

**HARB BOARD MEETING  
JANUARY 20<sup>TH</sup>, 2009 4:30 PM**

**PRESENT:**

STEVE GIFFORD, CHAIRMAN  
LEE CALISTI  
NANCY STEWART  
BARBARA CIAMPINI  
BARBARA JONES  
PETE CICCAGLIONE

**ABSENT:**

TERI LUTZ

Steve Gifford: One item that we are going to change from the agenda as reported from the January 2009 Council meeting; the Council members reappointed two of our members to serve a three year term. For our records, we have Teri Lutz, she has agreed to serve a three year term and Lee Calisti who has also agreed to serve a three year term. Any comments or questions from that? We also need to do is, each year we need to reorganize the committee for the HARB board on the 1<sup>st</sup> of January and we have several officers. We have a Chairman, Vice Chairman and a Secretary. In 2008 Steve Gifford served as Chairman of the committee, Barbara Jones served as Vice Chairman and Lee Calisti served as Secretary. Are there any comments or questions regarding their service? I believe each of them have agreed to hold those positions again for 2009. I have accepted, Lee do you want to accept?

Lee Calisti: Yes.

Steve Gifford: And then Barbara Jones, well, she didn't object in 2008 so I am sure she will be okay with 2009. She is not here at this moment.

Barbara Ciampini: We wouldn't have to open nominations if everyone agrees to keep their positions and so I would make a motion to appoint the same slate for the Chairman, Vice Chairman and Secretary: Steve Gifford, Chairman, Barbara Jones, Vice Chairman, Lee Calisti, Secretary

Nancy Stewart: I will second that motion.

All were in favor.

Steve Gifford: Did everyone get a chance to review the minutes from December? If so can I have a motion to approve the minutes?

Pete Ciccaglione: I make a motion to approve the minutes.

Lee Calisti: I second the motion.

All were in favor.

**OLD BUSINESS:**

ITEM #1 17-19 West 2<sup>nd</sup> Street-Owner-Mary Levy & First Commonwealth Bank-  
Applicant-Don Tarosky-Joe Bleehash, AIA proposed student housing project.

**NEW BUSINESS:**

ITEM #2 18 West 3<sup>rd</sup> Street-Owner-Owner-Carol Weimer-Applicant-John Ponterio-  
project-sign

ITEM#3 114 North Maple Ave-Owner- King and Giddy, ESQ.-Applicant-Robert King-  
project-sign

ITEM #4 307 S. Pennsylvania Ave-Owner-J. Hilary Kelley-Applicant-First Presbyterian  
Church-project-Demo

## OLD BUSINESS

### Item #1 17-19 W. 2<sup>nd</sup> Street-Owner Mary Levy & First Commonwealth Bank-Applicant Don Tarosky and Joe Bleehash, AIA proposed student housing project-façade

Don Tarosky: My office address is 8954 Hill Drive North Huntingdon, Pa. 15642. I am the buyer under purchaser of sale with Mary Levy and the First Commonwealth Bank as the Trustees who are current owners of this building.

Joe Bleehash: I am with Foothills Architects. We are the architects doing the renovations on the building. From the prior two months discussions we've talked about some of the major façade improvements that we are going to do to the building and then last month we started touching on colors and this month we want to finalize the colors. We have the interior layouts for each one of the units and each one of the floors done. We have the bid sets out at this time and we are looking to go out for code review within a day or so. We have the sets pretty much done and for this meeting we just want to finalize colors and the way the final façade would look. I passed around a color board with some actual colors on it. What we are trying to do is keep the façade of the building in relatively a neutral scheme as Mr. Calisti indicated before, maybe some period type colors some accent colors just to give it some kind of life. We are planning on doing some two canvas awnings right in the center door and that color is shown on the color board I gave out. I don't think the City would require us to do fire retardant on the awnings?

Barbara Ciampini: No. What color is the awning?

Joe Bleehash: It's called black cherry, it's almost a mahogany. I can leave that with you and you can look at that. What we did was actually we picked a paint color that was complementary in the scheme and then found the awning color that was close to that color. The panels in the center right now that aligns with the existing band those panels will be in a bronze tone so the window frame will be in a bronze tone and then obviously you can see the paint colors there.

Steve Gifford: Joe can you point out the trim and the accent and were they will be placed?

Joe Bleehash: (Joe is pointing to screen). The main wall color I think it's called "Roycroft Vellum" that color is the lightest color, and that will be the general field color of the brick. The accent color which is called "Birdseye Maple" would be this band here and this band here and the coping will also match that. The second "Birdseye Maple" color would be this base and it's kind of a shade darker tone from the actual wall. These panels that are in here, this infield band they are very close to the weather shingled color also. They are probably just a shade darker; it's just a factory color.

Pete Ciccaglione: Joe what's going on with the windows on top? Are you replacing those?

Joe Bleehash: All the windows are going to be replaced with a bronze colored frame. It's an aluminum frame.

Nancy Stewart: Do I recall the last time you were here that maybe there were windows on the corners?

Joe Bleehash: We did, we had windows shown on the edges here and after we got back in the building and started really looking of the composition and the makeup of the wall it will be very difficult to do that. The wall is actually a three wythe brick so it's not like a brick veneer and it would be tough and jeopardize a little bit of structural integrity on those corners. We want to try to keep those corners as solid as possible. We are introducing new windows to the side and the rear of the building.

Steve Gifford: Any comments or questions from the board? Can I have a motion to approve the project as presented?

Pete Ciccaglione: I make a motion to approve the project as presented.

Nancy Stewart: I second the motion.

All were in favor.

NEW BUSINESS

ITEM #2 18 West 3<sup>rd</sup> Street-Owner-Carol Weimer-Applicant-John Ponterio-project-sign

John Ponterio: I am the owner of *Ponterio's Salon* at 18 West 3<sup>rd</sup> Street. I think it's pretty self explanatory. What we have done is we've replaced the lettering on the front glass and on the door with metallic silver and black lettering to go with the gray building. The only thing that has been altered is the front glass has been replaced.

Steve Gifford: Any comments or questions from the board? Can I have a motion to approve the project for a new sign?

Lee Calisti: I make a motion to approve the sign.

Pete Ciccaglione: I second the motion.

All were in favor.

ITEM#3 114 North Maple Ave-Owner- King and Guiddy, ESQ.-Applicant-Robert King-project-sign

Robert King: As you can see the colors and the dimensions are all indicated as it would be constructed.

Steve Gifford: I think everyone has had the chance to review the packet. It's a freestanding sign and positioned at the foundation of the house.

Barbara Ciampini: Robert, I had asked your contractor, who did a wonderful job in putting your presentation together. For a sign he went above and beyond and I told him we are going to use it as an example. I had asked him if you have given any thought to a projecting sign considering the location of your business. You would be able to see the sign from Otterman Street, everyone at the light, the vehicular traffic and pedestrians would then see your office from Otterman Street if it came out, either attached to one of the pillars on the porch or a freestanding post that actually gave you a perpendicular line to the street?

Robert King: It was a thought that I entertained but after I looked at it, with the retaining wall that is there it would have created some other issues as far as utility access, it would have been too obstructed to bring it any further out from the building and I really don't want to attach it to the building. There are gas meters in the front and it needed to cover that so I felt it was better to leave it as a flush sign.

Nancy Stewart: I just want to say that the whole building looks great. It's beautiful I really like it.

Steve Gifford: Are there any comments or questions from the board? If not can I have a motion to approve the sign project?

Barbara Ciampini: I make a motion to approve the sign project.

Barbara Jones: I second the motion.

All were in favor.

ITEM #4 307 S. Pennsylvania Ave-Owner-J. Hilary Kelley-Applicant-First Presbyterian Church-project-Demo

Lisa Galloway Monzo Esq: I am an attorney here in Greensburg and I am here on behalf of the First Presbyterian Church. I have a brief Power Point presentation that I would like to share with you. I would like to introduce to the board two people that I brought with me to answer questions. I have with me the Reverend Martin Ankrum, who is the Pastor and head of staff for the First Presbyterian Church and also Sheila Caramella who is the President of our organization and a chairperson of our board of trustees. First of all I would like to thank all of you for the opportunity to present this to you tonight. We had some difficulties getting this all coordinated because although we are the applicant we are not actually the owner of the property yet. I'd like to tell you that this application is joined with the sellers and they are elderly and their attorney planned on being here tonight but was unable to because of a family funeral. Mr. Costello did submit a letter that was supplied to the board this evening. This is a view of the subject property on Pennsylvania Ave. (she is pointing at screen). This property was purchased in 1982 by the Kelley family and is currently owned by Dr. and Mrs. J. Hilary Kelley and Michelle M. Kelley who is the trustee of the family Kelley trust. Michelle Kelley currently resides in Parker Colorado. This is a view of the rear of the subject property. The property was used as a doctor's office but was also used as residence by Michelle Kelley for approximately four (4) years. We believe it was from 1982 to about 1986 and it has been unoccupied since mid 2008 and its current asset value is \$12,530.00 dollars. If approved the proposed use of the property after demolition would be to provide eight (8) parking spaces for staff at the east end of the lot towards the alley and green space which would consist of a sitting area, shrubs and grass which would occupy the remainder of the space. We traced the lineage back into the 1832 or something like that and reviewing the language of the deeds, and I do have all of the deeds it appears that it may have been built in 1865 although we are not sure if this is the same structure that was referred to in that first deed. Both the *Historical Society* of Westmoreland County and Mr. DeRose who is present here indicated to Mr. Costello, the Attorney for the seller that the property was of no particular historical significance. I'd like to give you a brief history of our Church. First Presbyterian Church has been in existence since 1788 actually it's an original location was at St. Clair Park and it's been at its current location since 1848 and the current church building was erected in 1916. We are one of the largest churches in Greensburg, we currently have over 900 members we have an average attendance of 400 members and that is significant because originally it was a church that people lived in town and walked to and now we only have two members that we know of that walk to church and everyone else drives to the church. The significance of the property to the church that it is uniquely placed and it is equally behind the First Presbyterian Church and connected to both of our existing parking lots. It's not in great shape and respectfully submitted that one of our members who is a civil engineer took a look at it and it was his opinion that substantial amounts of money would be needed to bring it to

current UCC codes. That is a picture of the garage in the rear of the property, (she is pointing to screen) and you can see that it is only about 8 feet to the back of the church. There is an alley that is between those two. That is a side view from parcel 42, if you look at the proposed site plan that is our smaller parking lot which has 12 spaces. That is the other side of the property, (she is pointing to screen) that abuts a larger parking lot which has 22 parking spaces. This is our proposed site plan as you can see we don't intend to make it a complete contiguous parking lot what we intend to do is gravel that area for the parking spaces located. I believe we have 18 dedicated staff members and those parking spaces will only provide 8 parking spaces that would be devoted to staff parking. The rest of the space would be improved with benches and shrubs and would be a green space. As you can see it sits between the two parking lots. I would also note that it was the intention of both parties in the agreement of sale that was executed that the building be razed. Here is a great picture, you can see the angle of the two parking lots, and it's just like a little slice of land that sits between our two existing parking lots. (She is pointing to screen). I provided to you in the base line document showing a lot of information about the programs that the church offers to church members and this is sort of an overview of the contributions we make to the community. Overall our outreach program, we have about 2700 people coming in and out of the church at any given month and as you can see we provide a lot of services to the Greensburg community for instance we provide AA meetings we have after school activities, we have youth activities available in midweek and weekends. One of our important things we do at the second Sunday supper we provide meals to those who are less fortunate and we have spaghetti dinners and we do a lot of music programs and concerts and we also support the *YMCA of the Westmoreland County Food Bank*. So ultimately the question is why is parking necessary? Well, first of all like I told you we have approximately 2700 people on a monthly basis come to worship in church and come to activities and we provide currently only 40 parking spaces. I want to point out to you that our civil engineer marked the number of spaces on your proposed site plan there, it's incorrect. The big lot I believe its parcel 44 provides only 22 spaces and the small lot which is parcel 42 provides 12 spaces, I counted them when I went to church on Sunday. What is significant to us is that there are 5 other churches located within two blocks. While there is other public parking two of these other churches have significant membership the Evangelical Lutheran Church has over a 1,000 members and the First Reformed Church of Christ which is across the street and sort of opposite side of the parking lot has 500 members. All hold services on Sundays and often during the week and the evening there is not parking for our members. This slide should be saying the "Benefits of our proposed space." (she is pointing to screen). Again, this is a unique opportunity to our church because it sits right behind our church and its adjacent to the two existing parking lots that we have. We intend to beautify the lot by creating a restful seating area with shrubs and grass and more importantly we intend on trying to meet additional parking to serve our members in the community. I'll be happy to answer any questions. I'd like to thank Barb Ciampini and Vicky because I know I drove you both nuts in the last week trying to get this to you.

Barbara Ciampini: No problem

Steve Gifford: Just for review, with our board of directors we are responsible for looking at properties that are in our Downtown District and also in the Gateway district. What we are looking for is what changes are going to occur, is it a positive or a negative, and how can we work with an applicant to make it the best possible project for downtown Greensburg. With that frame work laid out, the first question that I have is since the church already owns several properties on South Pennsylvania Ave. are there greater plans for that block then just a surface parking lot and a green space?

Lisa Galloway Monzo Esq: For that particular space, 307 S. Pennsylvania Avenue?

Steve Gifford: I guess the whole picture, that whole 300 block.

Lisa Galloway Monzo Esq: The only thing that we own that I am aware of is the two parking spaces in the gravel parking lot right behind it, and the play yard.

Barbara Ciampini: Are there future goals or plans that the church has for expansion other than parking?

Lisa Galloway Monzo: No. We don't intend to build or add on. I would like to point out in terms of tax exemption any building that we would purchase it would have to be used for "worship activities" in order for it to be tax exempt so it's not like we can purchase a building and renovate it and use for like a youth center to benefit the community. It would have to be a worship related activity for it to be tax exempt.

Barbara Ciampini: I was going to ask that question. Thank you, Lisa.

Steve Gifford: I guess the follow up question I have is then since there are no plans or bigger picture for the properties that you own or any other properties that you might acquire in the future of the 300 block. One of the things that we look at is removing an existing building sort of opens up the block even further and then you have what they call "the missing tooth"; where you have a house structure and opening a structure an opening and so on. We try to look at it as how can we prevent that from occurring and if that is not an option how can we make it better so it blends in well. I think taking that into consideration is the addition of the 8 parking spaces is really not much of a concern for myself but looking at the green space and how are you going to tie that in to your adjacent parking lot and your other properties that you have in the area. I'd like to see more detail and explain action, like what kind of benches are you going to have, what kind of shrubs are you going to have? Will this be open to the public or fences off just used for church purposes?

Lisa Galloway Monzo Esq: To be honest with you, I could provide you that at a later time. We didn't go into it because we didn't purchase the property because we're not probably going to purchase the property, if we can't tear it down.

Steve Gifford: What was that?

Lisa Galloway Monzo Esq: We're probably not going to purchase the property if we are not given the approval to raze it, because the property itself holds no value to us. It's the space that holds the value to us. We do intend on making it attractive and I can provide you with more detail regarding the materials that we intend to use.

Pete Ciccaglione: I think when we leave the City of Greensburg and drive in any four directions we can see that all the churches are going out to suburbs; church's being built in farm fields for parking. This building is ugly and should be taken down and I think our concern is like Steve said you have that "missing tooth". How do you beautify that area we don't want to come down there and see an 8 foot cyclone fence and then you have a paved lot and it looks bad for the community. We need to see how you're going to address that opening and make it into a nice transition.

Nancy Stewart: The one thing that I noticed on my way here this evening is that the green building next door to it looks like you have a party wall. What would happen when you take down this building in terms of exposing the building next to it?

Lisa Galloway Monzo Esq: The owners of that building will get a notice of intent to demolish it and maybe Martin you can speak about the razing of the building.

Pete Ciccaglione: I think when you take it apart somebody will need to fix that wall. Who is legally responsible for that?

Lisa Galloway Monzo Esq: Well, we were assured that....

Reverend Martin Ankrum: I can't speak legally about that. We would work certainly with the owner so there wouldn't be disruption to their business, and that is a business that resides there. You asked earlier about future plans and Lisa answered that adequately but I would add that one of our goals would be to eventually link these parking lots we have. If we could link these parking lots we have there is an elevation problem between some of them and if we could link those that would provide a little more attractive green space a little bit more logical traffic because we have some difficult traffic flow and quite honestly the lot that faces on Third St. often time used by folks other than us because of the proximate of another property that is a great public service to us which is the library. We'd like to make it very clear that it is our parking lot without erecting a cyclone fence but by doing it in a way that would also enhance the neighborhood with green space. It would provide some form of barrier that is a natural barrier rather than an artificial and that is why we want to put the shrubs at the end of the spaces obviously we wouldn't want people driving onto Pennsylvania Avenue or attempting to, so we would put a natural barrier there.

Pete Ciccaglione: That's what we want to see.

Reverend Martin Ankrum: That is our intent as well.

Pete Ciccaglione: When you take down that building those two buildings are laminated together so when your guy takes this one down there is going to be no paint no siding nothing, who is going to take care of that?

Reverend Martin Ankrum: From what I've heard is that the owner of that building is legally responsible to preserve their building, as harsh as that sounds. I don't want to promise anything beyond that.

Nancy Stewart: Are they aware of this?

Reverend Martin Ankrum: Not at this point.

Nancy Stewart: They are not aware of your thoughts?

Barbara Ciampini: They will be tomorrow because the *Tribune Review* is here.

Reverend Martin Ankrum: We understand that. One of the businesses that occupy that space was here this evening for a sign approval. I don't believe he is the owner of that building. We've had cordial relationships with the current owner and the other buildings and we expect to continue to do so. We will assure them we will do what we can legally within our legal responsibility.

Barbara Ciampini: This is a very similar situation with the Lutheran Church and their proposal to tear down the Main St. *Troutman* annex and if you recall what we did was gave them a preliminary nod, yes it's okay to take it down but we're not done with you, you have to come back. I think it's the same situation because your Pastor verbalized what we need to see. That's a great concept to pull your church together, all the properties and make it look as if it's all part of a campus.

Reverend Martin Ankrum: You said we verbalized what you want to see. Are they things you want to see on paper from us?

Barbara Ciampini: Yes. A full site plan, a sketch of exactly what it is that you're going to do to pull together your comprehensive ideas of connecting those parcels in some fashion.

Reverend Martin Ankrum: Over what time period? I don't mean a time period to get this to you.

Barbara Ciampini: You wouldn't be held financially to do it all by the next meeting and incorporate the whole process. We want to see that you're working towards that goal. We know your goal right now is to get approval to tear down the building and work on that parking lot the overall plan is what we're looking for, for your future so it would be an investment in a professional to design that for you.

Lee Calisti: To clarify that for you not only do we want to see a site plan from above looking down but what would it look like from standing on Pennsylvania Ave. perhaps from the corner of the *Post Office* or from those stores across the street. So what are we going to see, how dense is it going to be, how high are the shrubs, what type of shrubs. That kind of imagery is pretty common these days from a lot of sources and that really helps us and also helps you understand what you are doing. It sound to me that all the board members who have spoken don't have any objection to do what you want to do but what we are concerned about is "how you do it."

Reverend Martin Ankrum: In talking to one of the members they said there are shrubbery specifications that could be offered from the board? You don't have any specify shrubbery specifications?

Barbara Ciampini: We have some in our city code it's a guideline it's not something that is set in stone.

Reverend Martin Ankrum: We would like to abide by that.

Steve Gifford: There are no plants that are acceptable or not acceptable.

Barbara Ciampini: Yes is a list.

Steve Gifford: Oh is there?

Barbara Ciampini: Oh yes there is a list we will deviate from the list if you have better ideas.

Reverend Martin Ankrum: You can provide that list to us?

Barbara Ciampini: It's on line and its part of the Zoning Ordinance, it's in the City Code. .

Lee Calisti: There is a landscape ordinance included in the Zoning Ordinance and from going through it myself the plants are very common.

Lisa Galloway Monzo Esq: I just want to point out one other thing; the elevations are different in the lots. The smaller lot coming over towards the garage there I a drop off and an existing fence which I believe belongs to the apartment building owners. We may not be able to make it quite the campus affect that we would like it to be because of those elevations.

Barbara Ciampini: I would understand the topography issues.

Barbara Jones: I have a question. Did we get to the purpose of the green space and how it was going to be used and can you enter it from Pennsylvania Ave.

Reverend Martin Ankrum: That was part of our plan with the green space it provides a natural buffer so that if someone would try to come out onto Pennsylvania Ave. from that parking lot they couldn't.

Barbara Jones: I mean pedestrian traffic.

Reverend Martin Ankrum: The shrubbery would not be so close that you couldn't walk between it but we would prefer that people not enter through that way.

Barbara Jones: So really people would enter it from the parking lot?

Reverend Martin Ankrum: They would enter from the alley or the parking lot side.

Barbara Ciampini: It's tandem parking isn't it?

Lisa Galloway Monzo Esq.: Yes and currently there is a fence there like a wire fence.

Barbara Ciampini: You're backing one car up onto another car. One is pulling in and one is pulling behind it.

Lisa Galloway Monzo Esq.: You can walk around that parking space and enter the green space from our other lot. From the large lot.

Barbara Ciampini: Something that you might want to look at, the existing site plan that you've shown us is preliminary and tandem parking is addressed in the City code. So you might want to check and see if you have another professional in your church that will do some pro bono work for you related to the design aspects.

Nancy Stewart: As far as the razing of the building goes I assume that before you actually decide to purchase it that you're going to look into the integrity of the remaining building when this one comes down?

Barbara Ciampini: We have to look at that, too.

Nancy Stewart: Well, I just don't want that one to fall down.

Reverend Martin Ankrum: We received a bid from a demolition specialist who assured us that it can be taken down without affecting the integrity, the structural integrity of the remaining building.

Barbara Ciampini: We need to see what is going to happen on that side of the building.

Reverend Martin Ankrum: We understand.

Barbara Ciampini: Those are all reasons for you to come back.

Steve Gifford: Any other comments or questions? It seems to be the consensus of the board that we approve in concept what their plan is, we just need to see details and so the action would be to table it until the February meeting. Can I have that motion?

Barbara Ciampini: I make that motion. Are you guys okay with that, it doesn't have to be next month?

Reverend Martin Ankrum: It doesn't sound like it's enabling us to purchase the property and that is our goal this afternoon.

Barbara Ciampini: The only way to do that would make a motion contingent upon you coming back with further information on what you plan on doing with the property.

Pete Ciccaglione: Could we not approve them going through with their purchase and make it a parking lot but the plans for the parking lot have to have our approval?

Barbara Ciampini: We could do that.

Pete Ciccaglione: They have to make a parking lot and make it nice and they can proceed with plans.

Barbara Jones: Here's a question, what happens when you take down the building and the building owner decides he doesn't want to put any money into his building to fix that side?

Pete Ciccaglione: You mean that building that is up is falling down?

Barbara Ciampini: It does concern us because that is exactly what is going on at the *Troutman* building. They're working on that right now at the *Troutman* building. They are trying to determine what that wall is going to look like, what that will be left. That is all part of the demolition. The Lutheran Church won't buy until they know what it's going to look like and how much they have to invest into it.

Reverend Martin Ankrum: The example you're sighting is a building that is attached to their church.

Barbara Ciampini: No. It is not attached to their church. It is historic *Troutman* building that it's attached to.

Reverend Martin Ankrum: Yes, but the Lutheran Church would not be responsible.

Barbara Ciampini: I think in this particular case that's where they are going with it. They are in negotiating with the County.

Reverend Martin Ankrum: Okay. We, in an analogical way, are responsible for the façade of the building that this building is attached to?

Barbara Ciampini: Ultimately, yes. It could come down to that as part of your plan at the end result for the parking lot. You're exposing that wall and again that's what we look at. What's going on with the structures in this districts. Maybe there needs to be a coordination of effort between the two of you.

Pete Ciccaglione: Did your demo guy tell you when he visually inspected it; did he tell you it can come down without structurally affecting the adjoining property? He probably could get an idea of what it would look like, is there stucco underneath it?

Lisa Galloway Monzo Esq: Part of the problem with answering some of these questions is because we're a church I do the legal part of and our civil engineer does the engineering part of it and the Pastor gets dragged along to all this stuff. There are some questions and I am sorry I just can't answer them.

Pete Ciccaglione: It may be that when you take that wall down it might just be some rotted wood that you can cover up with cement board and a coat of paint on it, it's a simple fix. But it has to reflect the façade of the balance of itself.

Nancy Stewart: I don't know how you would go forward with this without serious discussions with the owner of the adjacent building because if I owned that building it's got a perfectly good side on it now but next month I may have to reside my entire building not just part of it because of the overall appearance and that might be a huge expense that they might not be able to undertake. I just think as a good neighbor if nothing else there are legal issues here that should be investigated as to what you're going to see if you take down the side of the building; which they think they own right now. It's just a concern I have you can get into a lawsuit with that property owner.

Pete Ciccaglione: I don't understand if they bought the building and it's their building why can't they take it down?

Lisa Galloway Monzo Esq: My understanding of the law is that it's the owner responsibility once our building comes down; it's the owner's responsibility to shore up their own property.

Steve Gifford: Well I guess the original question that I had was is there a time table that you're working on that we don't know about? Do you need to buy this building within the next 30 days? You've been having a discussion with the property owner for how long?

Lisa Galloway Monzo Esq: Close to a year.

Steve Gifford: Have they said they want to close by the end of this month?

Lisa Galloway Monzo Esq: We actually had a closing date scheduled and then we discovered we needed HARB approval for a demolition so we canceled the closing.

Steve Gifford: So you don't have a closing date?

Lisa Galloway Monzo Esq: No. We have everything ready to go.

Steve Gifford: Our next meeting is February 17<sup>th</sup>, 2009.

Barbara Ciampini: Would that give you enough time to provide us with the information we are looking for?

Lisa Galloway Monzo: We need to get a landscape architect.

Steve Gifford: That's almost a whole month.

Reverend Martin Ankrum: What you're asking for is not the full presentation or are you asking that we would have ironed out the owner of the adjacent building this issue of what happens to their façade?

Barbara Ciampini: I think its all part of the whole. We need answers to both of those issues.

Steve Gifford: As a check list I would like to see for us to be able to give approval the conversation you have with the owner of the building stating that person or the church will be responsible for repairing that wall and how it would be done. A spec sheet on the shrubs that will be installed at that site a spec sheet on the benches that will be placed there any wall that will be put in there just so we can look at it and say okay we are taking down a house and this is what we are getting in its place and this is how the communities appearance of that block is going to be improved. Like I said the next meeting is February 17, 2009 so you have almost a month to pull together that information.

Barbara Ciampini: There is another step in the process of the parking lot and that must go before the Planning Commission. So if you get a bon a fide site plan that is done by a professional that can happen on February 23<sup>rd</sup>, 2009 you can conceivably be done with this by the 2<sup>nd</sup> week of March for Council approval and be on your way to implement your plan.

Steve Gifford: But the first step is the HARB and does the Planning Commission have to sign off on demolition as well?

Barbara Ciampini: Not on the demolition but on the parking lot for the development side of this issue.

Lee Calisti: Do they need to get a permit for the demolition?

Barbara Ciampini: Yes, the code office will look at what their contractor brings in. It's just a simple application for demolition.

Steve Gifford: So once they get their approval for demolition from us then they can go ahead and purchase the property and then proceed and sometime after that they can submit their plans for the parking lot?

Barbara Ciampini: Yes if they want to do it in steps but you can do it all together. Final approval for the site plan can be March 9<sup>th</sup>, 2009.

Steve Gifford: So the closing can be anytime after the 17<sup>th</sup>?

Barbara Ciampini: Yes.

Lisa Galloway Monzo: Thank you very much.

Barbara Ciampini: We need to have a second to my motion.

Steve Gifford: We did not get a second on that motion.

Pete Ciccaglione: I will second the motion.

All were in favor.

Pete Ciccaglione: I make a motion to adjourn

Barbara Jones: I second the motion.

Meeting adjourned at 6:00

