

**PAD MEETING MINUTES**  
**February 17, 2021**

**PRESENT:** Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI

**Absent:** Maurine Villani, Tax Office; Clay Williams, Business Development

**Meeting called to order at 3:04 PM**

A motion to approve the PAD minutes from January 20, 2021 was made by Steve Fontana seconded by Alder Antunes, minutes approved unanimously.

## New Business

### 53 Shelton Avenue Amendment

Evan explained that the City is proposing to Amend the use from Single Room Occupancy units (SRO) to apartments (efficiency and 1 Bedroom units). The units will be affordable at 80% AMI or below. We are proposing to allow two buildings and permit 24 months to complete the first structure and 48 months from Closing to complete the entire project. Alder Festa noted that Alder Winter of Ward 21 is in favor of the changes. Alder Antunes asked how many units, Evan responded we are allowing whatever is permitted by Zoning. The City Plan Commission will review the site plan because building 3 or more units requires Site Plan review.

Alder Festa asked if this property has closed already? Evan told the Committee no closing has occurred yet. We prefer to amend prior to closing. Steve asked if this lot is currently vacant or is there a structure? Evan confirmed the parcel is a vacant lot that is adjacent to 201 Munson Street, this could have been the driveway for 201 Munson Street but we wanted to have a better use.

Nate told the Committee zoning would use the Floor Area Ratio (FAR) to determine how many units could be placed on this parcel. In RH-2 the FAR is 2 and this lot is 12,000 sq./ft. so 24 units would be permitted under zoning.

Evan mentioned Clay Williams couldn't join us today but was in support of the amendment.

**A motion was made by Alder Antunes to approve the proposal, seconded by Steve Fontana, Approved unanimously.**

Evan told the Committee that staff at LCI are updating the PAD Guidelines and this committee will receive a redlined copy to begin the revision process. The process starts at the PAD Committee, then goes to the City Plan Commission, next to LCI Board, and lastly to the Board of Alders. Evan mentioned a few changes

**A motion to adjourn was made by Alder Festa seconded by Steve Fontana, all were in favor.**

**Meeting Adjourned 3:17 P.M.**

