

CHCA BOARD OF DIRECTORS

Tuesday May 24, 2022, at 7:00 p.m. Via Zoom & in Person at SCHA Harbor Room 1.

In person: Kathi Clayton, Susan Brey, Greg Lattanzi, Tim Breslin, Lucie Daigle, Jenny McHugh, Janel Baselice.

Zoom online: Cynthia Fillmore, Alexander Burns, Lawrence McEwen, Anne Standish, Jeff Duncan, George Deming, Laura Lucas, Lynn Schroeder, Lindsey Toconita, Beth Wright, Ross Pilling, Celeste Hardester, Karen Pilling, Tony Banks, Lawrence McEwen.

Guest: Juliet Fajardo, Anne McNiff, CHCA Executive Director, Joan Lau, David Lockhart, Donna Lisle, Matt Rutt, David Caulk

1. President's Welcome

Correction to minutes, should read Upper Watertower Park. Susan motion to approve. Second. All in favor.

Moment of silence for Uvalde, Texas school shooting and recent local youth death.

2. Physical Division • 8330 Millman St.

Refusal for an accessory dwelling, a second structure. House on historic register for modern homes, so addition not possible. Proposal for additional distance between new structure and existing historic home. Crosses too close to property lines. LUPZ voted to support the variance with understanding of support from immediate neighbors. Joan Lau next door at 8336 Millman, did not support proposal for building placement. Subcommittee lead by Joyce Lenhardt to address concerns. Joan's concerns were about use near her property line. Joan Album met with both Joan Lau and David Lockhart, the property owner, to address differences. A list of options developed, preference for building moved over to Navajo street, but primary concern is "use."

DRC recommends the CHCA board support the proposal with the following motion:

Given the small size and historical importance of the Vanna Venturi House, and absent an alternative plan that all agree to, the DRC recommends that the Board support the proposed ADU as presented in the document presented at the May 17 DRC Meeting (see [REVISED SITE PLAN supported by DRC](#)) with the following provisos: (i) That the structure be located no closer than 12' from the 8336 Millman property line; (ii) that a proper landscaping and planting plan be prepared for the area around the ADU; and (iii) that a deed restriction be created stating that the ADU will not be used as a rental unit or in any way that generates undue noise.

Applicant and architects and Joan Lau all present at meeting.

Joan Lau – New construction in view and earshot. Rear of 8336 Millman house is open and deck frequently used. What is the hardship that allows the law to be changed for this new construction? Thanks admirable effort of committee and subcommittees to create consensus between neighbors.

David Lockhart – Very aware of uniqueness of the house. Landscaping the best way to address concerns. Happy to accept deed restriction. Hardship is that the historic house can not be altered or expanded.

Board question over who oversees deed restrictions and addresses non-compliance? CHCA doesn't have capacity or any teeth to back up restrictions. Response that regarding rentals – L&I will block license if there is a deed restriction re: rentals or use.

Lawrence McEwen proposes the motion for a board vote. Tony Banks seconds motion.

Request that maintenance of landscaping and approval of any alterations be approved by neighbors at 8336.

Vote. 10 Yes. 3 No. 4 Abstains. Motion passes.

3. Election Update

Ballot and bylaws changes will be published in the Chestnut Hill Local this week. Full bylaw alterations will be broken down in detail on the CHCA website. Current CHCA board members Lawrence McEwen, Joyce Lenhardt, Jenny McHugh and Ross Pilling are up for re-election.

Voting opens June 1. Make sure membership is current by May 31 in order to vote in election. Special thanks to Tim Breslin and Karen Pillings for the new virtual voting process.

4. Community Partner Updates

Cynthia Fillmore – Chestnut Hill Business Association - successful Home and Garden festival. Jenks Fun Fest also a success. June 12 will be the Petapolloza.

Laura Lucas – Friends of Chestnut Hill Library – Saturday and Sunday 10 – 4 – Book sale and barbecue food sale. Now have a second librarian – Clare Hand.

Janel Baselice – Jenks – Funfest a great success. Jenks playground mural coming together.

Anne Standish – Woodmere - Warren and Jane Rohrer – Paintings and Poetry through July 10.

5. Membership Report – Lindsey Toconita/Anne McNiff

Seven new Memberships at Home and Garden Festival. Paper flowers a hit!

Trends are good with new members. 86 new members since January 1, 2022, and 438 renewals.

6. Social Division – Lynn Schroeder

Pastorious Park Concerts starting up again in June – Chestnut Hill Hospital is a major sponsor. Special thanks to Catherine Brzozowski.

Fall Frolic – Gala event September 15. Looking to set up a committee.

7. Member comments/questions

Can CHCA create a formal structure for Physical Division presentation at board meetings with enforceable time limits. An official pre-determined structure. Perhaps the Governance Committee could formulate it?

The time the process takes is on the side of conservation. As RCO we are set to a timeline by the City of Philadelphia.

Advocate for in person meeting.

Kathi Clayton – Special thanks to Physical Division Committees for all of their time, efforts and excellence.