

Minutes for 12/03/2020 CRCA Meeting

**Via Zoom 7:30pm
20 Attendees**

Welcome by Celeste Hardester, president, Central Roxborough Civic Association

State Representative Pam DeLissio

Rep. DeLissio provided an update on the State Budget (\$3 billion shortfall, no income tax increase since 2004's 3.07%, no sales tax increase since 1968); Election results (30 suits of election fraud judged to be unfounded); Henry Avenue Safety Improvement Plan (section from Port Royal to Barnes St. starts in the Spring; Barnes to Abbotsford Avenue in the summer); and noted that recordings of her Town Halls are on her State Rep Facebook page.

Variance Appeal Presentation

590 Rector Street – Permit for a single room residence in an RSA-5 single-family dwelling; Refusal states *SINGLE ROOM RESIDENCE, IS PROHIBITED IN THIS ZONING DISTRICT*

Property owner Dawn Mason stated she has had to apply twice for this permit: L&I lost the first application and so she has had to pay twice to apply. This finally resulted in receiving two Refusals. Her reason for applying for the permit is to be able to live in this house as the owner and rent a room using a rental license. Common spaces would be shared. She has been told by L&I that she must have SRO zoning to obtain the rental license, which she needs so she has the power to evict, should that become necessary.

Comments:

The suggestion was made that she look into what rights she would have to evict someone without having a rental license.

Concern that SRO status would allow the property owner to move out and rent the house to two separate tenants.

If Variance is to be supported, we should seek proviso that it sunset if property owner moves out of the house.

Speak with Planning Commission to get their understanding of why this SRO status is needed to for owner to have rental license and power to evict.

Straw pool showed 8 support, 6 oppose, 5 non-oppose.

6168-72 Ridge Avenue – New Ridge Brewery Signage - PERMIT for the erection of one (1) static internally illuminated wall sign and one (1) static internally illuminated double-faced projecting sign. Refusal states: WHEREAS INTERNALLY ILLUMINATED SIGNS ARE PROHIBITED IN THE NEIGHBORHOOD COMMERCIAL AREA RIDGE AVENUE OVERLAY DISTRICT.

Eric Endrikat and attorney Justin Krik presented plans for deep-blue channel-letter signage on the white tile front of this new brewery. They stated, and provided an email confirming that the intention of the Ridge Avenue Overlay, from the perspective of the planners with RDC, was not to prohibit channel letter signage but only internally lit box signage. They also presented plans for a round projecting sign that will have the New Ridge Brewery radio tower logo. This will be a dark blue with yellow “transmission bolts.”

Comments:

Some signage on Ridge Avenue is channel lettering but is too large and did not go through legal permitting process. (The Brewery signage fits the size requirement.)

Concern was expressed that letters all remain lit, so as not to have a sign where some letters are dark at night. Erik stated that this will be LED lighting with a 5-7 year life.

An attending neighboring business owner supports this signage.

Straw poll: There was no opposition

Officer Nominees

Don Simon mentioned that nominees for officers typically happen at December meeting. A quick check of Bylaws showed that a nominating committee can be formed immediately, with the goal of identifying nominees in time to be announced 30 days in advance of January meeting. The Bylaws do not prohibit this notice being made to members via email, so that is the plan.

Minutes

October 2020 minutes were approved.

Meeting adjourned - time unrecorded.