

# AGENDA

## Smart Growth

**Date: Wednesday, November 11, 2020 @ 6:00 PM**

Committee Members: Donald Braceland (Chair)  
William Scott  
Michael Stefano

**Department Head: Kevin Gore, Director of Building and Housing**

**Borough Manager: Michael A. Perrone**

<b>Attachment Information:</b>
Visit <a href="http://www.west-chester.com">www.west-chester.com</a> for easy access to all attachments. Please see the table on the front page to view all Committee agendas and attachments.

1. Call to Order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda
3. Accept the High Street Corridor Plan (**attachments**)
4. Discuss allowing outdoor dining through winter months (**attachment**)
5. Review Building and Housing Monthly Report (**attachment**)
6. Approve the October 2020 HARB Certificate of Appropriateness (**attachments**)
  - a. 2020-29: 107 South Church St. – Mainstay Solutions LLC  
*Proposed work:* A mechanical lift and landing to be located at the back of the building and adjacent to the rear parking lot. Original window already replaced by French door on to the landing. Existing stucco color to be altered.
  - b. 2020-30: 7 North Church St. – Greystone Oyster Bar  
*Proposed work:* 3 newly proposed signs. One double sided hanging sign and two building mounted signs on the frieze of the front façade of the building.
  - c. 2020-32: 110-112 East Gay St. – Proposed Restaurant  
*Proposed work:* This project came in front of the HARB in August for a preliminary review. “The replacement of existing doors and windows on the first floor of the two buildings. Also proposed is a new pent roof and balcony to stretch across both 110 and 112. There is an existing pent roof that stretches across the buildings, but there is only a balcony across 110. Also proposed is a new door from 112 to access the balcony on the second floor. Also proposed is a new sign to be located between the two buildings at the same height.”  
  
It is now coming back to HARB with more details and information.
  - d. 2020-23: 20 North New St – Rich Santoleri / BB Real Estate Investments  
*Proposed work:* The proposed scope of work includes the repointing of the brick façade; replacement of existing windows with wood windows painted to be painted black with an additional 3” traditional window casing; replacement of existing front door with wood door painted black; the installation of a gas lantern on front façade; addition/restoration on rear side of building facing alley.
7. Approve October 2020 Smart Growth Minutes (**attachment**)

This meeting is being audio recorded for the public record.

8. Other Business

9. Adjourn