

# DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of May 17, 2016

## Members Present

✓	Larry McEwen, Co-Chair	_____	CH Business Association
_____	John Landis, Co-Chair [on leave]	_____	TT&P
✓	Cynthia Brey, LUPZC	_____	✓ Mark Keintz, CH Parking Foundation
✓	John Haak, LUPZC	_____	✓ John Romano, Streetscape Committee
✓	Patricia Cove, HDAC	_____	Larry McEwen, VP Physical Division
		_____	Laura Lucas, acting CHCA President

## Others Attending

Bill Valerio, Woodmere Art Museum  
Corey Mark, engineer Woodmere Art Museum  
Pam Louis, Woodmere Art Museum  
Stuart Udis, 2 E. Chestnut Hill Avenue developer  
Michael Stamm, 2 E. Chestnut Hill Avenue developer  
Jeremy LeCompte, architect 2 E. Chestnut Hill Avenue  
Carl Primavera  
Agnes and David Richardson, neighbors 2 E. Chestnut Hill Avenue  
Kevin Dicciani, CH Local reporter  
Ryan Rosenbaum, CHCA executive director  
Melissa Nash, recorder

Larry McEwen, acting co-chair, opened the meeting at 7:35 p.m. The April DRC minutes were approved with the change that John Romano should be marked as present. The March minutes have not been approved as attendees from March were not at this meeting.

## **New Parking for Woodmere Art Museum**

•Presentation: Bill Valerio, director of Woodmere, opened the presentation. The new parking lot is part of a landscape renovation that includes the new parking lot, two major sculptures, benches, and plantings. The sculptures are a Bertoia, *Free Interpretation of Plants*, that was originally located at the old civic center, and *Spring and Triangle* by Dana Wind. The benches will be Tiffany and Tiffany designs. The current parking lot is in a steep slope area and does not meet code. The new lot will be storm water friendly with less slope and some cut and fill. Ten trees will be removed. These trees have been evaluated by the Arboretum for removal. The trees will be replaced with a mixture of sycamores. There will also be an evergreen screen between the parking lot and the near neighbors. Current lighting consists of two posts; these will be replaced by 4 lower posts with lamps of lower wattage. The new orientation of the lot will have headlights impacting neighbors less.

•Committee & Audience Discussion/Questions: Patricia Cove asked about the water feature around the Bertoia. There will be a gravel basin. Water will come up through the center of the sculpture and will drip down. Cynthia Brey asked if guests would be able to walk up to the sculpture. As there is no pool, it is possible to be close to the sculpture and to walk under it. Bertoia designed the sculpture to be touched and played with. A committee member asked about the caliper of the new trees. They will be about 2-1/2". Mark Keintz asked about the storm water management. There will be no discharge from a 2-year storm. There will be great improvement for the 100-year storm discharge. The discharge will be better controlled. A neighbor noted the storms 2 years ago were

rated as 500-year storms. Their property was in terrible shape as a result of those storms. It was noted that this water problem was not solely due to museum runoff. The site can handle removal of 6000 cubic feet of flow. C Brey asked where the benches would be located. There will be 3 benches around the Wind sculpture. L McEwen asked about the refusal. It is based on building on a steep slope. There will not be an expansion of parking. The paving would be about 50% pervious. Some impervious pavement is needed due to bus travel and parking. The pervious and impervious pavement direct water to the drain field. There is reinforced grass on the front lawn to accommodate overflow parking and parking during construction. A neighbor asked about the lighting including hours, lighting, and noise. The lights are on a timer and should not make any noise. If there is noise now, that should be due to a lamp that is burning out. The new lights will be lower in the landscape as well as being on shorter poles. Construction should begin in July with the arrival of the Bertoia. The Wind is already in place. Parking lot construction should begin in August. Trenching would be a 4-day process. The swale would be built and this should stop many water runoff problems, then the 30-day excavation of the lot. The stone bed would be installed and then the asphalt. The job should be done in October. Union hours are usually 9-3:30. There will be no blasting; chemical rock breakup could be used if needed.

- Committee Action: It was moved that the application for a variance be approved for the project as presented. The motion was seconded and passed.

## **2 E. Chestnut Hill Avenue**

- Presentation: A brief review of the previous LUPZC action was given. The LUPZC supported approval of the project with the recommendation that the roof line be lowered and the building moved closer to Germantown Avenue, both to lessen the impact on the neighbors. The HDAC accepted the project as presented. The present design moves the north garage away from the property line. The roof has been lowered. Dormers have been changed and the entry roof was changed to include a pent roof that wraps around the corner. The new shadow study shows a reduced impact on neighbors' property. Three-dimensional representations show minimal impact on the sunroom on the winter solstice.

- Committee Discussion: C Brey asked about the fireplace. It is ventless, hence no chimney. P Cove asked about plans for the fence between the properties. It was suggested that the neighbors work together on a new fence. It was also noted that the fence encroaches on 2 E. Chestnut Hill Avenue property, although it was built by the Richardsons, who disagree that the fence was placed incorrectly. It was thought the fence should be more open and be a different color. M Keintz asked about the extent of winter shade on the rear windows of the sunroom. Those windows are almost completely unshaded.

- Audience Discussion: Agnes Richardson asked about the construction schedule including time of work each day and if work would be done on weekends or in the evening. Construction usually takes place weekdays and between 8 a.m. and 5 p.m. City code does not allow construction starts before 7:30 a.m. The construction would take about 5 months, including the renovation of the old house. Exterior lighting should not be used. At some point most of the activity would be in the interior. The Richardsons expressed concern about invasion of their privacy. C Brey suggested adding plantings to provide more privacy. Plantings could be done on both properties.

- Committee Discussion: P Cove asked about the developers pursuing a façade easement and the developers working with the Historical Society in making renovations to the old building. It was noted that an easement cannot be a condition of approval as it would be rejected by the IRS for a tax

break. There was discussion about conditions to be placed on the developers. Patricia Cove moved that the DRC recommend support of the three remaining variance requests (the fourth variance for side yard encroachment no longer applies), with the agreement that the developers work on increasing privacy with a landscape barrier, that the developers continue to pursue a façade easement, and that the developers consult with the Historical Society for exterior improvements to the old house. The motion was seconded and passed. The Richardsons noted that they are not in agreement with this action and may challenge it.

**Adjournment**

- The meeting was adjourned at 9:00 p.m.