

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of March 18, 2025

The DRC meeting was held via Zoom

Members Present

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

Others Attending

Jamie DiPetrìs, owner's daughter
Steve DiPetrìs, owner
Alex Goldberg, attorney
Nick Demini, property manager Legend Properties
Catherine and Bill Rooney, neighbors
Eileen Shupak, near neighbor
Patricia Kusumsh, Penn student observer
Daniella Mulvey, Penn student observer
Tony Banks, CHCA
Craig Shelter, LUPZC
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:04 pm. Intros were made and the process was briefly explained.

47-49 W. Highland

•Presentation: Alex Goldberg, attorney for the DiPetrìs family, property owner opened the presentation. The house has been operated as a three family rental as long as the family has owned it since the 1950s. It was licensed, but the licensing was allowed to lapse. It now needs to be re-legalized before it can be licensed. (Required if licensing has been allowed to be lapsed after three years.) Licensing should be renewed every year. The house may have had other uses before the 1950s. It was probably converted to 3 units around 1942. The first floor unit has about 1500 sq ft; the second floor units are about 650 sq ft each. The lot has 6,000 sq ft. John Landis noted that the floor plans are stylized. Jaime DiPetrìs noted that they have tried to get legal representation, but it has been a problem.

•Committee & Neighbors Comments/Questions: Sam Filippi asked about the permit and the variance. A variance is needed to be permitted as a rental. J Landis suggested that more accurate plans were needed. This should include ensuring that the baths and kitchens are sufficiently large. Patricia Cove

noted that this application involves no changes to the building. If the building were to be renovated, the family should reach out to the conservancy for review. L McEwen noted that building codes provide minimal dimensional requirements. Eileen Shupak, a neighbor, stated that she was surprised that the building was not legal. J Landis suggested adding a proviso that occupancy of the smaller apartment should be limited to two people.

- Committee Action: LUPZC needs an accurate plan. Not having plans could cause delays. HDAC does not need to review the project. J Landis suggested that if the plans could be distributed before the LUPZC meeting that a meeting may not be required. Celeste Hardester suggested that the plans should be distributed by March 28. This would allow public notification for the LUPZC meeting. With no LUPZC meeting the next step would be the DRC on April 15 at 7 PM. This would be the RCO meeting. Proof of neighbor letters should be available on that date. J Landis asked if a certificate of occupancy would be required. This was thought to be not required. L&I may require an inspection. C Hardester noted that LUPZC members can comment on the plans via email and may attend the DRC. Links will be sent out for the building code/room dimensions.

Committee Business

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

- Other Business: It was asked if there had been any further info concerning Greylock. There has not been any further info. C Hardester will send a link regarding room dimensions to all.

Adjournment

- The meeting was adjourned at 8:10 PM.