

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of March 6, 2008

## Members Present

<input checked="" type="checkbox"/> Joyce Lenhardt, Co-Chair	<input type="checkbox"/> Jean McCoubrey
<input checked="" type="checkbox"/> Patrick McGranaghan, Co-Chair	<input checked="" type="checkbox"/> Larry McEwen
<input checked="" type="checkbox"/> Harriet Brumberg	<input type="checkbox"/> Ned Mitinger (temporary reassignment)
<input checked="" type="checkbox"/> Steve Gendler	<input type="checkbox"/> Bill Washburn
<input checked="" type="checkbox"/> John Haak	<input checked="" type="checkbox"/> Ned Mitinger, VP Physical (ex-officio)

## Others Attending

David Orphanides, attorney for Cricket Communications 400 E. Mermaid Lane

Peter Rossi, neighbor 400 E. Mermaid

Kristen Pazulski, Chestnut Hill Local

Melissa Nash, recorder

Patrick McGranaghan, co-chair, opened the meeting at 8:04. The minutes of the December meeting were approved as submitted. P McGranaghan noted that the Play café item is postponed by request of Sanjiv Jain, building owner, in order to allow neighbor responses in writing. Ned Mitinger reminded the committee that the Board does not meet in April. If a proposal were controversial it would need to be heard by the Board in May. Some discussion of the proposed new 4-story building followed regarding neighbor opinion and the design. The topic of restaurants providing sidewalk service was also briefly discussed.

## **Update of DVRPC Study**

•John Haak provided a brief progress report of the study. There was a public meeting last week at the Library that was lead by the consultants. There is a follow-up meeting scheduled for next week at Chestnut Hill College. Breakout area studies are underway. There is a scheduled steering group conference call on Friday morning

## **Cricket Communication Antennas 400 E. Mermaid Lane**

•Presentation: David Orphanides, attorney for Cricket Communications, stated for the benefit of those who had attended the DRC meeting, that the info package was unchanged with the exception of added health study info. This was requested at the DRC. Cricket offers unlimited mobile communication in urban areas. The cost is \$30-40 per month; roaming charges apply out of area. The company tries to place antennas on existing structures with other carriers. The proposed installation has three antennas with equipment in the penthouse, a GPS antenna and cabling. In Philadelphia most installations of this type are allowed as of right but this building is zoned R-12 and permission is required for this installation. The antennas are 74" tall and 6" wide. He briefly reviewed the info packet. He noted there was planned installation at Chestnut Hill Hospital to provide seamless coverage in this area. D Orphanides showed a photo simulation of before and after antenna installation. The antennas highest point is about 10' above the rooftop. He briefly reviewed the health studies. Radiation levels are below the allowed at all distances. Peter Rossi, a neighbor, asked why the license was not in the name of the building owner. The rooftop is leased to a rooftop management company. P Rossi noted there seemed to be abandoned antenna sleds on the roof indicating a lack of owner's presence. He further asked who should be contacted if there is a problem. The management company is responsible.

•Committee Action: P McGranaghan called for a motion. Larry McEwen moved that the committee recommend support of the variance for Cricket Communication's antennas at 400 E. Mermaid. The

motion was seconded and unanimously approved. The proposal will go back through DRC but no one from Cricket need attend that meeting. The Board meeting will be on the 4<sup>th</sup> Thursday at 7:30 in the Library.

### **Committee Business**

- New Members: Alfred Dragani and Allison Schapker were introduced as potential LUPZC members. A Dragani is an architect in Philadelphia and has been a Chestnut Hill resident for 18 years. A Schapker is a landscape architect and works for Andropogon and lives on Devon Street. Harriet Brumberg moved that the committee accept the tow proposed members and forward its recommendation to the Board for appointment action. The motion was seconded and unanimously approved. Under the new membership guidelines, the committee will now have its maximum number of members.

- Paved Right of Way on W. Mermaid Lane: Steve Gendler noted that he has seen a portion of W. Mermaid Lane (near McCallum) where property owners have paved part of the grassed right of way with asphalt. It is unsightly and has covered a bricked gutter. It is used for parking. It was not definitively stated how the committee or the Community Association should approach this situation.

### **Adjournment**

- The meeting was adjourned.