

Chestnut Hill Community Association
Board of Directors Meeting
Thursday, April 22, 2021 at 5:00 p.m.
Via Zoom

Attending CHCA Board Members: Cathy Brzozowski, Andy Kite, Lucie Daigle, Kathi Clayton, Bradley Wells, Lindsey Toconita, Laura Lucas, Keith Kunz, Susan Bray, Larry McEwen, Lynn Schroeder, Tony Banks, Karl Martin, Alex Burns, Richard Snowden, Jason Bissonette

Staff present: Anne McNiff, Executive Director, Celeste Hardester, Development Review Coordinator

Community Members attending:

Janet Albaum	Harry Gwyn	Marybeth	Cathy Rooney
Karen Allen	Shelby Haverson	Medernach	Ace Rosenstein
A Arkan	Alden Heck	Stephen Megargee	Barbara Rosin
Justine Bachman	Rosalie Hunter	StantonMitrany	Emma Sabin
Elizabeth Baker	Michele Hyk	Mary More	Lori Salganicoff
Jude Baker	AndrewIngersoll	Mike Moses	Kathleen Savage
Linda Baldwin	Patricia Ingersoll	Tim Moxey	Michelle Schoen
Patricia Bartolomeo	Eileen Javers	Elizabeth Moxey	Stephanie Sen
Linda Bell	Robert Kaine	Judith Musser	Janie Shields
Steve Bertil	Mark Keintz	Meridith Nath	Greg Shields
Anna Borejsza-	Scott Kelly	Edith Newhall	Chloe Short
Wysocka	Shawn Kleitz	Edward O'Reilly	Robert Shuman
Tim Breslin	Jeff Krieger	Suzanne Oneil	Eileen Shupak
James Bullock	Stephanie Lackman	Margaret Mary	Marguerite Silk
Mary Ellen Caffrey	Courtney Lambeth	ONEill	Amy Simms
Robert Caserio	Nancy Landers	Gerald O'Neill	Carolyn Simons
Kristin Crawford	John Landis	Suzy Oreilly	Bill Smilow
Shane Creamer	Jason Larocco	Bunny O'Reilly	Lydia Terrill
Dolores Curtis	Katie Livingood	Henry O'Reilly	Therese Tiger
Doug DiSandro, Jr.	Jason Livingood	Pearl Pham	Carole Tippet
Anna Diskin	Denis Lucey	Christian Pilling	Donald Tippet
AndrewDowns	Toni Lucey	Ross Pilling	Liz Vogelbacker
Marian Ehnou	Walter Maguire	Karen Pilling	Mark Vogelbacker
Pat Estadt	Debbie Maine	Janet G Potter	Mellen Vogt
Margaret Fenerty	Gail Marshall	Carl Primavera	KathrynWellbank
Diane Fiske	Richard Martin	Dan Pulka	Will Whetzel
FabrizioFranco	Catherine Martin	John Ramsdale	Kathleen Willetts
Stuart Fullerton	Ken McAllister	Melissa Reichner	Ann Williams
Maisie Fullerton	Sarah McAllister	BarbaraReid	Elizabeth Wright
Steve Gendler	Cecilia McColgan	Steven Riskin	Katie Wusinich
Heather Gray	Wendy McEwen	Susan Roberts	Bill O'Keefe

1. President's Welcome (Approval of March minutes, Approval of Agenda) - Kathi Clayton welcomed everyone and explained that since the physical division agenda item would take up a great deal of time the only agenda item besides approving the March minutes would be a brief update on other development projects currently under review and the rest of the meeting would be used to review the

proposed project at 30 W. Highland, hear the recommendation from the DRC and community members who wished to make comments or ask questions

- Meeting protocol for questions and comments – Anne McNiff reviewed the question protocols and the order that things happen. She explained that in order to make sure everyone had time to make a comment or to ask questions community members would be asked to put their name or their question in the chat and they would be called on in the order that their name or question was received in the chat. People who utilized the “raised hand” function would not be called on as not everyone has access to that function.

2. Physical Division – Tony Banks, Interim VP described the makeup of the Land Use, Planning and Zoning, and Development Review Committee and introduced John Landis, co-chair of the DRC who described the process that this proposed project had been through and the outcome of each meeting and recommendation finally by the DRC to the CHCA board to recommend approving the Variance request with certain provisos that would run with the deed. The motion from the DRC is as follows:

It is moved that the DRC recommend approval of the 30 West Highland project variance with four provisos as follows that will be attached to a recommendation letter to the ZBA:

1. The design of the project and agreements between the DRC Subcommittee and the project owner/developer are memorialized.

2. The following recommendations made by Streetscapes Committee are memorialized:

- *The complex will not have external signage (i.e., name of the complex, etc.)*
- *External lighting is for safety purposes*
- *Internal lighting will be blocked from spilling onto the sidewalk or into other residential buildings*
- *Lanterns or other similar lighting fixtures will be on each garden wall*
- *A minimum 12 mature trees will be planted on the property*
- *It will be verified that the existing large tree that is slated for removal is not a heritage tree*
- *Confirmation that the color of the brick is similar to that used in nearby residential properties.*

3. The following three conditions from the DRC Subcommittee report are memorialized:

- *The appearance of the development will be as shown on architectural drawings by McEwen Architects including all changes/modifications agreed to through 11 April 2021. These changes/modifications are further described in text format as of 12 April 2021.*
- *The operational issues discussed and agreed to are described in text format as of 12 April 2021. These items will be incorporated into such documents required for the operation of the completed development.*
- *An enforceable agreement will be executed between the development's owner and the Chestnut Hill Community Association stating these conditions, to be recorded and to run concurrently the deed.*

4. The applicant/owner shall keep the neighborhood apprised of the proposed construction schedule and impacts of construction including street closures and utility work.

Tony Banks then introduced Henry O'Reilly, the property owner who reviewed the project including the changes that had been made to address neighbors and the various committee's concerns. He explained that the current building could not be saved because of structural issues. He reviewed the specific issues that had been brought up that he has agreed would be addressed in an HOA agreement. Since the last

iteration of the plans submitted at the DRC meeting, Mr. O'Reilly and his architect have made the following changes:

- a. Removal of pilot house and garden roof from unit 1
- b. pushing back the entire top floor further back and create screen to further reduce what is seen from the street.

Henry further spoke to the group regarding his long history in Chestnut Hill and goal to find common ground on this project.

Board Members questions and remarks

Joyce Lenhardt spoke about being a member of the subcommittee and their work to address the neighbors' concerns. She is in support of the project and supporting the variance.

Hillary O'Carroll voiced her concern that the look of the building was out of context with the community and specifically the street.

Laura Lucas voiced that she felt 8 units were too many and would have liked to see less.

Richard Snowden felt the project is close to being acceptable to neighbors and plans to make a motion that the vote on recommending the variance be paused until last issues could be worked out.

Keith Kunz said he does agree that residential use is appropriate but feels the scope should be lessened. He is in agreement that there needs to be further discussion.

Community Input

Note – the Board received 41 letters from community members voicing their concerns and opposition and others voicing their support of the project. Not all letters were from near neighbors.

Steven Megargee – asked how this project fit in to the total plan for Chestnut Hill. Larry McEwen responded that he felt it did as it had aspects that could be found in other properties throughout Chestnut Hill.

Ross Pilling – 122 W. Highland, was also on the subcommittee and reported that the group had not reached consensus and even though the subcommittee had recommended changes that had been made, it was not enough, and he was in opposition.

Marybeth Medernach at 44 W. Highland reported that she is not opposed to a residential building but had concerns specifically about the roof deck. She asked for clarification that it was being pushed back and if that was the case, she thanked the applicant.

Denis Lucey, member of the sub-committee reported that the neighbors believe that the applicants have not yet adequately responded to the concerns about the scope of the density. He asked that the vote be delay or if voted on be rejected.

Elizabeth Wright pointed out that there was not consensus on projected and asked that the voting be paused. She also commented on the survey that had been issued in March 2021 to the entire

community and the majority of people who said they were concerned about the massing and density of the project at that time. She does not feel that the actual density has been addressed.

Tim Breslin spoke about his concerns that this project would adversely impact Chestnut Hill as a community.

Janet Potter voiced her concern that there was not enough thorough civic engagement early enough and she asked that the variance not be supported, and the voting should be delayed.

Mark Keintz asked that the Board consider what could happen if the variance is not supported and the ZBA approves it. There would be a loss of the homeowner's agreement and any other agreements the owner was willing to enter into. The property could be sold and used for commercial use.

Kathy Rooney – explained that she lives 200ft away. She is in support of the project and feels the variance should be approved. She also pointed out that the survey that was shown included many people who are not near neighbors. She believes there should be more opportunities residentially to bring more people to Chestnut Hill.

Toni Lucey – she is at 40 W. Highland and expressed concern about impact on the air and light around her home.

Robert Kane – agrees with other people in opposition to the project and asked that it be considered how this kind of variance would impact the neighborhood going forward.

Jan Albaum – lives at 138 W. Highland. She is a member of the streetscape committee but was speaking as a neighbor on W Highland. She is in support of the variance and believes the building does fit into the diversity of architecture that is currently on the street.

Christian Pilling – speaking for himself not neighbors or family. He values the walkability of Chestnut Hill and asks that the garages be removed.

Steve Gendler asked that the vote not be delayed and spoke about the possible impact if the variance is rejected. He felt that neighbor's input and concerns often contradicted each other and did not see the benefit in delaying the vote.

Richard Snowden made a motion that voting be paused until a time that the applicant and the subcommittee plus additional neighbors could meet and resolve outstanding issues.

The motion was seconded.

There was discussion by the board. Richard referred to a meeting that the neighbors held with Cindy Bass asking for her support for a pause.

The vote was taken, and the motion did not pass – 9 to 8.

A second motion was made to support the motion recommended by the DRC to support the variance with the provisios plus the description of the most recent changes presented by Henry O'Reilly. Kathi re-read the motion. The motion was seconded and discussed.

Sarah McAllister requested that Karl Martin and Andy Kite not be allowed to vote because they were planning to move away in the near future. It was pointed out that a board member does not need to reside in Chestnut Hill.

A roll call vote of the motion was taken. The motion to support the variance passed, 13 – yes, 4 no.

Kathi thanked everyone for their participation and adjourned the meeting.