

## **Minutes, May 27 PBNA General Meeting**

The key agenda item discussed was Pilot block's position on the Concord Baptist Church condo development project, based on information received from the developer and BRA at a special meeting held on May 11.

Below are the decisions arising from the meeting. These will be captured in a letter to the developer and BRA, and will be the basis for ongoing involvement with the city, developer, BRA , and zoning board.

**Please note - we need volunteers to stay engaged with this project as it moves forward. We are especially in need of people with architectural, legal, local government, construction and engineering experience. Please let us know if you can help us with any of the following items.**

1. Neighbors are pleased that the developer intends to provide internal trash storage and private pick-up. The PBNA would like this to be recorded in the master deed and/or condo doc's so that this arrangement continues when and if the building is converted from rentals to condos.
2. In order to ensure pedestrian safety with the planned garage entrance on Warren Ave, the PBNA supports a pedestrian warning light fixture, the light to be directed such that it is visible down the sidewalk but not across Warren. We do not support a audible warning beeper or horn. The developer is also interested in creating a side garden along Warren that would provide additional buffering and visibility to exiting vehicles. The PBNA would need to see specific plans before reaching a decision about this.
3. The PBNA would like the developer to secure a performance bond to ensure timely completion of the project once started. Given the current condition of the structure, the PBNA would like a contingency plan in place in the unlikely event that the current structure collapsed or was unable to be completed. Specifically, in that event we would like title to pass to the city rather than the BRA. This might be recorded as a covenant in the

property deed. In addition, the PBNA would like to receive the engineering report referenced in the May 11 report that outlines the existing structural issues, such as bowed walls and tilting cupola, and the proposed solutions.

4. The PBNA would like to establish regular but weekly meetings with the developer once final planning and construction get underway. These would be informal, "coffee break" style meetings involving a small group of PBNA members and the developer' and contractors, designed to keep neighbors informed and channel neighborhood concerns that may arise.

5. The PBNA would like to mitigate the impact of lost parking during the construction period by getting city okay for resident parking in the Warren median, such as the church congregation now enjoys.

6. The PBNA would like the developer to plan and implement rodent control measures during foundation work , water and sewer hook-ups, or any other construction activity that might disturb or displace rodents.

7. The PBNA as always is concerned to ensure that ground water monitoring and, if necessary remediation, is in place throughout the project.

Regards,  
The PBNA Board