

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of February 20, 2018

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input type="checkbox"/> Amanda Yoder, Business Assn.
<input checked="" type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input type="checkbox"/> Cynthia Brey, LUPZC	<input type="checkbox"/> Mark Keintz, Parking Foundation
<input type="checkbox"/> Brad Flamm, LUPZC	<input type="checkbox"/> John Romano Streetscape Committee
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input type="checkbox"/> Joyce Lenhardt, VP Physical
	<input type="checkbox"/> Laura Lucas, CHCA President

Others Attending

Josie and Hank Whiton, owners 8718 Prospect
Jeff Krieger, architect 8718 Prospect
John and Christine Leonard, owners 37 Prospect
Brendan Samples, Chestnut Hill *Local*
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:35pm. An agenda item, 8220 Millman, will not present at this meeting. Minutes will be presented at the end of the meeting.

8718 Prospect Garage Variance

•Presentation: Jeff Krieger stated that neighbor notifications have been made. The hearing is scheduled for March 14. The refusal states that the garage is too large in plan and is too tall and lists the building as a second principal structure. Larry McEwen explained that the committee has been concerned that the garage is listed as a second principal structure rather than a non-compliant garage. There was a similar reference in the Woodward refusals. This designation also triggered side yard refusals.

•Neighbor Concern: The next door neighbor submitted a letter stating her concern about the project, which is that the garage could be converted into a dwelling unit in the future or could be used for a business. She was reassured that there is no plumbing planned and such conversion would require permission. L McEwen suggested a stipulation to run with the property not the owners. More specific language would be needed. A deed restriction could be placed on the property forbidding such a conversion. This could be enforced by L&I.

•Committee Action: It was moved that the prior motion should be amended to include language a restriction of converting the garage to a living unit would run with the land. The revised motion was seconded and approved. It was noted that L&I handling and classification of the garage as a second primary structure is confusing. The project will go to the Board this Thursday.

37 Summit Street Addition Variance

•Presentation: The project was presented by the owners John and Christine Leonard. This property and the adjoining property were once a single house. It was divided in 1941. The Leonards want to as a first floor kitchen with a second floor master bath over it at the rear of the house. Due to the

house split, the property is non-conforming and needs a variance. There is no side yard setback on one side.

- Presentation: The committee recommended appearing at the March 1 LUPZC and HDAC meetings. John Landis recommended before and after drawings. The Historic Commission has approved the project. The notification list has been received. In the notifications explain that neighbors with concerns can come to the March DRC. The ZBA hearing is on April 4. The Leonards will have their architect with them at the LUPZC and HDAC meetings

Committee Business

- Minutes: It was moved that the minutes for January be accepted as submitted. The motion was seconded and the minutes were approved.

- 8220 Millman will be presented at the March HDAC and LUPZC meetings.

- Membership: Mark Keintz, Parking Foundation has indicated that he is leaving the committee. John Romano, representing Streetscape, is also leaving.

- Adjournment: The meeting was adjourned at 9:30.