

John stated last hearing the continued to see if the petitioner could secure some parking for the project. The petitioner has reached out to try and secure 14 parking spaces John stated the petitioner is removing one floor so it would be for 4 units now with commercial on first floor. George asked if they received any response about parking. John answers no. Wayne would like a definitive answer relative to securing parking before a vote is taken. He thinks 8 units is too much and 4 units is better but still a lot in that time spot with NO parking. John stated his office is downtown and there is always meter parking available. Wayne stated he's presenting a mixed use with NO parking. John stated the type of residential housing they are proposing will not require any parking. The type of people living here most likely will not have a vehicle. Mr. Leite stated he has spoken to Dermody Cleaners and the liquor store but they have not gotten back to them. Atty. Zajac stated they reached out but have not heard back from anyone. Chairman Ackerman stated they could approve 2 units and they can come back for more if they have additional parking. John stated if the Council adopted an ordinance relative to any developments downtown needing to contribute monies towards a parking fund to provide parking. They could do that. George asked if they would consider putting residential on first floor and no hair salon? Mr. Leite is open to it. He is an electrician and he would be put security cameras in and he just wants to provide affordable housing to people who can't afford big rents. Seth said he would like to see something go in there but thinks there might be issues with parking. Mr. Leite said he wants to do what CCBC did with government funded housing on Winthrop Street. George asked how big the first floor was and it was answered 1,300 sq. ft. John stated the minimum allowed habitable area is 200 square feet. They are proposing 4 units with 300 sq. ft. each. Wayne stated he's hesitant to even consider 2 units with the bad curve and no commitment for parking. He stated the petitioner's purpose to provide affordable housing is noble but you have to be careful when you mix commercial and residential. John D. stated they are open to 3 units. Public Input: no one in favor or opposed tonight. It was suggested granting something with some parking spaces being required. It was suggested requiring a certain number of parking spaces within a distance prior to occupancy so if they can't secure parking the project cannot be done. John stated the ordinance says within 500 feet.

George made and seconded by Seth to Grant the petition as presented with the following condition:

- 1. Project is approved contingent on securing 6 parking spaces within 500 feet of the premises prior to Certificate of Occupancy.**
- 2. Building shall be 2 stories in height as presented at hearing.**
- 3. No more than 3 residential units on the 2nd floor and an allowed commercial use on the first floor.**

Vote: Ackerman, Faria, Turner, MonizYes

Berube,No

Petition Granted

Meeting adjourned at 6:21 PM

