

Chestnut Hill Community Association Board Meeting

Minutes of the Meeting of January 25, 2018

Members Present

Laura Lucas, Joyce Lenhardt, Marilyn Paucker, Jack McMeekin, Andy Kite, Dan Compton, Drew Meschter, Mike Chomentowski, Larry McEwen, Susan Bray, Kathi Clayton, Lucie Daigle, Lindsey D'Angelo, Lynn Schroeder, Anne Standish, Patricia Cove

Members Absent

Daniel Pulka, Jean Wedgwood, Will Detweiler, Richard Snowden, Ariana Neromilotis, Jenny McHugh, Bob Boyer, Liz Bales, Catherine Brzozowski, Christopher Plant

Others Attending:

Bill O'Brien, attorney for 8209 St. Martins
Carla Gardner, SEPTA Citizens Advisory Committee
Anne McNiff, new CHCA Executive Director
Brendan Samples, Chestnut Hill *Local*
Melissa Nash, recorder

Laura Lucas, president, chair, opened the meeting at 7:00 pm.

President's Welcome

- Approval of Agenda: The agenda was distributed. It was moved that the agenda be approved as presented. The motion was seconded and approved.
- Approval of October Minutes: The October minutes were distributed. It was moved that the minutes be accepted as presented. The motion was seconded and the minutes were approved.
- Conservancy Board Representative. The Conservancy has a representative on the CHCA Board and has requested that their Board have a reciprocal representative from the CHCA. Susan Bray volunteered to be the Conservancy representative.
- Laura Lucas announced that Ariana Neromilotis is stepping off the Board. She was thanked for her service.
- Laura Lucas presented Anne McNiff, the new Executive Director of the CHCA, was introduced with a brief introduction. Anne McNiff described her priorities including membership, understanding the electronic systems, which will include training in its use, and the fundraising appeal.

Reports

- Appeal: This segued into a discussion of the appeal. The appeal began three weeks later than in previous years. Kathi Clayton stated the appeal, which began on December 1, has a \$100,000 goal; as of January 24, \$20,150 has been raised from 120 donors. There are 6 donations at \$1,000 and 8 at \$500. Six Board members have donated. Future plans for promoting the appeal include a color insert in the *Local*, regular Tuesday email blasts, Thursday Facebook solicitations and an ad in each *Local*. Other ideas are hosting a cocktail party for donors above a certain level, a child centered activity, mid-March yard signs (Like those used by schools). Donors could also pay for the signs. It was suggested that all Board members should contribute.

- Anne McNiff stated that she is looking for sponsorship for community activities and possibly to add new activities, as well as getting the office in order. Joyce Lenhardt asked about the ATM email blast that was recently sent out. She asked if it had been limited to just members or to the whole community. It was noted that general informational blasts might also be good advertising for the CHCA. It was asked if there was a list of non-member contacts. Laura Lucas thanked Marilyn Paucker for her great work on the transition for Anne McNiff.

Physical Division

- District Plan Meeting: Joyce Lenhardt encouraged all to attend the first district planning meeting on Monday January 29 at 6:30 PM. It is important to represent the community; attending is like a vote for the community.

- 8209 St. Martins Lane Variance: The need for a variance for this property is due to the area covered by the pool house. The code allows 130 sf an accessory structure, and the actual roofed area is 432 sf. The enclosed area is 130 sf. The building will be screened from the adjacent property by plantings. The structure is not in the setback. The committees have supported this project. It was moved that this project's request for a variance be supported. The motion was seconded. It was asked by the entire structure was considered rather than just the enclosed portion. That is the way the city looks at it. The vote was unanimous in support of the project.

- 8718 Prospect: This project which requires a variance to construct an oversized garage is not t tonight as it has not received its ZBA hearing date and still needs an official RCO meeting. Parties are also trying to change the refusal language, which calls the oversized garage a second principal structure. This implies that the structure could be occupied.

- Woodward Property Divisions: The two Woodward companies wish to subdivide 8 existing lots into 43 to make the OPA numbers and description match the actual lots. There were discrepancies in the refusals and drawings (paperwork issue) and garages were listed as second primary structure. The DRC supported the request for variances with 4 stipulations: 1. the paperwork discrepancies as noted in a document, 2. the garages be designated as garages only, 3. limiting the number of sales over the next 5 years and 4. protection of the facades of the buildings. A letter has been received from the Woodward companies stating that they are hesitant about the last two stipulations. They will continue to work with the community to resolve these issues and may seek a continuance or may go to the February 7 ZBA hearing any way. A major problem for the committees was what would happen to the buildings if they were sold.

Laura Lucas suggested that the companies be encouraged to continue working with the community and that a vote by the Board not be taken at this time. There was concern expressed that the Woodward companies will go to the ZBA. There should be community representatives at the meeting to state the community's position. It was noted that there is one more chance to meet with the Woodward companies before the ZBA as there is a LUPZC meeting on February 1. Jack McMeekin moved that the Board give Larry McEwen and Joyce Lenhardt the power to represent the Board for this item at the LUPZC meeting. The motion was seconded. Mike Chomentowski suggested that a motion be made after the LUPZC and the Board could vote on it. This suggestion was not accepted. The Board voted on the original motion, which passed with one opposed. A second motion was made that if the LUPZC results are not clear, that the Board would vote via email with a 24 hour turn around. This would be the official Board stance. Discussion followed. Larry McEwen stated that a letter would be needed pro or con on the Board's position. It was further noted that the Woodward companies have satisfied the strictly zoning related matter but

have not satisfied the non-zoning matters. Mike Chomentowski restated the motion that the Board will vote by email if needed after the LUPZC meeting. The motion was seconded and was passed with objections.

Social Division

- Black and White Gala: Marilyn Paucker stated that the gala was a success. The hospital has agreed to be a sponsor again. There was a great committee that planned this year's gala and they have remained. The first meeting will be next Thursday. The gala raised \$10,497. The date for next year has not been set.

- Future Events: The Hoops program headed by Brian Tilley will be held March 24; he may need additional help with the event. Concerts will be headed by Julie Byrne. Movie Nights will be headed by Chris Padova. The Circle of Trees will be organized by Lindsey D'Angelo-Umberger. The Holiday House Tour needs new chairs. The annual meeting does not have a date set and will have a focus on the 70th anniversary of the CHCA. The May Great Houses Tour, held with the Conservancy, made \$6,000 last year and will be held again this year.

Community Announcements and New Business

- Introduction of Carla Gardner: Carla Gardner is a member of the SEPTA Citizens Advisory Committee. SEPTA issues should be forwarded to her. The committee meets the last Tuesday of the month at 5:45-7:00 PM. There is a website and there are upcoming hearings on budgets.

- Anniversaries: The CHCA is celebrating its 70th anniversary and the *Local* is celebrating its 60th. These milestones should be a focus of all events. The *Local* is a great source of stories of successes and misses over the years. There are also pre-*Local* stories in the Historical Society's collection. No appointment is needed to look at the Local's archives. Jack McMeekin suggested connecting with the Business Association as it is a spin-off organization. Weddings and other social stories are of interest.

- Sponsorship Committee: Anne McNiff will coordinate this effort but it is everyone's business to seek out sponsorships, using personal or business contacts.

- 70th anniversary information: Susan Bray will look into any information the Conservancy may have about the activities of the Community Association between 1948-58 (prior to the Local).

- Harry Potter: The Business Association is discussing modifying the festival. Friday activities will be kept. Saturday may be changed to limit the number of people and increase spending. Charging for attendance has been discussed.

- Friends of Jenks: Mike Chomentowski reported they are looking for funding for the music program and for field trips. Drop-off/pick-up activity on Ardleigh has quieted down but is not fully resolved.

Adjournment

- The meeting was adjourned at 8:13PM.