Call to Order – 5:30 PM

Requests for Continuances, Extensions, Postponements, and Withdrawals

Item 1: 360 & 370 Park Avenue
Request to Continue the Public Hearing to December 8, 2021
Extend the Constructive Grant Deadline to January 11, 2022

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone the hearing and extend constructive grant deadline.

Item 2: 43 Lancaster Street
Request to Postpone the Public Hearing to December 8, 2021
Extend the Constructive Grant Deadline to January 11, 2022

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone the hearing and extend constructive grant deadline.

Item 3: 34 William Street
Request to Postpone the Public Hearing to January 31, 2022
Extend the Constructive Grant Deadline to February 22, 2022

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to postpone the hearing and extend constructive grant deadline.

Item 4: 49 Mountain Street East
Request Leave to Withdraw without Prejudice.

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to grant the withdrawal.
New Business – Public Hearings

5. 11 (Lot A & Lot B) Sever Street (MBL 06-005-00039) (ZB-2021-059)

Extension of Time:

11 (aka Lot A) Sever Street (Existing)

Variance: For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Lot B Sever Street (Proposed):

Variance: For relief from the minimum lot area dimensional requirement for a multi-family high-rise dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the parking requirements for a residential use (Article IV, Section 7, Table 4.4)

Petitioner: Sever Street Development LLC

Present Use: Existing non-conforming 10-story multi-family high-rise dwelling (with 98 units total) on Lot A, with associated parking areas on both proposed Lot A and Lot B

Zoning: RG-5 (Residential, General) zoning district

Purpose: The applicant seeks to divide the existing lot into two, with the existing 98-unit multi-family high-rise dwelling known as 11 Sever Street to remain on Lot A, and to construct a new 4-story multi-family high-rise dwelling (with 49 units) on proposed Lot B, and to re-configure and expand parking areas and make associated site improvements.

Public Hearing Deadline: N/A Constructive Grant Deadline: N/A

Chair Wanat summarized the application.

Joshua Lee Smith, attorney on behalf of the applicant, further clarified on the application; stated that applicant is not modifying the proposal at all; explained that applicant is pursuing financing options from DHCD as it is affordable housing, and that is why construction has not started; explained that this project had previously received approval from both this Board and from the Planning Board; stated that applicant seeks the maximum 6-month extension from the Zoning Board and will pursue a similar extension on site plan approval from the Planning Board; applicant expects to be approved for funding to be approved in summer 2022.

Mr. Rolle reiterated when Board had previously granted approval; explained that state law dictates that Variances can be extended a maximum of 6-months.

No Board comment.

No public comment.

Mr. Wanat explained that waivers and conditions of approval carry over; Mr. Rolle stated that they are adding one Finding of Fact to the decision regarding the 6-month extension.

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to close the hearing.

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 4-0 (Mr. Berg Powers abstain) to approve the time extension request, carrying waivers and conditions of approval and adding a Finding of Fact regarding the 6-month extension.

Other Business
6. **Communications**

None to discuss.

7. **Discussion of Board Policies and Procedures**

Mr. Wanat noted that the next meeting would be held December 8th instead of the scheduled December 13th and he would attend virtually.

8. **Approval of Minutes** – 10/18/2021

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted 5-0 to approve the minutes.

**Adjournment**

On a motion by Mr. Karlstad, seconded by Mr. Cortes, the Board voted unanimously to adjourn at 5:54pm.