

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of May 21, 2019*

## Members Present

Larry McEwen, Co-chair  
 John Landis, Co-Chair  
 \_\_\_\_\_, LUPZC  
 Brad Flamm, LUPZC  
 Patricia Cove, HDAC

Amanda Yoder, Business Assn.  
 TT&P  
 Jan Albaum, Streetscape Committee  
 Joyce Lenhardt, VP Physical  
 Laura Lucas, CHCA President

## Others Attending

Patrick Cannon, Owner 121 W. Chestnut Hill Ave  
Jay Terlaak, architect for 121 W. Chestnut Hill Avenue  
Neighbors of 121 W. Chestnut Hill Avenue  
Mark Greenberg, developer 8100 Germantown Ave  
Theresa AlDamlouji, architect 8100 Germantown  
Matt Monroe, attorney for 8100 Germantown Avenue  
Neighbors of 8100 Germantown  
Bill O'Brien, attorney for 24 W. Hampton  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:06pm. Introductions were made and the process was briefly explained.

## **121 West Chestnut Hill Avenue Driveway**

• Presentation: Patrick Cannon and Jay Terlaak presented the project. There were three designs presented. In all designs, the large tree in the front yard would be removed. Scheme A was the original circular Drive design with the 14' width narrowed to 12", minimizing the impervious surface. A low stone wall would be created along the sidewalk. Scheme B includes a minimal turn around off the main driveway that resembles a courtyard that would be landscaped from street. Scheme C was similar to B but was larger and was the least favorite for the owner, who prefers the circular drive. B and C seem to encourage parking. Neighbors were positive about the wall along the sidewalk as reflecting the community. L McEwen noted that the wall could be included in any of the designs. Patricia Cove expressed concern that the new wall would not match the existing walls. She asked for a sample of the materials

•Comments: P Cove agreed that B and C look like parking pads. Joyce Lenhardt noted that parking is just not allowed. The current owners might agree to that but a deed restriction is needed for the future. J Lenhardt further commented that there was too much paving. Neighbors prefer the circular drive as it is safer and would not direct headlights into their house. Using the turnaround would add to congestion for the shared drive.

•Committee Action: It was moved that the circular driveway design be approved with the stipulation that a formal agreement to not park on it. J Lenhardt added a proviso that samples of materials to be used be presented and that the driveway would be built as presented. The owner will bring materials for review. J Terlaak noted that a sample of existing stone could be brought to a quarry for matching. The motion was seconded and was approved.

### **8100 Germantown Avenue**

• Presentation: The project was presented by Mark Greenberg and Matt Monroe with input by Theresa AlDamlouji. The building was a daycare center for many years. It is actually a two story building. The new design would be built on the footprint of the current building. It will be 4 stories tall and will include retail on the ground floor and 2 residential units above. The rear yard would have 2 parking spaces for tenants with the loss of one street space. The present plan is to rent the apartments. The elevators in an earlier scheme have been removed. The prior design for the exterior has been changed. There were mixed reviews of that design. There is schist on the based with brick above and glass and iron. There should be no height variance required as the total height has been reduced. L McEwen asked about a section looking down the Avenue. He questioned the appearance of the long windowless wall next to the houses. It was noted that if parts of that wall were stepped back from the property line, some windows could be included. A view up the Avenue would also be created. A neighbor expressed concern about the size of the proposed building, especially for the buildings on Abington. M Monroe explained that the refusals were for the most part caused by RSA3 properties adjoining the CMX1.

•Neighbor/Committee Comments: The change in height was approved. Negative comments include the chunkiness of the building and the impervious surfaces. It was noted that the parking spaces are currently impervious covered with astroturf. A question was asked about street trees. The trees will be protected and the missing tree will be replaced. Open space requirement for RSA3 is 50%; this is much less. A major point of opposition is parking. It is currently difficult to park in Abington. The retail will bring more congestion; more parking on the site is needed. The Parking authority has begun ticketing on Saturdays. Shawnee had permit parking. L McEwen noted that, at present, Under the Blue Moon is low volume. Amanda noted that the Business Association loves the proposal. Patricia Cove stated that she does not like the new scheme. The undivided windows and other details have no traditional reference. It is like One West. M Greenberg stated that the LUPZC used One West as a reference. L McEwen asked for more articulation on the upper floors. The back should also be considered. It was suggested that the work of Sir Edwin Lutyens be looked at as a reference for dimensioning of the entry. The mass needs to be reduced by breaking it up more.

•Committee Action: L McEwen suggested that changes could be assisted by a sub-committee. The next DRC is June 18. The ZBA appointment is June 19. The DRC would need to be authorized to act for the CHCA board. The re-design could be presented at the June 6 LUPZC. The design could be circulated electronically. M Greenberg noted that the building could be used as a daycare with no problem. BID should help with the parking. (realtor employees are parking on Abington to save spaces for customers and Germantown Ave neighbors cannot get parking permits due to commercial space.) M Greenberg noted that a re-design was acceptable but that parking is not a problem that can be solved. Jan Albaum noted that the brick wall seems more massive. No motion was made at this meeting to allow further development. A suggested proviso for the future was that a restaurant would not be allowed.

**Steep Slope Variance for 24 West Hampton**

- Presentation: Bill Brien presented the project which calls for the creation of 2 lots from 3 and to build a house to replace another destroyed by a fire. The property had a small area of artificial steep slope that was removed when the original house was demolished. The demolition did not remove the need for a variance. The lot has 62,000 sqft and the steep slope was 12 sqft. There is a conservation easement on the property. The ZBA hearing date is July 10 but a move to June 19 is possible. There were questions raised about the elevation (heights) of the property that do not make sense. For the LUPZC, there should be elevations of the building and a grading plan.

**Adjournment**

- The meeting was adjourned at 9:30pm.