

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of February 18, 2020*

## Members Present

<u>      </u> ✓ <u>      </u> Larry McEwen, Co-chair	<u>      </u> ✓ <u>      </u> Amanda Yoder, Business Assn.
<u>      </u> John Landis, Co-Chair	<u>      </u> TT&P
<u>      </u> ✓ <u>      </u> Steve Gendler, LUPZC	
<u>      </u> ✓ <u>      </u> Jean McCoubrey, LUPZC	<u>      </u> ✓ <u>      </u> Jan Albaum, Streetscape Committee
<u>      </u> ✓ <u>      </u> Patricia Cove, HDAC	<u>      </u> ✓ <u>      </u> Joyce Lenhardt, VP Physical
	<u>      </u> Laura Lucas, CHCA President

## Others Attending

Ralph Hirshorn, owner 9509 Wheelump  
Steve Bonitatibus, architect 9509 Wheelump  
Abby Orozco, owner 10 W Gravers  
Jake Orozco, owner 10 W Gravers  
Mike Gumbel, attorney 10 W Gravers  
Phil Dawson, Executive Director of the Chestnut Hill Business District  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:05 pm with a brief overview of the returning projects.

### **9509 Wheelump Garage**

- HDAC Report: Patricia Cove stated that the HDAC reviewed the project. Suggestions that were made have been done. The committee approved the project unanimously.
- LUPZC Report: Jean McCoubrey that the reason for the refusal – steep slope disturbance – was based on a manmade slope. Impervious coverage is unchanged. The committee supported the project.
- Committee Motion: A motion was made to recommend approval of the project as submitted. The motion was seconded. There was no discussion. The project was approved with one abstention.

### **10 W Gravers Lane**

- Committee reports: The LUPZC approved the use and noted it was respectful of the commercial use vs the residential adjacent it. The approval carried 4 conditions: signage to be reviewed by Streetscape before installation, documentation for the access ramp is needed, slightly expanded hours of operation hours of operation and reserved parking in the orange lot. The HDAC did not review the project. It can review the project on March 5 at 6:30.
- Presentation: Mike Gumbel, attorney presented the current design for the railing. The design showed a full rail on both sides with top and middle rails. The base of the ramp would be a concrete to match the base of the building. The use of concrete vs stone was discussed. It was noted that the railing could be simplified. Signage will not be installed until approved by Streetscape. M Gumbel

objected to the imposition of hours as other businesses are not subjected to these limits. The usage is not intensive. The Parking Foundation will sell monthly parking but the dentists prefer to wait until the business is up and running to purchase. Joyce Lenhardt noted that Shawnee Street does not have permit parking, which can cause a problem with Iron Hill. L McEwen suggested that permit parking can be arranged to help maintain the hierarchy of residents, customers, and staff. It was noted that the on-site driveway can hold 2 cars. A discussion of parking followed. It was asked if the project could come back or review if the Orozcós sold the business. Steve Gendler suggested that hours be framed more flexibly, i.e. three evening nights rather than specified days. It was noted that the current lighting is too much at night. A suggestion was made to review parking after 6 months. J Lenhardt suggested a limit of 2 dentists. Lighting is an issue.

- Committee Comments: Streetscapes next meets on March 4; signs should be presented. P Cove suggested the drawings be revised and sent to Celeste Hardester for distribution. J Lenhardt reiterated the number of practitioners issue. Limit the number of dentists on site to 2 at once. It was moved that the motion from LUPZ be followed with modifications. Those modifications are review the parking situation after 6 months, the hours include 2 night until 7 per week, others days end at 5:30 Monday through Friday, the ramp to have the simplified handrail with black finish and the signage be reviewed by Streetscape. The reconstructed motion was seconded and approved. HDAC abstained as it wishes to review the changes and will send its own RCO letter. The Board meets on February 27 at 7pm.

### **Minutes**

- I. It noted that the hospital did not know about the signage presentation before the January meeting. It was moved that the minutes be approved with minor corrections. The motion was approved.

### **Adjournment**

- The meeting was adjourned at 9:45pm.