

**WINDSOR SQUARE
HISTORIC NEIGHBORHOOD AND SPECIAL CONSERVATION DISTRICT
BOARD MINUTES
November 3, 2016**

The meeting was called to order at 7:03 p.m.

Board members present: Ken Mosesian, Phil Sheinbein, Hideto Tsujimura, Dawn Dauphine, Kate Corcoran, John Waldron, Emily Groh, Susan Biegner, and Anne Thorne

Board members absent: Jeffrey Long

Guests: Vintage Partners representative David Scholl; Mr. and Mrs. Huss, owners of Huss Brewery; Camila Alarcon, Gammage & Burnham, counsel for Huss Brewery; Terry Pepper and Chip, representatives of Huss Brewery; numerous Windsor Square residents.

Approval of Minutes: Copies of the October 6, 2016 minutes were distributed to the Board members. Phil moved to approve the minutes; Susan seconded the motion. Motion passed 9-0.

Guest Speakers regarding Huss Brewery application for liquor license and patio use permit: Camila Alarcon made a presentation to the Board regarding Huss Brewery's application for a use permit for Huss Brewery to open a beer/wine taproom in Uptown Plaza, with a series 7 liquor license and an outdoor patio. Ms. Alarcon identified stipulations that Huss Brewery is willing to accept in an effort to minimize disruption to Windsor Square residents. Leah Huss made a presentation informing the Board of Huss Brewery's experience in operating a taproom in Tempe and explaining their concept for a taproom at Uptown Plaza, which includes community participation and involvement, and not a bar concept. Other representatives on behalf of Huss Brewery spoke of their expectations for communicating with residents and resolving issues that might arise. David Scholl of Vintage Partners spoke to the Board about Vintage Partners' efforts to work with the Board in finding suitable retail for Uptown Plaza. Residents were invited to speak from the floor. A letter from Dr. Phil Lufty, who was present, was read from the floor expressing concerns about noise and disorderly conduct from having a taproom and taproom patio located so close to his backyard. Linda Pollock, resident, spoke about past problems with noise and parking, and addressed her concerns about the Huss Brewery application. Other residents provided their input as well, expressing concerns about noise, parking, litter, and other concerns. A question was raised whether Huss Brewery would be amenable to choosing an alternate location within Uptown Plaza so that the neighborhood could enjoy the benefits of having a community-oriented taproom in Uptown Plaza without the location being adjacent to residents' backyards. The Zoning Adjustment Board hearing is expected to occur on November 22, 2016 (subsequently rescheduled).

After the presentations were completed, the Board discussed the issues raised. Phil moved for the Board to make a formal objection to the Huss Brewery application for a liquor license, and John seconded the motion. The motion was approved unanimously by the Board. Susan moved for the Board to object to a use permit for an outdoor patio at the current Huss Brewery location in Uptown Plaza, and Kate seconded the motion. The motion was approved unanimously by the Board. The Board agreed to investigate obtaining the services of a sound engineer and a real estate market analyst to provide analyses that may be considered for use in

bolstering the Board's opposition to the Huss Brewery applications. It was agreed that fee estimates would be brought to the Board for formal approval. The Board also expressed the hope that Huss Brewery could obtain an alternate, unobjectionable location for its taproom at an interior location at Uptown Plaza, with appropriate use stipulations. The Huss Brewery matter took approximately 1.5 hours of the Board meeting.

Treasurer's Report: Hideto previously circulated to the Board a status of expenditures against budget and the funds in the bank account.

Guest Speaker: Resident Bob Huhn spoke on behalf of the Maricopa County Air Quality Department. The Department inspectors intend to vigorously enforce the prohibition of fires on "no burn" days. The Department is offering a free pilot program to retrofit wood-burning fireplaces to gas fireplaces. Residents were encouraged to take advantage of this program by calling 602-372-WOOD (9663).

Ad Hoc Committees:

Kids Club: No report.

Zoning: No additional report.

Commercial Liaison: Anne and John reported that packets are being dropped off at all homes to explain the Advantage Card program and seek dues and security payments for the upcoming year. The Advantage Card program will be officially kicked off at the upcoming Block Party.

Neighborhood Beautification: No report.

Security: No report.

New Resident Welcome: No report.

Old Business:

Monuments: John stated that he will circulate information.

Fall Block Party: As previously discussed, the Fall Block Party will be held on Sunday, November 13, 2016, from 1-4 p.m. at the football, and Phil will be coordinating the event. Invites have gone out to public figures, including legislative representatives and police personnel.

Traffic: Phil reported that the City traffic department conducted a traffic study and will provide the data.

Uptown Plaza: No additional report.

New Business:

No new business was identified.

There being no further business, the meeting adjourned at 9:04 p.m.

Respectfully submitted by,
Dawn Dauphine, Secretary