

Minutes HPNC Monthly Meeting July 12, 2022 7-8:15pm

64 people were in attendance at the zoom gathering.

1. Evan Smith and Minkoo Kang of Placetailor presented their development proposal for 39-51 Dudley Street. Several main issues surfaced during the ensuing question and comment period:

- concern that the interests of all direct abutters be adequately prioritized in the review process;
- questions about the legal ownership of the 39-51 Dudley Street site;
- concern about the impact of the project (22 units) and the number of parking spaces (6);
- question of who would rent the commercial space at what cost, and whether it would remain vacant in such a low traffic area;
- concern regarding the lack of green space;
- question whether the plan would have to change in light of new Architectural Conservation District oversight;
- question whether a reduction of units might allow for greater preservation of the building;
- question whether proposed sale price of lower cost units was guaranteed; and
- confusion over what, exactly, the HPNC membership was voting on.

While it was clarified that the vote was limited to the actual plans already presented to the Inspection Services Department, the other questions and comments were still unresolved by the end of discussion. For that reason, neighbors put forward a motion to delay the vote until more questions could be answered and more information could be gathered. **A majority voted to table the vote on the 39-51 Dudley project.**

To ensure ongoing dialogue, HPNC will post these questions and encourages neighbors to submit their unanswered questions through the Development Page of the new HPNC website, where the developer can respond directly. The website is now live [<https://www.hpncwebsite.com/>].

- 2. HPNC's new website design** was presented by Joan Seamster. The website's intended purpose is to
- celebrate the many people and activities of Highland Park,
 - inform all residents how to contact and get involved in the work of the HPNC,
 - serve as a public storage site for HPNC's Bylaws and Values Statement, past minutes, upcoming agendas and links to other local websites, and
 - provide a space where questions and comments from Highland Park residents concerning current development projects can be posted, with space for developers to respond.

Please contact hpncwebsite@gmail.com if you have an interest in contributing your time and skills to this effort.

3. Because of the time, reports from Hawthorne Youth and Community Center, the Highland Park Architectural Conservation District, the Highland Park Community Land Trust and the Highland Park Parcel Review Committee were waived.

4. The next meeting of the HPNC will be a hybrid meeting, held over zoom and in person at the Hawthorn Youth & Community Center on Tuesday, September 13 from 7-8:15pm.

