

WCA February 2021 Community Meeting

In attendance

Alyssa Brown, WCA President	Patricia Adams, WCA VP
Councilman James Torrence	Kirsten Lewis, Councilman Torrence's office
Nathan Dennies, WCA ARC Chair	Eric Holcomb, Baltimore City CHAP
Caitlin Audette, Baltimore City CHAP	Walter Gallas, Baltimore City CHAP

30 attendees in total, including people above.

Call to Order- Alyssa Brown

1- Councilman James Torrence

Councilman Torrence's office serves constituent and legislative services. Everyone in office responds to constituent services. His office is focused on improving:

- Improving renovation and permitting process.
- Trash & dumping
- Land banking fair and equitable development
- Returning citizens- 80% of murder victims are returning. How do we ensure they don't return to crime.
- Legacy development- how do you protect people in their homes. Grants for seniors to fix up homes and stay in them.
- BGE- how are they performing work at night and in the day.
- Communications between communities and agencies have failed. Want to improve communications between agencies and business owners.
- Dangerous intersections in 7th district.

Constituent services portal- sends email to staff for tracking. Can enter 311 info in: <https://www.jamestorrence.com/constituent-services>

Contact district7staff@baltimorecity.gov

Listening tours- Druid Hill park and Hanlon Park- Water bills, affordability, meter issues.

- <http://jamestorrence.com/listeningtour>
- https://us02web.zoom.us/meeting/register/tZMvcuyorDwuGdTUDwlsDn_5CVQ8bO8nhn9k

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2- Schenuit Demolition

Lisa Cimino and Todd Evans and other Clipper Rd residents are concerned about the Schenuit demo. They are concerned about air and water pollution, toxins escaping the site, and early morning noise before 7 am. They didn't think the first emergency demo crew was as careful with the demolition. Chesapeake Contracting, the new demo company, are wearing hazmat suits. Trucks are using Druid Park Drive, which is not a truck route. Residents are concerned that they live very close to the site, but are not protected. They see dust from the demo going everywhere. It's hard to report building on 311, since it's not choosable on the map.

The WCA will have the Schenuit owners/developers at the March 9th meeting. Original contractors were on an emergency basis only. Contractors discovered asbestos on-site around the smokestack in pipe mudding. There is a new demo crew now. In an abundance of caution, contractors are double bagging this material. State MDE and City MHCD are actively involved. The WCA President is asking questions on Jones Falls and water runoff. The City is proactively involved, doing random site inspections. She will mention noise complaints to the City.

Councilman Torrence asked that residents email him with noise or video that has a timestamp. He suggests that residents always add their phone number to any 311 complaint in case the inspectors need to ask questions or can't find the site. Demo will still be going on for a while, it's going slower than normal. The developer hired a contractor to do testing. Many residents are skeptical about data that comes from the development team.

3-3535 Clipper Road--CHAP Hearing Update from ARC

Presenters- Nathan Dennies and Patricia Adams

CHAP Commission did not approve the project. The developer needs to revise the scale and massing of the project and reduce height by one story, increase setbacks, break up the east facade and work on windows. Thanks to everyone sending in letters and testified. A meeting will be scheduled once a new proposal is submitted. The ARC will review any new plans. 3535 Clipper Rd would need CHAP approval regardless of the final use of the building.

Update from Walter Gallas- CHAP sent a letter with the decision to Architect Gordon Godot. CHAP staff gave them a hearing deadline for the April hearing. Plans would need to be submitted March 19th for an April 13th hearing.

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4-CHAP presentation

Presenters- Eric Holcomb- Director of CHAP, Walter Gallas and Caitlin Audette- CHAP Staff for Woodberry

Every exterior alteration to a house needs a permit. The CHAP review process is part of the permit review process. Repairs are a grey area. It's recommended that property owners contact CHAP staff before they work on a project, even if it's a repair. Repairs don't have to go through the e-permit process, but the staff may want to make note of the repair in case there are questions. Feel free to call Walter or Caitlin about the process.

There are two types of projects-

- Small projects- easy to approve
- Larger projects- need additional scrutiny and approvals.

Sometimes a person will get one building permit but do additional work outside the scope of the permit. Tell CHAP staff as quickly as possible. They may be able to act on it more quickly than a usual 311 response. The City is designating some inspectors for CHAP districts, so they can learn the regulations and guidelines better.

1. "Stop Work" order-stops work so they will get appropriate permits.
2. Violations-need to be abated.
3. Citation- Needs to talk with CHAP

CHAP is updating guidelines, mostly about visibility of additions and murals. Can send this to WCA. If you have thoughts on where murals should be in historic districts, let them know. Share this widely.

CHAP Authorization to Proceed Application:

<https://chap.baltimorecity.gov/applications-procedures-guidelines>

5-Board Confirmation Vote

The Board appointed board members on an interim basis to fill vacancies. The WCA will be sending a form to members so they can vote to confirm the interim board members. The interim board members will serve on an interim basis until the Annual Meeting. One must be a member to vote or serve on the board.

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6-Elections in April / Looking for Committee members

Elections for all board members will happen in April. The WCA is looking for nominations for all board positions. They are also looking for people to volunteer to serve on various committees, like the ARC committee.

7-March 9th meeting at 7 pm- proposed agenda

- Schenuit Building developer- please submit questions to president@aboutwoodberry.com
- Druid Park Lake Drive- presentation, or in April

Adjournment