

Thatchmont Board Meeting – Aug.3, 2006

Trustees: Victor Frank, Neil Golden, Arthur Mattuck, Martha Recht, Victor Samarov, Paul Tempest, Rosemary Trainor

Management: Larry Sawyer Unit-owners and family members representing three additional units.

Parking Lot

The meeting was a continuation of the discussion of where we are now in the parking lot project, and what decisions we have to make.

1. Owner survey results The trustees had been asked to survey their respective buildings informally, to see where the unit-owners stood the tree issues; two trustees also asked for an opinion on whether unlimited tandem-parking should be permitted (if legal). (It wasn't clear in the reporting to what extent the numbers below included the trustees themselves. In any event, it was meant only as a straw vote.)

Removing the two ailanthus trees: everyone offering an opinion on this voted for removal (17 in all)

Having centrally-placed tree islands:

Yes: 6 Yes, if: 2 No 8 No, if: 2

Unlimited tandem-parking:

Yes: 4 Maybe: 1 No: 8

2. Temporary parking, tandem-parking The town by-laws allow for a temporary street-parking permit of 30 days. Each car must apply individually for this. This seems to resolve the problem of where we will park during the actual repaving.

A town-hall zoning official (Frank Hitchcock) was reported as saying that unlimited tandem-parking would be legal. A trustee has since reported that this seems to conflict with the town by-laws. Further investigation is needed.

3. Design of the lot Two plans were presented, essentially drawings or sketches of the two plans proposed in the previous minutes, with subsequent modifications. (There was some questioning of whether they were drawn correctly – the first was based on the architect's measurements of the lot, which one trustee challenged; the second was a sketch, where some of the geometrical aspects were questioned.)

Plan A: 43 double-spaces, perpendicular to the buildings as now, plus 10-11 single-spaces at the the upper and lower ends, parallel to the buildings, plus 5 emergency spaces, not rented or occupied, but available (for snow emergencies, for instance, or perhaps as a 4-hour parking spot for our cleaner).

Limited, occasional tandem-parking (same as now). The plan also has a central tree-island, which may be impractical; an alternative with trees on the two sides was suggested at the very end of the meeting.

Plan B: Unlimited tandem-parking; angle parking on both sides in double-space spots; actual number of spaces depends on the angle selected (24 if perpendicular to the building –i.e., 90 degrees; less if at an angle (around 45-50 degrees is normal design).

Trees would exist on a tree-lawn strip shown as 4 feet wide, placed 4-5 feet from the building: the plan showed it as just on the Egmont side, which is sunnier. Whether this is too close to the building will be investigated.

4. Fines The trustees voted to impose a \$5/day fine, retroactive to July 1, on unit-owners who had not paid the special assessment for the reserves by Sept. 1.

5. Next meeting: Tues. Aug. 8, 19 Thatcher #1 (Mattuck)

Arthur Mattuck
Recording Secretary