

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of January 16, 2024

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association |
| ✓ John Landis, Co-chair | ✓ Matt Rutt, Parking Foundation |
| ✓ Chris Linn, LUPZC | , Streetscape Committee |
| Steve Gendler, LUPZC | ✓ Matt Rutt, VP Physical |
| ✓ Patricia Cove, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Dane Jensen, owner 420 W Mermaid/7504 St Martins
Sarah Griffith, architect Peter Zimmerman Architects
Jason Kelso, landscape architect Hess Landscape Architects
Ron Glenn, Ruggiero-Plante Civil Engineering
Stephanie Magnagna, attorney
Lori Salgonicoff, CH Conservancy
Walt Henderson
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:01 pm. This is the RCO meeting for this project.

420 West Mermaid/7504 St. Martins

•Presentation: Owner Dane Jensen provided a brief overview of the projects. The pool house for 421 is over the allowable square footage. The driveway proposed for 7504 requires steep slope disturbance. The pool house is built into the existing hill. It is on two levels, one at the pool and one below in the hill. The lower level is entered via a walk-in basement. It contains 360 sq ft of enclosed space and a total of 672 roofed space. They have letter of support from neighbors. One neighbor has asked for input in the selection of planting along the common property line. There are plans to control runoff, which is currently a problem. Patricia Cove asked about the stone wall on St. Martin's and the re-use of stone. They intend to reuse it. A realtor has been retained for the sale of 7504. There will be no subdivision of that property.

•Committee Reports: The HDAC was pleased with the efforts made for this project and support both parts of it. The HDAC is pleased that the owner is interested in easements. LUPZC also was pleased overall. It supported the projects with a proviso to preserve 7504's land without subdivision and to remain a single family property.

•Committee Questions/Comments: Letters have been received The LUPZC proviso asks the owners to investigate not allowing subdivision but does not require that it be completed before the projects are approved.

- Committee Action: L McEwen moved that the DRC recommend support for both property variances as presented. The motion was seconded. It was asked if the proviso regarding subdivision in the LUPZC motion should be included. This proviso was aspirational but a mention of the owner continuing the pursuit of a means to prevent subdivision should be included in the motion.

Committee Business

- Minutes Approval: It was moved that the minutes from the December meeting be approved as submitted. The motion was seconded and the minutes were approved as submitted.

- Upcoming issues: A brief discussion of the scheduling for Greylock followed. M Rutt noted that the team for the Santander site has indicated that it is not interested in meeting with the community or in changing its plans for the site.

Adjournment

- The meeting was adjourned at 7:30 PM.