



**ADVISORY PLANNING BOARD
UNAPPROVED MINUTES OF MEETING**

Virtual Meeting

July 21, 2021

Minutes Prepared by Holly Simmons

- I. The meeting was called to order at 7:33pm

BOARD MEMBERS PRESENT: Keith Chernikoff, Isabelle Gournay, Jim Drake, Matthew Inzeo, Maria Silvia Miller, and Syed Shamim

STAFF PRESENT: Holly Simmons

ALSO PRESENT: Dave Sullivan (Quantum Companies), Ruth Grover (The Law Office of G. Macy Nelson), and Susan Walker

- II. Agenda approved as presented

- III. Minutes of June 30th approved as amended

- IV. Formalizing APB's report on the Beltway Plaza Phase 1 Detailed Site Plan

Mr. Chernikoff asked Staff to provide an overview of the new Street B exhibit provided by the Applicant. Staff described the revised Street B, which is proposed to include a planted median and monument sign near the intersection with Breezewood Drive. The revised plan will also replace four parallel parking spaces (two on the east side of the street and two on the west) with two drop off/loading zones.

Board members stated that they like the revised Street B. Mr. Drake referenced the Applicant's earlier comments that on-street parking will function as traffic calming on Street A. This could be anticipated on Street B as well. Mr. Shamim stated that it would be helpful if Buildings 1B and 1C were clearly labelled on the Street B exhibit.

Mr. Drake noted that the sidewalk on either side of Street B will be a main pedestrian entry and wondered if the sidewalks are sufficient to meet this end. Mr. Chernikoff thought they are. Mr. Shamim noted that the sidewalks are five feet wide, which is the requirement per ADA standards.

Mr. Shamim voiced concerns that access from the parking spaces and drop-off/loading zone to the building lobbies must be accessible and that ADA requirements must be met in this area, including necessary curb cuts and ADA parking.

Staff stated that the finalized APB report is required by August 4. Staff also provided information from Mr. Bill Orleans, who was unable to attend the meeting. Mr. Orleans wanted to express two concerns to the Board: The development proposal does not appear to include any affordable housing and the Applicant has not stated whether housing

vouchers will be accepted; and the Applicant has not clarified who will maintain ownership of the land and building after it has been developed.

Mr. Chernikoff stated that he will coordinate with Mr. Friedman to finalize the APB report prior to August 4.

Ms. Gournay noted that she will be out of town for five weeks.

- V. No new business was discussed.
- VI. The meeting was adjourned at 7:59pm.