

**SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN  
(PUBLIC HEARING)**

**July 29, 1996**

**7:00 PM**

Mayor Wieczorek called the meeting to order.

Mayor Wieczorek called for the Pledge of Allegiance, this function being led by Ald. Shea.

A moment of silent prayer was observed.

The Clerk called the roll.

Present: Ald. Reiniger, Sysyn, Clancy, Soucy, Shea, Pariseau, Cashin, Robert, Hirschmann

Absent: Ald. Wihby, Elise, Domaingue

Mayor Wieczorek advised that the purpose of the public hearing was to hear those wishing to speak in favor of or in opposition to a proposed Ordinance; that the Clerk would present the proposed Ordinance for discussion at which time those wishing to speak in favor would be heard, followed by those wishing to speak in opposition; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his/her name and address in a clear, loud voice for the record; that each person would be given only one opportunity to speak, and any questions must be directed to the Chair.

The Clerk presented the proposed Ordinance:

"Amending the Zoning Ordinance of the City of Manchester by rezoning six parcels of land currently zoned R-1B (Residential One-family) located at the intersection of Bremer Street and Coolidge Avenue and having a combined area of approximately 1.27 acres, to R2-PO (Residential Professional Offices)."

Mayor Wieczorek requested that Robert MacKenzie, Director of Planning, make a presentation.

Mr. MacKenzie stated this was a petition to change the Zoning Ordinance of the City of Manchester by creating a new district on the west side which was an R2-PO. R2-PO allows residential uses both one-family and two-family uses and it also allowed professional offices in buildings existing at the date of the actual Ordinance amendment. It's a somewhat unusual zone because it was originally intended to kind of preserve certain areas of the City that were like older Victorians, larger residential homes and it was felt that also by allowing professional offices in those it would allow the ability to preserve some of the character of those buildings. It has been a successful zone for certain areas in the north end that it zoned as such and also another zone on Hanover Street that zoned R2-PO. So, it does allow one and two-family homes and professional uses which are basically medical, legal, and similar types of professional offices. In this particular case there's an area on the

west side - Bremer Street as it comes up where it intersects Coolidge Avenue - there are six homes at the intersection, there's actually five buildings which were previously residential, but they had historically housed one as a funeral home, one had an attorney's office, and one is a doctor's office. Also, in the petition and currently zoned residential is the Rimmon Club on the corner of Bremer Street and Dubuque Street. So, the intent would be to convert this area from the existing Residential Zone and it's bounded generally by residential multi-family to the west which is an R3 designation, R2 which are one and two-family to the northwest R-1B and a little further south is a B1 Business Zone. So, the intent would be to change the zoning from this existing Residential 1B to the R2-PO.

Ald. Robert in reference to the Rimmon Club stated that the last time this was discussed he did not think it was going to be part of the proposal and asked if it was now a part of the proposal.

Mr. MacKenzie replied it was part of the proposal. In looking at the zoning, the technical aspects of the zoning. If the Rimmon Club were not included and there was a new zone created around it, it would be just one piece of property zoned R1-B which would be a technical flaw in the Ordinance because it would be close to spot zoning, when you rezone around it and only have one piece of property left noted it had been their recommendation from a technical standpoint that if those properties around it were going to be rezoned to R2-PO then that property would also have to be rezoned to it.

Ald. Robert stated that worried him a little. In speaking from a business standpoint, legal standpoint asked what it meant as far as the Rimmon Club was concerned. Did it mean if they decided to in the future they could expand.

Mr. MacKenzie replied, no. It was currently a private...it was classified as a private membership club noting that was not allowed in the R2-PO. So, they were there by variance and would still be there by variance and they could not expand internally, could not expand the building without going back for a variance. So, their status would not change at all.

Ald. Robert stated as they were there by variance the variance would stay forever.

Mr. MacKenzie stated a variance by law ran with the land and was there forever.

Ald. Robert asked what other businesses because of it...what other types of businesses because of the new status would be allowed to go in there in the future, if the funeral home moved out, if the Club moved out, what sort of businesses might it attract and make a notation of what sort of things could be excluded.

Mr. MacKenzie stated he would read the specific provisions of it since they were quite specific noting it was Item 28 of the Zoning Ordinance and included: bank, broker, employment agency, insurance, lawyer, doctor, architect, engineer, and similar professional activities, credit and loan agency...they would be the activities allowed in the district. But, they would have to be within buildings that existed now. So, they could not tear

down two or three of the buildings and put up a large bank, for example. The intent of the Ordinance was to preserve the character of some of these and this area did have several nice, older Victorians in the area. So, the intent was to keep it smaller businesses, keep it looking residential, but allow professional uses to allow more uses of the property and thought it had been fairly effective up in the areas it has been used.

Ald. Robert stated he would surrender the floor, but wanted to be able to ask questions later.

Ald. Pariseau stated in looking at the proposed Rezoning asked if the Law Office of Edmund Murphy, two buildings away from what you...you only have the funeral parlor included in this change, right.

Mr. MacKenzie replied, yes, the funeral parlor was right there.

Ald. Pariseau in reference to the two buildings to the north, Attorney Murphy's buildings asked if it wouldn't be appropriate to include it in the description.

Mr. MacKenzie stated it was a petition by the property owners noting they had gone in and spoke with them to some extent noting Planning staff had worked with them and had explained to them that it would have to be a relatively large area and couldn't just rezone an individual home, so the question would be how far would they want to rezone up Coolidge noting that it did make sense that it was a high volume intersection (Coolidge & Bremer), it was not necessarily ideal residential because of the traffic volumes going through the intersection, so rezoning those corners in the intersection certainly made some sense and once they'd get beyond that they had to decide where to draw the line.

Mayor Wieczorek stated when doing the Master Plan for the Rezoning asked how that particular parcel was treated.

Mr. MacKenzie stated the overall community Master Plan and thought it was kind of on a seam between districts, it was not identified as a major commercial, it was not identified as future residential, it was actually an in-between area, so it wasn't specifically identified for R2-PO, but then again it wasn't specifically identified to be another major use.

Ald. Clancy asked how far north on Coolidge Avenue could they go.

Mr. MacKenzie replied it would be the two homes adjacent to the intersection, so the funeral home at the northwest corner and the house which he believed was a doctor's office on the other side of the street.

Ald. Clancy asked if going down Coolidge Avenue were they going as far as Adeline Street and asked about across from where Romeo Champagne had the grey house at the corner and asked how close to St. Patrick's Church did it come.

Mr. MacKenzie replied it did not include any of the church property noting it came up to the church property.

Ald. Clancy stated if down the road the Diocese decided to sell the church property asked if it would be included then.

Mr. MacKenzie replied, no; that they could come back to the Board again to ask for the zone to be extended or they could go for a variance and believed the applicant or one of the property owners had gone to the Zoning Board of Adjustment to ask for some additional changes in the property and thought that the Zoning Board of Adjustment may have balked saying it should be a zoning issue before the Board of Mayor and Aldermen, so thought they had sent the applicant to the Board here.

Mayor Wiczorek in reference to the total five parcels noted two were commercial.

Mr. MacKenzie replied six parcel altogether and thought that there were two buildings on one lot, and there were four buildings on the corner that had had commercial properties.

Mayor Wiczorek asked why they were requesting a rezoning for the whole parcel when they were talking about one building.

Ald. Cashin interjected because it would then be spot zoning.

Mr. MacKenzie stated the problem was they could run into trouble if they rezoned just one property noting that the Zoning Board of Adjustment was the building they had gone into to get relief from the Ordinance and felt uncomfortable with granting any more commercial in what was basically zoned residential and yet there was growing commercial area around it and thought the Zoning Board had realized there were problems with the zoning and the Zoning Board of Adjustment stated from now on they would have to go and get a zoning change before the Board of Mayor and Aldermen before they did anything else and suspected that was why the applicants got together and reviewed the corners of that intersection and came in with a Rezoning application.

Ald. Robert stated he believed the concept as explained to him was a good one and was healthy for the area and was a little concerned about the Rimmon Club because it was a residential area noting it would be good for the area if it wasn't there, but it could be...the zoning concept could be applied and applied well with the buildings in the future noting that size as he could see right now was fine and some of the people who lived up there liked the idea and some of them didn't; that on a conceptual level for something for the future, for that neighborhood would be good, allowing the properties to be used for businesses, reduce the density, the population and theoretically increase the tax base and thought it would generally be healthy for that neighborhood.

Mayor Wiczorek stated he thought that was a pretty dangerous intersection.

Ald. Robert stated they had been wrestling with that intersection for a few years now noting things were coming, but did not know how soon and that at some point something different would be put there.

Ald. Clancy asked for an explanation of Ald. Robert's statement.

Ald. Robert stated in talking with Tom Lolicata the neighborhood seemed to feel that a 4-way stop sign or 3-way stop sign was what was needed noting they could not get those because it was a policy of the Traffic Committee at least as far as the last Board was concerned noted the new Committee had not set a policy on it and wanted to discuss that with the Traffic Committee and would send it a letter to that effect; that it was not busy enough to put street lights there noting there was a tree blocking the view, there was vegetation blocking the view of the motorists at the corner right next to Phaneuf Funeral Home there was a very large tree, for example, a large tree, a beautiful tree and nobody wanted to cut it down but again people had to take a chance going out into the middle of the road, but in looking at the map Bremer Street going west they go up hill, go around the corner noting it got a little dangerous going both ways and there was a request in for a sidewalk to take care of pedestrian traffic, but nobody was really comfortable with any of the...with the means that have been proposed to handle that intersection or it's been talked about turning that into a one-way street and did not think a one-way street would be good for that neighborhood noting he had discussed it at great length with the Traffic Department, the Police Department, Ald. Machos last term and it was decided it wasn't a good idea and for himself he was not inclined to think that was a good idea at this point either. But, it was dangerous noting he has had calls about it and reiterated something with that corner would be done but did not know exactly what; that he had had calls with objections to this with respect to parking noting that had been the only objection, but thought in speaking with those people it could be worked out, so he thought that in time, with discussion, it would cease being an objection.

Mayor Wiczorek called for those wishing to speak in favor.

Rene Lacasse, 520 Dubuque Street, Manchester, NH, stated:

I went inside the building and it's such a beautiful building you just couldn't believe that anybody would want to take it down and I thought it would be great that someone like Dick or those that are going to buy it and take care of it, I thought it would keep the neighborhood nice, that's what I think about it and I thought it was a good idea and I heard that if they weren't able to do it then it then they would probably end up tearing it down and it just wouldn't look good, it's such a nice building and probably end up in a parking lot or something and it would just take away from the neighborhood. It's really nice up there and I'd like to keep it that way, that's how I feel about it anyway, that's my opinion, I live right around there.

Robert Badolati, 16 Crockett Drive, Manchester, NH, stated:

I own a 3-tenement at 475 Rimmon Street and I'm not affected directly by this zoning proposal, I speak in favor of it for the neighborhood from the standpoint of...for many years we had the old Rimmon School, a real eyesore and what you've done with that is beautiful - professional offices - I wish it could be done with Brown School and a few other places and I think it would enhance the neighborhood. I know the other two buildings

are very well kept and even though this building is unoccupied on the corner, the landscaping there has been kept up also and I think it would be an improvement to the neighborhood.

Maurice E. Bilodeau, P.E., 475 Rimmon Street, Manchester, NH, stated:

I'm in favor of this being approved because that building is a real beautiful building and I know after upkeep of the other buildings they own that this would be a real asset to the neighborhood. Thank you.

James Fournier, 635 Coolidge Avenue, Manchester, NH, stated:

I think it would be a good improvement for the traffic issues that were just brought up a few minutes ago. One being if it were commercial people would be there during the day then the streets were clear at night and also for all of the other reasons they came in and really took care of the lawns and the building itself, so it would definitely be an advantage. Thank you.

Dick Moquin, 212 Coolidge Avenue, Manchester, NH, stated:

I'm with the firm Moquin & Daley and we own one of the buildings involved here. Actually, we also belong to an association that owns the pink building which is really the subject of this request. I'd like to, if I could, just quickly get through a few questions...answer a few questions I think may not have been answered completely. A question that was posed earlier was why are we here instead of going before the Zoning Board to get a variance. We did that and it was told to us at that time that even though we were surrounded by commercial property, we were kind of an island unto ourselves that they felt that the time had come for somebody to take the bull by the horns and petition to rezone that area because when you really get down to it there's only one building we're even talking about here and it's that pink building. Every other building beginning with the one on Coolidge Avenue (212), the next one is 220, Dr. Shea, the funeral parlor are already being used for that purpose, so we're talking one building and we've owned that building for about a year and a half and we've tried to maintain it even though it's vacant, it needs an awful lot of money, a lot of restoration, and in order to put the kind of money it's going to take to restore it, we really need to be able to use it for something for office space, we couldn't do it and rent it out. The way it's divided it would be difficult for anybody to buy it. In the old days they had servants quarters and the building was divided in a haphazard manner that was acceptable back then but today it would be difficult to find anybody who would be willing to buy it as is. I'm trying to address some of these issues. The reason we have the Rimmon Club and I want to answer this one for Mr. Robert's...we had gone back...when he indicated that he preferred not to have that in, we had had some discussions about that. We were ready to pull it out, but we went to the Planning Board and we deferred to the Planning Board here. The feeling was that this would be spot zoning. In other words, if we carved every house bordered by a street contained in this zone all the way up to the funeral parlor so the integrity of the zone has been maintained. Now, a question came up about Eddie Murphy, okay. We considered the possibility of going up to the next block but we wanted to do it in a way that was acceptable to the neighbors. Between the funeral parlor and Mr. Murphy is Mrs. Gamache and I sat down in her house and had a long talk with her and she did not want to be part of the zone, so you couldn't...it wouldn't be fair to Mrs. Gamache to ask to have her put it if she didn't want to be there and if she's not there it makes no sense to go to Murphy because you're going to have a hole in the zone. A similar experience with Mr. DesRuisseaux's property who will address it. I went to see Mr.

DesRuisseaux and initially he was interested in joining the zone because I thought we could cut right across the street and make it nice and square. He indicated after thinking it over that he did not want to be part of the zone. So, we ended it on Bremer Street so that to answer somebody's question about the church from Bremer Street all the way down to Kelley Street none of the houses are included in this zone. So, none of them are. I think that...and I tried to answer the questions...I'd like to say that I was...since I was 16 I worked and lived in that neighborhood, I love that neighborhood, I am very happy to have my office there and I hope to have it there as long as I practice law. It's a beautiful neighborhood, they're wonderful people and I don't want to do anything to offend any of them and that's why I sent out flyers to at least 40 or 50 people, my son hand-delivered them to all of the streets in the surrounding areas, we had an open house and Mr. Robert came...there was not a lot of participation in it, but I wanted to get as much feedback as I could, I called as many as I could, I got a very, very positive feedback, I think. I really didn't get any strong opposition. As a matter of fact, I don't know of any but Mr. DesRuisseaux's here and I don't know what he's going to say, I don't know what he's going to say about it, but nobody's called me and objected to it. We'd like to do justice to that building and the only way we can do it is if we use it for professional offices and I think everybody would be proud of it. As far as parking, I just mentioned that if we are able to use that building since we own the one next door there is a very large garage in the back and it's our intention to tear that garage down and it's going to make a nice, big parking lot in the back which would solve that problem and the last thing that somebody mentioned about parking as mentioned earlier...five o'clock we go home...it's quiet after that. So, if the funeral parlor has evening visitors or people come home from work they don't see all these cars because we're gone and other than that if there's any questions, I be happy to answer.

Ald. Cashin stated they had no intention of tearing the house down.

Mr. Moquin stated I'm so glad you said that, I wouldn't do that for a million dollars even if we don't get the variance, we're still not tearing it down.

Ald. Cashin stated there was only one building actually involved in this, so there wouldn't be any increased traffic.

Mr. Moquin stated it was only their office going to stay there, they would not be bringing in any new people.

Martin Jenkins, 212 Coolidge Avenue, Manchester, NH, stated:

I actually lived in that pink building for two years in the mid 80's. My wife's grandfather or was it great-grandfather built it, the Marcotte Family and I speak in favor of it because I'd like to see it preserved and I think that's the only way to do it and I'd like to speak specifically to the City Master Plan and how this rezoning would help, I believe. The proposed rezoning advances the goals of the City of Manchester Plan the creation of a professional office cluster advances the economic interests of the City. The Master Plan issue D2 says "the economic health of the small locally-owned businesses which are responsible for most of the jobs growth in Manchester should be sustained and nurtured". This professional office zone already home to a doctor's office, a funeral home, and an attorneys offices encourages exactly the small businesses and local employers that

Manchester needs and wants. The rezoning also encourages the preservation of historic resources. An architectural legacy like Manchester's cannot be recreated once it is lost. The buildings near Bremer and Coolidge are stately residential structures about 100 years old, built originally as single-family homes with additional space for servants. As housing stock today they are somewhat impractical. Efficient for neither single-families nor for multi-family use, but the grand design and the architectural details deserve to be preserved and maintained. Rezoning for light impact professional office use of these buildings addresses issues H9 and H10 of the Master Plan...maintenance, preservation, and use of these buildings helps preserve the neighborhood, avoids physical deterioration and provides improved appearance. Moreover by promoting professional offices on the upper west side, the City reduces cross City shopping trips, reduces traffic across the river, and preserves the west side neighborhood identity. Finally, rezoning this area enhances the land use mix which the City needs. This area is within a core residential area neighborhood first developed about 100 years ago, but it is on the edge of a very high density residential zone including many multi-family buildings. Professional use at the Coolidge/Bremer intersection would preserve the neighborhood quality of the residential area, avoid blight or physical decay, encourage local commerce and employment, and conserve the distinctive physical appearance of the neighborhood. Thank you.

Mayor Wiczorek called for those wishing to speak in opposition.

Louis DesRuisseaux, 223 Coolidge Avenue, Manchester, NH, stated:

I don't like to speak to people's back and that's why I ask special permission, I would rather face the Aldermen to apologize first because I don't...until I came in here tonight, I didn't know what I was talking about. I did not know the specifics of the proposal, although I've known about the general idea for several months. Mr. Moquin and I have discussed this way back, but as he explained to you he redid his proposal after the Zoning Board advised him that it did not look favorably upon his plan and then he had to revise it again when I changed my mind because I had originally misunderstood. I thought the issue was to make the area a Historic Commission area which was far from what is proposed tonight. For that reason, I changed my mind. I changed my mind for several reasons but let me go back first, if I may, your Honor, to the fact that I am completely unprepared. I thought I might have a second chance because I understand that this will be referred to the Committee on Bills on Second Reading and I just found out that I would not be allowed to make any presentation at that Committee meeting. I suppose I could ask Ald. Wihby for a special exception to the rules, but I can always submit something in writing, I understand, which I plan to do. In case I miss some of the issues that I think are important on this proposal. For the record, I will refer in general terms to the concerns that I have and I think that the Aldermen should have. If I may diverse for a moment, I don't want to sound as though I'm crying in my beer, but the reason I am unprepared and didn't find out until four-thirty tonight is because sometimes people go on vacation, they don't always buy **The Union Leader** and they don't always see Mr. Bernier's advertisement 14 days in advance. I got back from the beach at four o'clock this afternoon and I found out about this hearing. I couldn't reach Mr. Robert who is my Alderman and even if I had I could not have reasonably discussed what the specific proposal is because I have not seen this. On that issue, I called the Planning Department and asked...well, I first discussed with Mr. Bernier why I wasn't notified as an abutter and he said well, it's not his job, it's the Planning Board's. So, I called the Planning Board and Mr. MacKenzie was busy so one of his

assistants said, no we do not notify abutters. Now, I think that's unfair. I don't think that fair, Mr. Mayor, and Mr. MacKenzie told me tonight when I came in here that the reason why abutters are not notified is that the State law does not require it. I would like to suggest to the Board of Mayor and Aldermen, if I may, that even if the State law does not require abutters to be notified then maybe City regulations could require that abutters be notified. I think it's perfectly reasonable that other abutters other than myself may go on vacation some day and not know that something is coming up. So, I must apologize for rambling a little bit, I ask your patience for listening to me about some of the things I'm presenting knowing why I'm acting as I am and not making a beautiful presentation such as Mr. Jenkins just made, very smooth, almost changed my mind after I heard it. However, maybe I can be as smooth in what I present to Ald. Wihby's Committee. Some of the issues. Mr. Moquin should definitely be allowed to rescue that pink house. For those of you who live on the east side everybody on the west side refers to the pink house, everybody knows the pink house. I agree, it's one of the nicest houses, it's as nice as the one I live in. The one I live in is across the street. One of the Aldermen referred to it as the old Champagne place. I would not want it converted to other uses in a residential which is why I'm not, I don't want, I do not favor this specific proposal as it is presented. I do favor saving the house. I think Mr. Moquin had the right idea in the first place by going to the Zoning Board. The Zoning Board for reasons of its own didn't like the idea. Well, the next route was to come up with a proposal like this. This type of proposal in my mind is providing a remedy or a cure that's worse than the illness. Philosophically, your Honor, I've often heard you bemoan the fact that Downtown is a shambles, Downtown is lost, why, when did that start. That started when all the lawyers and the doctors and insurance agencies moved up to the north end to save the houses up in the north end. We cured the house problem, but we sure didn't do anything about the Downtown problem. I think the Aldermen, philosophically, the City should consider at some point when do we stop converting residences to businesses. When the businesses were located Downtown in their own district everybody was happy, Thursday night was one of the greatest nights of the week. The tax base was great, your honor. Philosophically, this is a bad move. It would be the same whether it was on Mammoth Road or in the north end or the south end, no matter where. It is bad policy, I think, to encourage the flight of professions and businesses into residential areas. Traffic - I am the greatest expert on traffic at the corner of Bremer and Coolidge. I can guarantee you that at least three out of five cars do not observe the stop sign at that corner. It probably is four out of five cars. Not only do they not observe the stop signs, but they just love to speed right through regardless of how many vans are coming up Bremer or coming down Bremer. I'm talking about Bremer, the real name for that street is the Bremer speedway, it's not Bremer Street, it's the Bremer speedway. You have never seen such joy of truck drivers and young drivers as soon as they get to the middle of the intersection zoom the cars down Bremer Street hill at 40, 50 miles an hour. What that places needs is not four traffic stop signs, it's not traffic lights, what that place needs is a cruiser parked right there, that's the only way you're going to save that intersection and I know because I take my life in my hands every day. I back out of my driveway which is called the suicide driveway by everybody who knows me. All my friends and relatives say you have a suicide driveway and it is true. If I just put my tail end of my car past the end of the driveway, it's going to be torn off by somebody coming around the curve at the top of the hill. The fellows at the bottom of the hill are pretty good, they can see me. That is a true speedway. Not only that, more traffic. There are now two of those buildings next to the pink house occupied by lawyers. The first one to get a variance to the zoning occurred maybe 20 years ago, I don't know Bob and I were still working for the City at that time

anyway, it must have been about 20 years ago. We had a hearing before the Zoning Board at which time the proposal indicated and Mr. Moquin very sincerely felt was going to be great for this area, gonna take good care of that house, it's not going to deteriorate and we all agreed especially since at that time there were only two or three lawyers involved. So, what's two or three lawyers in a nice big white house. Well, Mr. Moquin didn't know how successful he was going to become and he grew and he grew and he grew. Did you have 20 lawyers at one time in that house, Dick how many.

Mr. Moquin replied we have them spread out between here and Boston.

Mr. DesRuisseaux stated I understand that, but how many in the building.

Mr. Moquin replied, I don't know, maybe seven or eight and I'm not counting Gene Laflamme.

Mr. DesRuisseaux stated that's two law firms. Well, Dick and I understand one another. Dick's a great guy, very sympathetic, does everything, tries his best to keep me happy. But, we're all mortal. What happens if he disappears from the scene and we've got an R2 district there. That's forever. Do what you want, so somebody decides we're going to put two law firms in the first building, put one or two law firms in the second building, then why can't we put three law firms in the pink house, that's a real big beauty. Dick will never do that. But, Dick isn't going to live forever. The purpose of the Board of Mayor and Aldermen is to look at the big picture as I understand it, do what's best for the City. Not what's best for me, not what's best for Dick, do what's best for the City. The traffic is horrendous. What will it become if more lawyers come in there or an insurance company or doctors or architects, whatever, whatever is allowed. Parking -- coming out of suicide driveway in the summer is very tough, coming out of suicide driveway in the winter you wouldn't want to try it. I'm the only one brave enough to do it. The tradesmen I get won't go in my back driveway, they try to find a spot in the street, of course, they can't. Dick's too successful the way it is now. With an 2R district it's a blanket change you would be making. Just think of it, no restrictions, no conditions, blanket change. Dick's idea in the first place was okay. If you go to the Zoning Board to get a variance, you get a variance with restrictions, with conditions. The Zoning Board could say so many parking spaces are required, the Zoning Board could require certain conditions, limit the number of employees, limit the number of lawyers, doctors, architects, whatever would be occupying the pink house. It's very bad now and Dick agrees coming back to the winter. So, I back out, take my life in my hands and I go around pick up my wife or guests at the front door, but you can't do that because people are not polite any more today. I break my back to open up my front walkway, make a nice big opening in the street, open up the drain so that the water will drain into the sewer and what happens. For the next six hours if I did this in the morning everybody parks in that nice area I've shoveled out, that doesn't make sense. You'd think people would be a little bit more considerate but they are not. I have problems and you've probably gathered that by now. I'm not against the pink house. That pink house ought to be saved, but the way to save the pink house is not to make an R2 district that's going to be forever, that's going to have no conditions, that has no restrictions other than those of a technical nature. I haven't had a chance to talk to Bob MacKenzie on all these things, but he's a nice guy, he promised. I'll call him tomorrow, we'll make an appointment and he's going to straighten me out on all these things, maybe. You've got to look at not only the technical nature of

things. I suggest you have to look at the human nature of things. Cars are parked from one end of my property to the corner of the stop sign and inside the 20 foot area that you're not supposed to park in. Cars park with their tails sticking out into Bremer Street when they're in a hurry to go see a lawyer or when they're in a hurry to go to the funeral home, or when they're in a hurry to go see the doctor. The doctor has problems. His patients park so that the back end of the cars stick out into Bremer Street almost into the intersection as the cars come up. Traffic problems are horrendous there. I would suggest, your Honor, members of the Board of Aldermen, you can't take action on this until the Traffic Committee has come up with an impact statement. What will this R2 proposal do to an already bad situation. The Traffic Committee should have an input in this, the staff of the Traffic Department should study this and bring to you the impact of parking. The Zoning Board of Adjustment should have some input. Why don't they like the idea. Maybe they've got the wrong idea, maybe they should have allowed a variance for the pink house. Since we're talking about one house, why can't the Zoning Board do what it did for the other two houses, I don't understand that at all.

Mayor Wieczorek requested Mr. DesRuisseaux if he could finish his statement.

Mr. DesRuisseaux stated for a guy who wasn't prepared, I guess I was kind of long winded.

Mayor Wieczorek stated we gave you equal time, we gave you as much as they all had.

Mr. DesRuisseaux stated thank you. The Traffic Committee, the Zoning Board, the Planning Board should have some input and I understand the Planning Board won't even consider this. Now, to me, your Honor, that doesn't make sense. All the staffs, the resources that the City has should have, should study this. The Planning staff has been aware of it. The Planning staff has made some recommendations, but with all due respect to Mr. MacKenzie, I think the Planning staff's made a few errors, missed a few things. I think the Planning Board should consider this and have an input. I'll stop here and if I may have permission...things that I forgot, if I can submit them in writing for the Committee.

Mayor Wieczorek replied sure, absolutely.

Mayor Wieczorek advised that all wishing to speak having been heard, the testimony presented would be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.

There being no further business to come before the public hearing, on motion of Ald. Clancy, duly seconded by Ald. Pariseau, it was voted to adjourn.

A True Record. Attest.

City Clerk