rate. He then stated that labeling the project as affordable housing would be extra work and the project would have to work for the state and this would be rent that the project would not like to get in that area.

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

Mr. Devers then stated that 70 square feet is the minimum for a room.

Ms. Kotelchuck then stated that she is one of the people who have been focused on unit sizes. She then stated that she does not want the minimum unit size going forward. She stated that no one wants that and the unit sizes that the state imposes for subsidized housing is the average size and the unit sizes are neither small nor large. She then read off the unit sizes in the state guidelines.

***Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the members of the board unanimously voted to close the public hearing.***

The following conditions were presented to the applicant:

1. Applicant must submit a landscaping and lighting plan.

Ms. Kotelchuck then asked if the applicants would be amenable to a friendly request to keep the appearance of the building as historically appropriate as possible. Max Trejo stated that he would be.

With no further discussion,

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

***Tamar Kotelchuck, Chair- Yes with the condition***

***Betty Camilo-Correa- Yes with the condition***

***Manny Nunez- No***

***Antonio Reynoso- Yes with the condition***

***Brenda Rozzi- Yes with the condition***

***The applicant's petition was passed with a vote of 4-1.***

Mr. McCarthy then stated that Mr. Moreno was appointed as a new member last week, but there are some issues related to the language of the appointment that he will clarify.

Mr. McCarthy then stated that the proposed term-lengths are going to be revised and he and City Attorney Raquel Ruano agreed that this revision would be the best course of action. He stated that the revision will be made so that two of the member's terms would expire each year which would be the same as the other boards. Mr. McCarthy then read off the schedule that he is proposing.

He then stated that he will be clarifying the position of each board member and the roles they would be filling. He then stated that one board member will have to be designated as an associate member.

***Upon a motion made by Mr. Reynoso and seconded by Ms. Rozzi, the members of the board unanimously decided to adjourn the public meeting.***