

Mayor Tracey Furman

Council Member Darin Bartram  
Council Member Sean McMullen



Council Member Conor Crimmins  
Council Member Duane Rollins

**Meeting Notes**  
**Development Review Board**  
**Thursday, February 1<sup>st</sup>, 7:00 pm**  
**1<sup>st</sup> Floor Conference Room**

**Committee Chair:** TJ Monahan; Darin Bartram and Conor Crimmins, Co-Chairs

- Please provide Minutes for the Meeting

**Committee Members:** Martha Deale; Pete Fosselman; Brian Hak; and Paul Sexton

- **3906 and 3910 Knowles Avenue** – Presentation by Bruce Levin, MAC Realty Advisors, for the proposed development of a Senior Living (62+) project.
  1. They are continuing to develop the plan and are looking for additional financing
  2. They believe the site is a 9/10 for senior living
  3. The west side curb cut is to remain main access point
  4. The fire marshal had a lot of input, including 15 foot setback requirements
  5. They have spoken with MCDOT and bike lane folks
  6. Discussed creating a bus bay or turnout/pull off lane which may also be used for quick access by couriers or emergency vehicles. The Committee discussed the following advantages and challenges:
    1. On street drop off seen as a plus by all for quick access, Uber, food delivery, emergency services, etc
    2. Main challenge will be the bus stop - if the bus pulls off in rush hour, can it get back into traffic? Can the bus stop be moved?
    3. The off street parking would be accomplished by pulling the curb back toward the building
  7. Around 45 parking spots currently allocated in the garage (down from 55 at our last meeting)
    1. DRB expressed concern about number of spots, and overflow into neighborhood
    2. Dev team is exploring other off-street parking options
  8. They have spoken with State Highway, and were asked to enlarge the radius of the curb cut
  9. The height clearance (under the second floor overhang on the latest design) when leaving the driveway is under 14 feet. A truck will need to leave from the left side (no one can enter when a truck is leaving)
  10. Mix is currently 64% one bedroom and 36% two bedroom
  11. The county has asked them to increase the number of 30% of median income housing (they had proposed 10%, county is asking for 30%)
  12. Will be a 62 and older building. They believe the average age at move in will be around 72