

Oakland Development Activities Meeting

September 25, 2019

Hosted by OPDC at 294 Semple Street

Project: 1 Oakland Square

Presenter: John Palmieri

Mr. Palmieri stated that his family purchased 1 Oakland Square recently. It has been in his family. Mr. Palmieri claimed ignorance regarding the regulations of the historic district and made alterations to the existing garage door without proper approvals. The garage was often blocked, so ended up serving no purpose. Curb cut of the driveway was two curb cuts and people parked across part of it. Renovation removed the garage door and put in a window with the intent to bring it back to match brick to look like the rest of the house. Did work without getting a permit or going to HRC. Honest mistake. They are going through the permitting process now. This development activities meeting (DAM) required before going to HRC.

Q: What is the occupancy of the home? A: 3-unit, legal occupancy.

Q: How many people living in it now? A: seven people in three units.

Q: What is the area that was the garage door being used now? A: it is up to the tenants as to how it is used. It is adjacent to the living room.

Q: So this addition did not actually increase the number of people in the building? A: no difference in occupancy.

Q: Does it reduce parking? A: former owner parked in front of the garage. So by eliminating that, it would create more street parking. Two additional spots on the street.

Q: Could you dig up the concrete and plant some plants? A: It is used as a patio. But yes, can plant it and do some landscaping.

Q: You ignored the regulations of the historic district. May have to undo something that is not complying.

Q: Do you own property on Dawson? A: yes. Is it in the historic district? A: No.

Q: Did you apply for permit for parking pad at 1 Oakland Square? A: We did. We will revise and take that out of the permit request, remove the curb cut to gain two street spaces.

Q: 3403 Dawson front yard is gravel? Is there a restriction on that? A: It is not the whole yard. There is an easement to adjacent property parking. When a vehicle is coming out and another one is entering, there is not enough clearance to allow that with safe traffic on Dawson. The additional width for the driveway would allow people to pass safely without needing to back down the street.

Q: Is that gravel temporary or permanent? It seems like the gravel comes in front of the house more than just the driveway. A: We can move the boulders to delineate the driveway but make sure that it is not a parking lot there in the front.

[OPDC note: When OPDC knows HRC date and info on guideline compliance we will post on our project page and let Oakland Square email list know.]