



**ADVISORY PLANNING BOARD
UNAPPROVED MINUTES OF MEETING
Greenbelt Community Center
October 25, 2017
Minutes Prepared by Jessica Bellah**

- I. The meeting was called to order at 7:39 pm

BOARD MEMBERS PRESENT: Brian Gibbons, Maria Silvia Miller, Syed A. Shamim, Keith Chernikoff, Isabelle Gournay.

STAFF PRESENT: Jessica Bellah

- II. Agenda approved as presented.
- III. Meeting Minutes approved as presented
- IV. 103 Centerway Façade Change Request

Ms. Bellah presented an overview of the applicant's request to demolish two double hung windows and replace them with double doors. The city has a façade easement for the building and approval authority for alterations to the building. Staff recommended approval of the request with conditions designed to protect the historic character of the building.

The Board concurred with staff's assessment of the proposal and with staff's recommended conditions of approval. The Board voted to recommend Council approve the requested façade alteration with a vote of five members in favor and none opposed. One member of the Board was absent and one position on the Board is vacant. The Board requested that staff include their decision in this staff memo in lieu of submitting a separate report to Council.

- V. Greenbelt Crossing – Conceptual Development Proposal

Representatives from NVR Inc. presented a development concept proposal to construct 60 townhomes on the property previously zoned (through text amendment) and approved for a 90 multifamily dwelling unit under a cooperative or condominium regime. A text amendment change would also be required for the townhome development concept as this is not currently allowed under the existing zoning. NVR is seeking feedback and support from the City of their proposal.

The Board members discussed the project in terms of the proposed projects design, impact in the community, demand and supply of this particular type of housing in the city, its inward versus outward orientation, the architecture of the proposed housing, usable green space and the general best use of this property.

Ultimately the Board was not in agreement on whether to recommend support or opposition of the project and requested Ms. Bellah determine if APB could participate in a joint worksession with Council to more fully discuss the project proposal.

- VI. The meeting was adjourned at 8:55 pm.