Chestnut Hill Community Association
Board of Directors Meeting
4/23/26
Haber Room, SCH Academy

Attendance:

Marjie Scott, Marc Bainbridge, Kathi Clayton, Laura Lucas, Eric Shelton, Allen Barkus, Richard Tuttle, Greg Lattanzi, Camille Peluso, Laura Leon-Maurice, Larry McEwen, Jonene Nelson, Tausha Saunders, Tom Johnson, Janel Basilic, Joyce Lenhardt, Beth Wright, Tom Johnson, Tony Banks

Guest(s): Anne McNiff, Executive Director
Goldenberg Group - Kevin Trapper, David Mercuris, with the project development team

Agenda

1. Roll Call & Approval of March Meeting Minutes
Greg made motion to approve; Larry second, All in favor

2. Approval of CHCA Governance Committee Members Beth Wright, Laura Lucas, Sarah Robertson, Kathi Clayton, Dan Pulka, Jean Hemphill, Jeff Duncan, Rick Berkman, Joyce Lenhardt
GC mtg schedule 5/7
Beth made motion to approve; Allen second, All in favor

3. Approval of Appointed Organizational Directors
• Business Improvement District
• Chestnut Hill Hospital
• Chestnut Hill College
Laura made motion to approve; Beth second, All in favor

4. Physical Division –
• Community Benefit Agreement review between CHCA and Goldenberg Group for 100-102 Mermaid Lane

- CBA (community benefit agreement) between RCO and developer – a way to legally enforce and outline benefit to the community.
- CHCA met with Goldenberg Group to develop a CBA and for the CHCA to allow access to the park, discounts on limited numbers of homes, support access to Mermaid Park.
- Were able to include items around working with the Mermaid Friends about concerns about fencing, access, water mitigation.
- Final agreement attached with mtg agenda – GG is committed to building what is being shown

- Camille made motion to approve; Beth second, All in favor

• 100-102 East Mermaid Lane request for support of zoning variances - Greg (10 minutes)
- Goldenberg Group reviewed key aspects of their presentation. Trying to preserve what is possible and fit into the homes of the community.

Greg made motion to recommend support in all the variances for this project; Camille second, All in favor

• Board Resolution on Zoning Review Committee Pilot (for 1 year—see board resolution language below)
o Community Feedback on ZRC Presentation

- Generally positive feedback from the community
- CP: thinks it would generally be positive given where we are now and how drawn out things may be able to be
- Questions of how the pilot will work. There is currently a skeleton that needs to be finalized.
- Still needs to go to Cindy Bass and planners for approval in the change of process. Community Org will still be coordinating RCO with the city.
- ZRC would decide who is the leader; there are term limits
- Discussion around people who are currently on the DRC haven't been truly consulted before the document was drafted up or included in developing it
- Some board members felt that it was shown at the community mtg that the CHCA wasn't the main RCO.
- Celeste: 1. the process does need amending and has had confusing votes before that have misled the CHCA. It's an insult to longstanding volunteers of the physical division that the DRC wasn't sought for input into the combined ZRC. 2. CHCA being railroaded by other orgs that believed the entire review system needs to be thrown away. Burn it down and start from scratch without bringing in current DRC members. Outlined many points disagreeing
- The existing process continues iterative process and the proposed organization gets rid of that—proposed goes to just once a month – Anne and Laura disagreed with that assumption. All current meetings are public and by design given the community org being part of the community membership. Anne pointed out that currently if working groups are formed by the DRC or LUPZC, they are not public.
- Discussion that the BID gets equal weight as CHCA despite the Community Org has more properties in the community within its RCO boundries.
- Brought conversation back to the vote tonight is just to move forward. Next steps would be to draft up the MOU (which will then get a vote on)
- Recommendation to forego a vote tonight and instead work together to come up with an agreement that meets all the points we need to be there. Vote will aim for june board mtg
- Laura motion to pause for 60 days and group to review; beth second. All in favor

5. Executive Director Updates (including Summer Concerts & Movie Nights Sponsorships, Greenspace Butterflies on the Avenue, CHCA Annual Appeal Update)

- Application for $500k grant for Mermaid Park in Chestnut Hill went out to the William Penn Foundation
- Annual appeal; need to get about $85k. Need to get more board member help

Motion to adjourn 8:55PM