

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of November 2, 2017

Members Present

<input checked="" type="checkbox"/> Brad Flamm, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input checked="" type="checkbox"/> Cynthia Brey, Chair	<input checked="" type="checkbox"/> Ned Mitinger
<input checked="" type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Andrew Moroz
<input checked="" type="checkbox"/> Larry Goldfarb	
<input checked="" type="checkbox"/> John Landis	
<input type="checkbox"/> Joyce Lenhardt	<input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)
<input type="checkbox"/> Jean McCoubrey	<input type="checkbox"/> Joyce Lenhardt, VP Physical

Others Attending:

John Romano, Streetscape Committee
Brendan Sample, Chestnut Hill *Local*
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

Cynthia Brey, co-chair, opened the meeting at 8:10 pm with approval of the minutes. It was moved that the minutes be accepted as submitted. The motioned was seconded. There was discussion about furthering John Landis's study using 10-12 residential properties. It was also noted that parking was excluded from the Jenks agreement. "conservation overview" should be "conservation overlay". The minutes were approved.

District Plan Planning

- Discussion. J Landis and John Romano have not progressed on their study. J Landis suggested that larger homes and properties may not be at risk as there is an active market for these properties. He suggested using maps to start the identification of these properties. It was suggested that the house at 30 W. Chestnut Hill Ave could have been protected by zoning.
- Discussion: Corner lots could be redeveloped, currently corners could permit over-massing There are three areas to work with re-zoning: the Germantown avenue corridor, big houses/big lots and properties near the Avenue. Tighten zoning to allow the committees to bargain with applicants. Conservation should be involved. It was suggested that the steep slope lots, though protected by watershed rules may need additional help from zoning. J Landis will do some mapping using property vs house size ratios to see if transects exist. (done and distributed)

Adjournment

- The meeting was adjourned at 9:25PM.