

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of September 17, 2019

Members Present

_____ Larry McEwen, Co-chair	_____ ✓ Amanda Yoder, Business Assn.
✓ _____ John Landis, Co-Chair	_____ TT&P
✓ _____ Andrew Moroz, LUPZC	
_____ Brad Flamm, LUPZC	_____ Jan Albaum, Streetscape Committee
✓ _____ Patricia Cove, HDAC	_____ ✓ Joyce Lenhardt, VP Physical
	_____ Laura Lucas, CHCA President

Others Attending

John Florence, owner 8114 Devon St.
Janet Stern, owner 248 E Evergreen
Neighbors of 248 E Evergreen
Carl Primavera, attorney for 248 E Evergreen
Larry McEwen, architect for 248 E Evergreen
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:03pm with a brief overview of the process.

8114 Devon

•Presentation: John Florence, owner, has received a refusal for a planned addition to his house. The project includes adding 80 sqft to the ground floor and an expanded second floor over it with a cantilevered portion. A new bath will be built on the first floor. The refusal was based on coverage which would be 68%. Patricia Cove noted the history of the building, which was built in 1916. It was initially commercial then a residence. Joyce Lenhardt stated concerns would be any disadvantage to the neighbors and storm water runoff. It was asked if there were a hardship involved. The project was referred to the HDAC and the LUPZC. Both meetings are on October 3: HDAC at 6:30 and LUPZC at 8:00. It was asked that a site plan giving context be included, as well as calculations for additional impervious coverage, clarification of materials and structure.

248-250 E Evergreen Avenue

•Presentation: J Lenhardt explained that the DRC did not reach a decision at the last meeting. A sub-committee was formed with the goal of reaching a decision tonight. The decision may include provisos. The sub-committee met a number of times. There was a list of asks by the neighbors and meetings with the sub-committee, the owners and the architect. The subcommittee included neighbors as well as committee members An extensive ask list was developed: design, trees, parking, construction schedules and procedures, landscape plan, focus on adverse impacts and mitigation of the impacts. The goal was to improve the project.

•Presentation (cont.): Larry McEwen reviewed the changes. The current design is deeper than other houses on the block. The height of the deck over the garage is lowered. The maple at 246 is larger than was thought. He discussed fences and views of the rears of the block. In 2012 the properties

were separate. They were consolidated as a single lot in 2013. The refusals for the project include the width of 248 side yard and the rear yard of 250. The new design eliminates a garage for 248. The building is lower than previously. The planters were removed. The bay window on the second floor is narrowed. The third floor is reduced. A landscape plan was developed. A deed restriction will state that no permanent structure will be added to 248 (garage) for 10 years or until the tree dies. A proviso will state that 2 off street parking space will be applied for each residence. Materials and colors will be similar to those presented. The roof will be standing seam metal in green/gray, walls in cement plaster, stained wood panels, the porch is a wrap around. Windows aluminum clad exterior, wood interior. An arborist will be consulted to provide tree protection. After the construction contract is secured, a schedule will be determined and will be posted. It is estimated that the construction will take 8-12 months. The owner is committed to fast construction. Materials will be stored in the rear. Workers will quit by 5pm. Trucks will not idle. J Lenhardt commented on the new level of detail. The back of the garage is further from the easement. Work has been done to lessen the effect on 252 including lowering the overall height, moving the garage away from 252, and installing a lattice on the side of the deck adjacent to 252. There should be increased light for 252. P Cove speaking for HDAC stated that the efforts are appreciated. Andrew Moroz stated that this was an exemplary project.

•Committee Action: Patricia Cove moved that the committee support the project including the 17 items to be done. The project should return with final plans, which HDAC would like to see. The motion was seconded. There was discussion about including the items as a proviso attachment to the letter to ZBA. The motion was put to a vote. It was passed with 3 votes for and 1 abstention.

Adjournment

• The meeting was adjourned at 8:45pm.