

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on January 28, 2021 at 7:00 pm through the GoTo Meeting platform, with an optional dial-in number, in advance of the filing of the application for Preliminary Plan for the Habitat for Humanity project located 7402 Garland Avenue in Takoma Park. The presentation materials were made available to the public for download on January 22, 2021, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

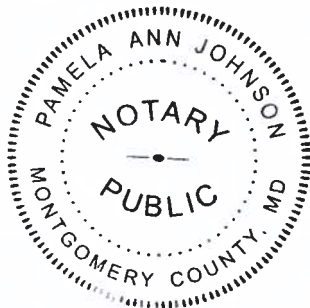
[Handwritten Signature]
Signature

2/3/21
Date

Patricia Harris
Print Name

Esq.
Title

Sworn and subscribed to before me this 3rd day of Feb., 2021.



Pamela A. Johnson
Signature of Notary Public

Pamela A. Johnson
Printed Name of Notary Public

My Commission Expires: 7-15-2024



Patricia A Harris
Attorney
301-841-3832
paharris@lercheearly.com

January 13, 2021

RE: Habitat for Humanity
7402 Garland Avenue, Takoma Park
Preliminary Plan Application Pre-Submission Community Meeting

Dear Neighbor:

On behalf of Habitat for Humanity (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the development of the property located at 7402 Garland Avenue, Takoma Park, Maryland (the "Property"). The Property is zoned R-40 and is approximately 11,000 square feet of net lot area. The Applicant is proposing to subdivide the existing lot into two lots and convert the single family structure into a duplex (the "Application").

Date/Time: Thursday, January 28, 2021 at 7:00 PM¹

Virtual Location: <https://global.gotomeeting.com/join/991111629>

Call in Number: (872) 240-3311 Access Code: 991-111-629

Presentation available: on January 22, 2021 at <http://bit.ly/3hJl5My>

Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the GoTo Meeting comment box.

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Application will be assigned an application number. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and contact information for inclusion on the meeting attendee list at <http://bit.ly/3hM3unf>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available until January 29 at 5:00 p.m. We look forward to meeting with you (virtually) on January 28th.

Sincerely,

Patricia A. Harris

¹ You can join the meeting from your computer, tablet or smartphone. You can also dial in using just your phone.

Habitat for Humanity
7402 Garland Street, Takoma Park
Preliminary Plan
January 28, 2021 Community Meeting
Mailing List

	Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
1	RALTE H & F S ROVA		3307 CHATHAM RD	ADELPHI	MD	20783	E	P20	13-01067545
2	HOWARD F MILLER REV TRUST		7725 CARROLL AVE	TAKOMA PARK	MD	20912	B	P5	13-01071478
3	RALTE H & F S ROVA		3307 CHATHAM RD	ADELPHI	MD	20783	E	P20	13-01072622
4	JOHANNES HUESSY	CANDICE CORNISH	7727 CARROLL AVE	TAKOMA PARK	MD	20912	B	P6, Pt 7	13-01074233
5	CATHLEEN S TRAINOR		7723 CARROLL AVE	TAKOMA PARK	MD	20912	B	4	13-01076276
6	DEEPAK MARWAH &	MONISHA R SHAH	7405 GARLAND AVE	TAKOMA PARK	MD	20912	E	21	13-01081067
7	TIMOTHY M SMYTH	KATHRYN SMYTH	906 DAVIS AVE	TAKOMA PARK	MD	20912	B	19	13-03163557
8	VILASINI P SARANG		18412 DUTCHESS DR	OLNEY	MD	20832	B	P23	13-03169086
9	JAMES E DELLA-GIACOMA	TANYA R TORRES	7401 GARLAND AVE	TAKOMA PARK	MD	20912	E	P2	13-03169667
10	P3 PROPERTIES LLC		12708 GOODHILL RD	SILVER SPRING	MD	20906	D	P24	13-03171604
11	JOSEPH T & M T LILLY		7403 GARLAND AVE	TAKOMA PARK	MD	20912	E	P2	13-03178695
	Civic, Community, Condominium and HOAs registered with MNCPPC	Contact	Street	City	State	Zip			
12	7209 Flower Avenue Condominium	c/o Ernestine Lenteu, President - Treasurer	7209 Flower Avenue Unit #6	Takoma Park	MD	20912			
13	7300 Flower Avenue Condominium	c/o William Garr, Treasurer	7300 Flower Avenue #5	Takoma Park	MD	20912			
14	8109 Garland Avenue Condominiums	c/o Wai Cheung, Tak Wai LLC, President Treasurer	8109 Garland Avenue	Takoma Park	MD	20901			
15	East County Citizens Advisory Board	c/o Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904			
16	Erie Avenue Condominium	c/o Linda Linson, President	719 Erie Avenue Apt #6	Takoma Park	MD	20912			
17	Fibonacci Gardens Condominium	c/o Daniel Grueso, Secretary	708 Kennebec Avenue Apt #2	Takoma Park	MD	20912			
18	Flower Park Condominium Association	c/o Larry Duff, President	7219 FLower Avenue	Takoma Park	MD	20912			
19	Friends of Sligo Creek	c/o Corrine Stephens, President Board of Directors	P O Box 11572	Takoma Park	MD	20913			
20	Friends of Sligo Creek	c/o Kit Gage, Advocacy Coordinator Board of Directors							advocacy@fosc.org
21	Friends of Sligo Creek	c/o Laura Mol, Chair Natural History							lauramolmail@gmail.com
22	Hilltop Condominium	c/o Lacy Alison, President	7736 Maple Avenue Apt #8	Takoma Park	MD	20912			
23	Hillwood Manor Community Assoc	c/o Gil Winters, President	7101 13th Avenue	Takoma Park	MD	20912			
24	Hillwood Manor Community Assoc	c/o Josh Goldberg, Vice President	7105 13th Avenue	Takoma Park	MD	20912			
25	Montgomery County Civic Federation	c/o Bailey Condrey, President	10205 Parkwood Drive	Kensington	MD	20895			
26	Montgomery County Renters Alliance Inc.	c/o Hermoine Freeman, Chair							fifi803@aol.com
27	Montgomery County Renters Alliance Inc.	c/o Matthew Losak, Director	1001 Spring Street #316	Silver Spring	MD	20910			
28	Montgomery County Taxpayers League	c/o Joan Fidler, President	7400 Pyle Road	Bethesda	MD	20817			
29	Montgomery Preservation, Inc.	c/o Judith Christensen, Director	6 Walker Avenue	Gaithersburg	MD	20877			
30	New Hampshire Gardens Citizens Assoc	c/o Barrie Lee Howard, President	7607 Wildwood Drive	Takoma Park	MD	20912			
31	New Hampshire Gardens Citizens Assoc	c/o Halle Enyedy, Treasurer	7603 Wildwood Drive	Takoma Park	MD	20912			
32	Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841			
33	Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
34	Sligo Creek Pky Kennebec Flower Maplewld	c/o Abdul Muhammed, Contact	8002 Maple Avenue	Takoma Park	MD	20912			
35	Sligo Creek Pky Kennebec Flower Maplewld	c/o Frank Demarais, Contact	8006 Maple Avenue	Takoma Park	MD	20912			
36	Sligo Park Hills Citizens Assn.	c/o Anne McHenry, Co-President	8003 Piney Branch Road	Silver Spring	MD	20910			
37	Sligo Park Hills Citizens Assn.	c/o Dave Gross, Treasurer	132 Hilltop Road	Silver Spring	MD	20910			
38	South of Sligo Citizens Assn.	c/o Catherine Tunis, President	907 Larch Avenue	Takoma Park	MD	20912			
39	South of Sligo Citizens Assn.	c/o Jack Carson, Treasurer							tymetraveller@verizon.net
40	South of Sligo Citizens Assn.	c/o Juan Luis Torres, Vice President							torrestakoma@netscape.net
41	South of Sligo Citizens Assn.	c/o Sandra Filippi, Secretary							sfilippi@verizon.net
42	Takoma Overlook Condominium Association	c/o Keisha Sedlacek, President	7333 New Hampshire Avenue #1112	Takoma Park	MD	20912			
43	Takoma Overlook Condominium Association	c/o Kevin Goodrich, BOD Treasurer	7333 New Hampshire Avenue #1204	Takoma Park	MD	20912			
44	Takoma Overlook Condominium Association	c/o Sarah Haddock, BOD Secretary	7333 New Hampshire Avenue #1105	Takoma Park	MD	20912			

Habitat for Humanity
7402 Garland Street, Takoma Park
Preliminary Plan
January 28, 2021 Community Meeting
Mailing List

45	Takoma Park Community Center	c/o Bruce Williams, Mayor	7500 Maple Avenue	Takoma Park	MD	20912			
46	Takoma Park Community Center	c/o Erkin Ozberk, Planner	7500 Maple Avenue	Takoma Park	MD	20912			
47	Takoma Park Community Center	c/o Rosalind Grigsby, Community Development Coordinator	7500 Maple Avenue	Takoma Park	MD	20912			
48	Washington Metro Area Transit Authority	c/o Shyam Kannan, Managing Director Offc of Planning	600 Fifth Street NW	Washington	DC	20001			
	Others Required to be Notified	Organization	Street	City	State	Zip			
49	Intake Section	MNCPPC-DARC	2425 Reddie Drive, 14th Floor	Wheaton	MD	20902			
	Development Team	Organization	Street	City	State	Zip			
50	Patricia A. Harris	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
52	Vincent G. Biase	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
52	John Paukstis	Habitat for Humanity	8380 Colesville Road, Suite 700	Silver Spring	MD	20910			
53	Sarah Reddinger	Habitat for Humanity	8380 Colesville Road, Suite 700	Silver Spring	MD	20910			
54	Katie Temple	Habitat for Humanity	8380 Colesville Road, Suite 700	Silver Spring	MD	20910			
55	Bill Kirwan	Muse Architects	7401 Wisconsin Ave, Suite 500	Bethesda	MD	20814			
56	Les Powell	Charles P. Johnson & Associates	1751 Elton Road Suite 300	Silver Spring	MD	20903			

Habitat for Humanity
7402 Garland Ave., Takoma Park
Preliminary Plan Community Meeting
Date/Time: Wednesday, January 28, 2021 at 7:00 PM
Virtual Location: <https://global.gotomeeting.com/join/991111629>
Call in Number: (872) 240-3311 Access Code: 991-111-629

Name¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notices?
Jim Della-Giacoma	7401 Garland Ave, Takoma Park, MD 20912	(202) 468-0244	jimdella@gmail.com	Yes
Laura Delaney	812 Davis Avenue	3012702352	lauradelaney@me.com	Yes
Guillermo Reboca	7212 Trescott Avenue, Takoma Park, MD 20912	(202) 491-4339	largar@rcn.com	Yes
Cornish Huessy Family	7727 Carroll Ave	202-251-9987	ms.ccornish@gmail.com; hgracec2@gmail.com	Yes
Maureen Lilly	7403 Garland Avenue	3014126337	mtlilly6@gmail.com	Yes
Joe Lilly	7403 Garland Avenue	3014126337	Jlillydr@aol.com	No
Cindy Dyballa	515 Elm Ave	240-476-7906	cindyd@takomaparkmd.gov	Yes
Cathleen Trainor	7723 Carroll Ave., Takoma Park MD 20912	301 906 1917	cathleen.trainor56@gmail.com	Yes
Suzanne Ludlow				
Alexander Michael			alexanderm@takomaparkmd.gov	
candice cornish			ms.ccornish@gmail.com	

¹ This sign-in sheet has been compiled to the best of the Applicant's ability. Given the virtual format, the Applicant requested that individuals email their contact information to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not email their contact information were identified from their log-in information in the GoTo Meeting platform.

Habitat for Humanity
7402 Garland Ave., Takoma Park
Preliminary Plan Community Meeting
Date/Time: Wednesday, January 28, 2021 at 7:00 PM
Virtual Location: <https://global.gotomeeting.com/join/991111629>
Call in Number: (872) 240-3311 Access Code: 991-111-629

Deepak Marwah			deepak.marwah@accenturefederal.com	
Grayce Wiggins, City of Takoma Park			graycew@takomaparkmd.gov	
H. Grace Cornish				
Helen Solomon				
J Smith			jsmith@icf.com	
Jean Kerr				
Jennifer Hale				
Jessica				
Linda Thompson				
Monisha Shah			mshah@nrel.gov	
Patti Mallin			pattim@takomaparkmd.gov	
Rosalind Grigsby			rosalindg@takomaparkmd.gov	
Samira Cook Gaines			samiracg@takomaparkmd.gov	

7402 Garland Avenue
Pre-Application Community Meeting – 1/28/2021

Participants

CITY OF TAKOMA PARK	DEVELOPMENT TEAM
Suzanne Ludlow – Takoma Park City Manager	John Paukstis – Habitat for Humanity Metro Maryland
Cindy Dyballa – Takoma Park City Councilmember, Ward 2	Sarah Reddinger – Habitat for Humanity Metro Maryland
Samira Cook Gaines – Housing & Community Development, Economic Development Manager	Katie Temple – Habitat for Humanity Metro Maryland
Grayce Wiggins – Housing & Community Development, Housing Development Manager	Les Powell – Charles P. Johnson & Associates
Takoma Park Residents	Patricia Harris – Lerch, Early & Brewer
	Vince Biase – Lerch, Early & Brewer
	William Kirwan – Muse Architects
	Jessica Gardberg – Muse Architects

The meeting commenced at 7:00 p.m.

Development Team Presentation

Property, Proposal & Process Overview – Pat Harris, Lerch, Early & Brewer

- Brief introduction of the development team.
- Existing single-family home on one lot in the R-40 Zone.
- The existing home was most recently utilized as three rental units.
- Habitat for Humanity (the “Applicant”) proposes to subdivide the existing lot to create two lots for ownership.
 - The existing single-family home will be retained and reconfigured internally into a duplex for sale and will provide two opportunities for home ownership in Takoma Park.
 - The resulting home ownership opportunities are unique in the current Takoma Park housing market and will provide “missing middle” housing in the neighborhood.
- This Pre-Application Community Meeting is the first public meeting for this application and signals the kickoff for the Preliminary Plan of Subdivision process.
 - Applicant intends to submit the Preliminary Plan Application to M-NCPPC in early February.

- Notice of Application will be provided, and the yard sign will be updated accordingly.
- Planning Staff will review with comments and then the City of Takoma Park will review.
 - M-NCPPC will then issue a Staff Report.
- A Notice of Hearing will be issued to the neighborhood prior to the Planning Board’s review of the Application.

Habitat for Humanity Introduction – Sarah Reddinger, Habitat for Humanity Metro Maryland

- Habitat for Humanity Metro Maryland is dedicated to providing affordable home ownership opportunities in the region.
- Seeking to create two beautiful, high quality dwelling units for purchase.
 - Goal of creating home ownership opportunities and valuing transitional/generational wealth building inherent to home ownership.
- Property will be gutted down to the studs and rebuilt as new.
 - Remediation, new windows, roof, new electric, plumbing, appliances, and insulation.
 - Will switch from gas to electric to help the city meet its sustainability and climate goals.
- Habitat will serve as both the builder and the lender.
 - Families will apply to Habitat in the same way they would apply to a bank.
 - Habitat looks at income, ability to pay a mortgage.
 - Blind selection process and then Habitat provides an affordable mortgage.
- Grateful for the City providing funding to subsidize the project and make it possible to achieve affordability.
- Introduction of City of Takoma Park Representatives:

City of Takoma Park Representatives

Suzanne Ludlow – Takoma Park City Manager

- Excited about the project and pleased that Councilmember Dyballa is supportive of the Application.

Cindy Dyballa – Takoma Park City Councilmember, Ward 2

- Very excited about the project.
- City Council previously commissioned a study on the need for missing middle housing in the City.
 - The City has a lot of expensive homes for sale and a lot of rentals – but not a lot in between.
 - This partnership with Habitat is an exciting opportunity to deliver missing middle housing.
- Excited about the sustainability features of the project will be carried through and will help achieve important climate goals for the City.

- Thanks Habitat for stepping up to provide this unique opportunity and meet demand for missing middle housing in the City.
- Thanks the previous property owners for selling to Habitat.
- Pitch for volunteers in the community/neighborhood to join in the Habitat tradition of homebuilding when the project reaches that stage.

Samira Cook Gaines – Housing & Community Development, Economic Development Manager

- Poses question to residents regarding how long they’ve lived in the City.
 - Residents are attracted to Takoma Park for the community, culture, diversity, and mission of Takoma Park.
 - Takoma Park values diversity and welcomes individuals who want to build equity through homeownership.
 - Current concerns about pricing out individuals and families.
 - Takoma Park made this investment to meet its values and commitment to racial equity, environmental sustainability, and the City’s diversity.
- Grayce Wiggins and I were looking for a partner to take action in this mission.
- Highlights Takoma Park’s investment in this project and how the City is investing in missing middle housing.
 - Not everyone can afford Takoma Park, but the City does not want to become a place that is financially segregated.
- We are excited about new residents, families, and businesses in Takoma Park.

Preliminary Plan Overview – Les Powell, Charles P. Johnson & Associates

- Plan shows the existing lot in the R-40 Zone subdivided into two lots.
 - Lot line goes through the middle of the house and then angles out from the center of the house.
 - Angles will meet the R-40 Zone requirement for a 40-foot frontage.
- Plan features two driveways in order to provide the two required off-street parking spaces for each unit.
- The additional driveway could potentially impact street trees.
 - 1 tree is dead, and the other two are either in acceptable or fair-to-poor condition.
 - The NRI and Tree Save Plan will be reviewed by M-NCPPC.
- M-NCPPC will ultimately review the proposed subdivision.

Existing & Proposed Site Plans – Bill Kirwan, Muse Architects

- Muse Architects is based in Montgomery County and has worked in the community since the 1980s.

- Comparison of existing site and proposed conditions.
 - Subdivision will be down the middle, instead of vertically.
 - Devising wall will create main floor level, second floor, and basement in each unit.
- Proposed first floor plan:
 - Living area, dining area, and kitchen.
 - Porches will be added to each unit on the sides of current entry gable.
 - Exterior door will be added to the northern unit.
- Proposed second floor plan:
 - Northern unit has two beds with a full bath and walk-in closet.
 - Southern unit has one bedroom, a closet, and hall bathroom.
- Proposed basement floor plan:
 - Additional bedroom level for both units.
 - Will include utility rooms and bathrooms.

Elevations – Bill Kirwan, Muse Architects

- Current elevation and proposed elevation.
- Removal of the existing carport.
- Two front porches and center window will replace the current entrance.
- New finishes, exterior, and windows will be implemented.

Presentation Summary – Pat Harris

- Proposed architecture, layout, and new configuration is not subject to Planning Board review for this subdivision application.
- Team wanted to share the elevations and floor plans to demonstrate what the property will eventually look like and how it will fit into the neighborhood.

Resident Questions & Comments

1. Cindy Dyballa – City Councilmember, Ward 2
 - City of Takoma Park has Tree Permit Requirements & Stormwater Requirement Permits that are in addition to County's process.
 - Might be a good time to check in with the City Arborist.

- The City also has tree planting requirements.
 - Question from a resident:
 - If you cannot share a driveway – is there a way to apply for a variance from the two off-street parking spaces?
 - Could have less of a visual impact and impervious surface on the property.
 - Potentially use a more sustainable material or surface than concrete or asphalt for the driveway.
 - **Sarah Reddinger Response:**
 - Energy efficiency is priority for Habitat for climate impact purposes and from a financial standpoint to provide affordability and lower utility bills
 - Drywall will be removed. Spray foam will be used in the walls and along the rooflines to make the home more energy efficient.
 - EnergyStar appliances will be utilized, and the home will be switched to all electric. Water usage will also be taken into consideration.
 - **Bill Kirwan Response:**
 - New window units and treatments will be utilized as well. Spray foam insulation will be very helpful for overall energy efficiency.
 - **Pat Harris Response:**
 - Will check-in with the City Arborist next week.
 - **Les Powell Response:**
 - Will contact the City Arborist to coordinate City Tree permitting.
 - Will consider pervious pavers for the new driveway.
2. Deepak Marwan (GoTo Meeting Chat)
- Why are you proposing to subdivide into a duplex instead of keeping the existing single-family home?
 - **Pat Harris Response:**
 - Subdividing for a duplex will provide homeownership opportunities for two families, instead of just one.
 - **Sarah Reddinger Response:**
 - Cost is also a major factor for subdividing.
 - Expected resale value as a single-family home would be around \$800K
 - Duplex provides a resale around \$300K, which makes the project feasible for subsidies.
3. Johannes Hussey & Candice Cornish – 7727 Carroll Avenue
- Next door neighbor.

- Will the trees on the border of the two properties be removed?
- **Les Powell Response:**
 - Working hard to keep the tree that is located on the property line.
 - Trying to keep the grade down to have less impact on the roots.
 - Will involve root pruning and crown pruning
 - Likely can save this tree.
- Candice Cornish
 - Piles of pavers are currently around the tree.
 - **Les Powell Response:**
 - Piles will be cleaned up once work begins, and we will try to remove invasive species to protect the tree.
- Johannes Hussey
 - Will the existing fence be removed?
 - **Sarah Reddinger Response:**
 - Will be replaced with a wood board-on-board fence.
 - Cleanup is taking place on the site now.
 - **Suzanne Ludlow Response:**
 - Urban forestry manager will be monitoring the site to maintain the trees as much as possible and replanting requirements will be in place if some are removed.
 - **Cindy Dyballa Response:**
 - Urban Forestry will be managing the situation.

4. Maureen Lilly

- Lives across Garland Avenue from the property.
- Will the garage be kept?
- **Sarah Reddinger Response:**
 - Garage on the left side of the home will be retained.

5. Cathleen Trainor – 7723 Carroll Avenue

- Shares rear fence line with the property.
- Highlights black locust on the property.
- **Les Powell Response:**
 - Identified that black locust and will work with urban forestry.

- Will there be two lots on the property?
- **Pat Harris Response:**
 - Yes, the proposed subdivision will create two lots.
- There is a rat infestation on my property and adjacent property.
 - There have been rats along the fence line and the subject property.
- There is a pool close by and a fence will be needed to protect children from access to the pool.
- Did the City own the house and sell to Habitat?
- **Pat Harris Response:**
 - The Owner sold directly to Habitat with the financial assistance of the City.
 - Appreciate the heads up on the rats.
- Thinks it's a wonderful idea and look forward to the development.
- **Grayce Wiggins Response:**
 - The City acquired the property through the Tenant Opportunity to Purchase Law.
 - The tenants declined the offer and consistent with the Law, the City was offered the opportunity to purchase.
 - Home was made available to purchase for Habitat through the City's partnership with Habitat.

6. Candice Cornish – 7727 Carroll Avenue

- It looks like a lot of bushes would be removed from the front of the home and the side.
- **Les Powell Response:**
 - The vegetation is easily transplanted and propagated.
 - The new driveway will be 20 feet from the property line.
- Suggests putting hedges along the new fence.
- **Les Powell Response:**
 - Would like to preserve hedges and repurpose them in the lawn.
- Appreciates the proposed design of the duplex and is excited about the project.
- Will there be insulation in the rebuilt home?
- **Bill Kirwan Response:**
 - Yes – will use a terrific spray foam insulation product.

7. Cathleen Trainor – 7723 Carroll Avenue

- Have you considered geothermal heating?
- **Bill Kirwan Response:**

- It's an option but could potentially raise the cost beyond Habitat's budget.

Next Steps

- Development team will coordinate with the City Arborist.
- Submittal of Preliminary Plan application to M-NCPPC.
- Notice will go out after filing & the sign will be updated in the yard.
- Notice of Hearing will go out before Planning Board Hearing – roughly 3-4 months after filing.
- Will continue to coordinate with the community as the project moves through the process.

The meeting adjourned at approximately 8:10 p.m.