

M I N U T E S

1. APPROVAL OF MINUTES

The minutes of the 07/11/2017 General Membership Meeting were reviewed and approved by the general membership.

2. OLD BUSINESS

No old business was revisited during this monthly meeting.

3. PRESENTATION

There was no formal presentation during this monthly meeting.

4. TREASURER'S REPORT

<u>Fund</u>	<u>Last Month</u>	<u>Current Month</u>	<u>Difference</u>
Petty Cash	\$100.00	\$100.00	--
General Fund Balance	\$6,056.58	\$8,285.37	
Tree Fund	\$97.00	\$97.00	--
Teen Council Fund 2010	\$371.89	\$371.89	--
Heath Street Community Garden	\$1,945.28	\$1,945.28	--
Auxiliary Police Bike Fund	\$83.41	\$83.41	--
Balance	\$8,654.16	\$7733.07	

Peter Bartels, treasurer provided an update. SOBO Green funds were added to the account. Payments have been made for insurance.

5. POLICE RELATIONS COMMITTEE

Major Ward and the Captain attended. They reported in the last 28 days only 11 major crimes were reported including an assault between 2 roommates and the robbery of a gentleman walking home late at night when a car stopped and asked him for the time. Two bike larcenies have been reported which often indicates there are more. Everyone was asked to encourage residents to report any crime no matter how small. Theft of packages is on the rise. Residents were reminded to please be cautious. Major Ward also discussed the fist fight behind Cross Bar after which one young man participating in the fight died. Officers believe the victim knew the person he was in a fight with. Captain reported that other agencies are now involved with 137 Ostend, a known nuisance house. The owner is aware of the issues and one resident has been removed. The resident was believed to be the main drug dealer in the house and has now been in jail for some

time. The remaining tenant appears to have mental health issues along with substance abuse issues. Other agencies are involved to provide assistance. Officers did attempt to declare the house was not livable route but conditions were not that bad. District Action Teams now replace Operation Teams and can be deployed in a more flexible manner to address issues.

6. COMMUNITY INTEREST ITEMS

Patty ??? shared the goal for SOBO Green this fall will planting more trees along the Hanover street corridor. There are 13 empty pits between the 15-1800 blocks. She has coordinated with Federal Hill who has already submitted a grant and has done the leg work to price out digging pits, planting trees and determining the best trees to plant. Patty encouraged folks to get involved. A Resident suggested the key to success is getting the homeowners involved so that the trees thrive and we aren't stuck with dead trees the next year.

Jessica Wynter Martin presented from the Energy Justice Network, an environmental justice non-profit working to remove major city pollutants. The EJN is attempting to ramp up recycling rates and increase zero waste infrastructure as well as a clean air ordinance. They are currently implementing an incentivized recycling pilot program in the area. They are looking for volunteers to help folks in the Westport area get involved. The EJN is hoping to receive additional grants and city assistance if they can be successful in Westport proper. 50% waste recycled is the goal vs 75% now. The program will weigh trash cans first month. Trash and recycling the next month and so on. Block captains doing the weighing are paid \$2500 over 5 months to weigh 40 households 2x per week. They are currently looking for young people to hire as block captains. The family with the most increase in recycling wins a prize. A Resident asked if prizes are provided for all participants. Jessica said, no. The incentive for participation is getting to keep the recycling can with the lid, a \$15 value. A Resident stated that everyone already has a can from the city and asked why this is different. Jessica pointed out that this program is really about getting more people involved and encouraging neighbors and other communities to recycle.

Tim Skinner shared that SBNA will begin to submit Community Impact statements. SBNA will start writing them as an association to be submitted to judges during sentencing. A Resident asked what the process is. Tim shared he's learning, and not sure. Tim asked for feedback on submitting a letter for all cases or using the power of the statement judiciously for serious crimes. A Resident suggested that the impact statement has less impact if it's presented for every crime. A suggestion was made to always submit an impact statement and allow the district attorney to decide whether or not the statement is needed. Tim shared that the statement is only presented for the judge to take into consideration if there's an actual conviction and the case is in the sentencing phase. Resident asked if impact statements are used for juvenile and adults. Yes. A Resident asked if they can submit as individuals in addition to the community letter. Yes. The Attorney General can decide which ones to use or to use all statements submitted. Everyone agreed the association should move forward with this.

7. DESIGN AND DEVELOPMENT

Nate, a land use consultant and Travis, Director of Sales and Acquisitions from Charm City Builders presented on behalf of the owner, Tyler Banks. Charm City builders has currently renovated over 180 single family units in the neighborhood. They are currently proposing a project for 1405-1409 South Hanover Street. The existing mission will be torn down and turned into 10

townhomes as the building is not in good enough condition for a renovation. The homes will be Federal style, similar to the rest of the neighborhood. The project will go through rigorous city design evaluation since the building is changing so much. Rainwater will be addressed through storm water management. The homes are anticipated to be priced between \$550-600,000. The lot size, ground coverage and parking all meet current city requirements. Residents will not be eligible for on street parking and Charm City Builders will not apply for a parking variance. They are applying for two zoning variances and seeking SBNA support.

1. Setback Variance- The proposed plan will include a 15 foot back yard rather than the required 20 foot back yard.

2. Height Variance- The proposed plan will include going above height limit to address the 4th story setback that won't be seen from the street. The top of the current roof is probably taller than the proposed finished height of townhouses.

A Resident asked about the end of row finishes. Travis said they are usually windows, but whatever is selected will provide an asset to the urban fabric. A Resident suggested variation in the brickwork so that it doesn't appear as 5 identical units from the street. A Resident also stressed the proposed larger size windows add to the feel as opposed to the "Home Depot" windows. A Resident encouraged as many trees be incorporated as possible and the builder agreed. Residents were encouraged to provide further feedback with the zoning committee as well as with the builder.

Chris Mulley presented on behalf of his family which owns 10,12 and 14 West St. The owners are interested in opening dialogue to see what residents feel would be appropriate / approved for renovating the space. Should it become a parking lot? Outdoor seating for Wayward? The owner acknowledged they are decrepit buildings and something needs to be done with them and is soliciting requests and suggestions. The owner was advised that when they reach the point of requiring zoning variances SBNA would become involved. Owners asked if email could be posted on the website as a way for residents to share ideas.

8. SPECIAL PROJECTS COMMITTEE

9. LIQUOR ADVISORY COMMITTEE

Banditos was convicted of a liquor license violation and a 2 week suspension of license was imposed as well as the maximum fine. The conviction is being appealed and the restaurant opened about 4-5 days early. The restaurant will remain open during the appeal process. Once a decision is made they may have to close for the remainder of the time.

10. LOCAL DEVELOPMENT COUNCIL (LDC)

LDC is currently reviewing grants. The Gateway Partnership meeting for this month was rescheduled. Contact information and dates are included on the agenda.

11. NEW BUSINESS

A motion to support the variances requested for 1405-1409 Hanover Street was proposed. The motion passed without opposition.

12. ADJOURNMENT

The meeting was adjourned. The next general membership meeting will be in **one month at Delia Foley's** on Tuesday, September 12, 2017 at 7:00 p.m.

Respectfully submitted,

Tara McNulty, SBNA Secretary