

483 Broadway Neighborhood Meeting #2 Report

Date: October 3, 2022

Time: 6pm

Location: Zoom

Hosted by: John Wood (owner), Tavis Babbitt (presenter), Nathália Quirino (Designer)

Attendees:

Beatriz Gómez Mouakad (City Councilor Ward 5)

Sarah White (Senior Planner)

Meghan Jendrysik

Ron Cavallo

Meeting Discussion:

Beatriz Gómez Mouakad opened with a description of the variance approvals that were granted previously with regard to a two story addition and exception to the story heights. Sarah White added context to the Medford requirements of only two stories.

Tavis Babbitt then presented the updated exterior renderings showing updates from the first neighborhood meeting based on the Urban Design Committee's (UDC) recommendations of more symmetry with the two units and top and bottom levels, the exterior color, and planing boxes making things look more like a commercial building. The landscape plan showing the left side planing area was presented sharing the proposal of a climbing vine or crawling plantings as opposed to grass per the UDC's recommendation. The shadow study was presented per the city's requirements for dates and times for the existing building and the proposed with overlapped views included. Trash will be stored inside the building and not outside. Deliveries were detailed as coming from Broadway down the sidewalk on Strathmore Road into the side door that enters the cooler. Nathália Quirino detailed the exterior materials were highlighted as cladding panel of cement board or similar to be smooth panel finish. The intent is to have two trees will be proposed to the city for approval that would be in the sidewalk area consistent with the rest of Broadway.

Neighbor comments:

Ron Cavallo commented on how the existing site is a horrible blight on the city and liked the building and design and scale, but thought it did not necessarily fit in with the surrounding neighborhood buildings and did not necessarily agree with the UDC's recommended changes. Asked if the building had a solar component and recommended it. Tavis Babbitt replied that we would be considering it as long as it would not be visible from the street.

Meghan Jendrysik asked when this will be happening?

Sarah White shared where we are (step 4) in the process and what is left to be completed before submitting for a building permit (step 13).