

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of June 21, 2022*

The DRC meeting was held via Zoom

## Members Present

- ✓ Larry McEwen, Co-chair
- ✓ John Landis, Co-chair
- ✓ Steve Gendler, LUPZC
- ✓ Chris Linn, LUPZC
- ✓ Patricia Cove, HDAC
- ✓ Sam Filippi, Business Association
- Richard Snowden, Parking Foundation  
, Streetscape Committee
- Joyce Lenhardt, VP Physical
- ✓ Kathi Clayton, President CHCA (ex-officio)

## Others Attending

Bill Valerio, director Woodmere Museum  
Anne Standish, Woodmere Museum  
Jeff Krieger, Krieger Architects  
Nicole Reamey, Matthew Baird Architects  
Theresa Bell, Matthew Baird Architects  
Darren Damone, Andropogon  
Devon Beverly, Ballard Spahr  
Eileen Quigley, Ballard Spahr  
Arthur and Amanda De Bruc, owners French café at 89 Bethlehem Pike  
Christopher Brooks, Acoustical consultant  
Jesse Terry, neighbor 89 Bethlehem Pike  
Rob Fleming, LUPZC  
Jan Albaum, LUPZC  
Tony Banks, CHCA Board  
Lori Salganicoff, Chestnut Hill Conservatory  
Tracy Piatkonski, near neighbor 9101 Germantown  
Anne McNiff, Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:03 pm. Committee members introduced themselves. The CHCA annual meeting is Thursday. The approval of the May meeting followed. It was moved that the minutes be approved. The motion was seconded. There were a few errors noted by Celeste Hardester. With the corrections, the minutes were approved. There are two action items: Woodmere at 9101 Germantown and the French café at 89 Bethlehem Pike.

## **9101 Germantown Avenue – Woodmere Museum**

•Presentation: Bill Valerio made a quick overview presentation then turned the project over to Nicole Reamey of Matthew Baird Architect. The project is restoration oriented. The enclosed porch will be opened. A plan showing the relationship of the two Woodmere buildings was shown. There is one block with 2 houses, Bell's Mill Road and East Hampton Lane separating them. The block surrounded by Germantown Avenue, Bell's Mill, Green tree Lane and E Hampton has 7 houses total. The expanded museum will be one institution with 2 buildings and 2 experiences. Darren Damone of Andropogon showed a site plan with the neighbor adjacencies. Not much has changed

since the previous presentation. Open space will be preserved. The health of the site will be preserved and improved. The existing curb cuts will be maintained. The Germantown Ave entrance will be for cars. Deliveries will be from the Sunset entrance; there will be two new pedestrian access points on Germantown Avenue. There will be new pathways and 3 outdoor spaces, including the arrival plaza and the children's courtyard. Planting will provide a buffer screen to shield for parking and deliveries from neighbors. There will be a meadow area, and the existing canopy will be preserved as much as possible. Devon Beverly described the three variances needed. Required notices to neighbors were mailed on June 14. The variances needed included a use variance. The property is zoned RSD3, which does not allow institutional uses. The auditorium will be a second building on the site, which is not permitted. Steep slopes will be disturbed for the construction of the café and an area of steep slope will be remediated to corrected erosion. Nicole Reamey continued the architectural solutions. An elevator will be added to the rear interior corner of the building as will the café and loading dock. The building has many levels, which will be accessible by the elevator. The auditorium will have about 90 seats and will be primarily for educational use. The old building will be repointed and repainted. The existing exterior fire escape will be removed. A bay window and an exterior stone stair will be removed. The stone will be re-purposed. In the arrival plaza, there will be a fountain and a sculpture. In the interior added wall (that divided the interior spaces for convent use) will be removed to re-open spaces for galleries. The basement will have spaces for children's activities. The main floor will be open spaces. The second level will have gallery spaces. The third floor will house paper documents and office use. Jeff Krieger added that the letters required by Zoning have been sent. Separate letters to adjacent 15 neighbors have also been sent; 8 support letters have been received.

•Committee Comments/Questions: John Landis asked about the café hours of operation and if it will operate outside of museum hours. The hours have not yet been set but a dinner service after hours is envisioned. There is no operator yet. J Landis asked if this has been discussed with the neighbors. B Valerio said he will consult and dialogue with the neighbors. The museum will be a good neighbor. It will not host weddings and later night events. It was noted that the neighbors might not like the later hours. P Cove verified that the café will be open after hours. It will. She also asked about a timeframe for securing easements on the property. The variances need to be granted before the easements can be done. C Hardester noted there has been a call from a neighbor regarding the café operator. The timing of trash pick-up was also a concern. Currently trash is picked up on Thursday midday. The museum will follow the rules and will communicate with the neighbors. A question was posed about the drive way materials. Travel lanes will be asphalt; parking will be pervious. All rainwater will be managed on site. S Gendler noted the café will be screened by trees. And it is distant from neighbors. A neighbor was concerned about the museum traffic. She also did not understand the scope of the café and the increased pedestrian traffic. The café raised additional concerns. L McEwen noted the visual separation from the neighbors is not the only problem; there is also noise, light, activity levels and traffic. The museum must work with the neighbors. The plans for the cafe should be discussed with the neighbors. P Cove asked about night time lighting. The site will be unlit at night. D Damone noted lighting will be needed for parking and will be minimal all over the site, following code minimums. Lighting will be dark sky compliant. P Cove suggested the museum reach out to the committee for lighting. L McEwen noted that the lighting at the next door school did not spill over. B Valerio noted that the museum will apply for a liquor license. Sam Filippi noted that the committee was unaware of the hours of the café; its operation was not made clear.

•Committee Action: J Landis moved that the committee enthusiastically support the application for the three variances with the provisos that the museum meet with the neighbors on a yearly basis to discuss expectations and concerns. B Valerio objected to that proviso but will speak with the attorneys. L McEwen expressed concern that the ZBA would not support this proviso. The motion was seconded with the proviso. C Linn suggested that it is more important to respond to issues as they arise rather than once a year. S Gendler noted that it is important to have a forum for complaints vs planning discussions. Neighbors need more information not a yearly monitor. J Landis stated that the new information that arose tonight needs avenues open for discussion as this project moves forward. L McEwen noted that as issues arise they should be addresses at the time not at a yearly meeting. This is a commercial use in a residential area Lines of communication need to be kept open. When B Valerio started with the museum there had been problems with the neighbors and actions related to parking and lighting that needed to be properly addressed. P Cove noted that as a good neighbor, the museum needs to address lighting and the issue of a liquor license. L McEwen noted that it is unlikely that there will be no increase in noise or activity. The motion passed with a vote of 3 to 2. The project will go to the board next. It was noted that votes opposing the motion were made in opposition to the proviso, not the museum. Eileen Quigley stated that the ZBA would not enforce the proviso. C Linn stated that the issues will be addressed. The ZBA hearing is November 16.

### **89 Bethlehem Pike French Cafe**

•Presentation: Arthur De Bruc introduced the project, which will be a French Café on Bethlehem Pike. A variance is needed as a walk in cooler located in the rear will intrude into the rear yard setback. Noise from the cooler compressor may be a problem for the house at 87 Bethlehem Pike, so the De Brucs have consulted with an acoustical engineer. They have consulted with the property owner, Richard Snowden, regarding changing traffic patterns on the property. This is not possible due to the number of tenants who share the access and parking. The acoustic engineer, Christopher Brooks, stated the existing HVAC unit should produce a sound level similar to the cooler compressor. A level of 75 dB is audible but not loud. An HVAC unit is typically 60-70 dB. The two compressors add to a high level but the levels are not simply added. A level of 145 dB is like a rock concert. Addition is logarithmic; the total would be in the 75-76 dB range. A larger sample compressor with a size of 1 hp compared with the .5 hp of the proposed cooler would be a much lower level. A sound barrier around the compressor would absorb and block the sound. This would be a plan B if it is needed. L McEwen noted that the HVAC unit sits on the ground compared to the cooler unit that is 7' above the ground. The existing fence screens the AC noise. The barrier around the compressor would add 4' for a total of 11', which is above the fence and at the level of second floor windows. The sound would exit the barrier, affecting the windows. The main problem will be in the fall and the spring. Windows are closed in the winter and summer. There may not be AC noise but the cooler is all year. C Brooks stated that the AC is located in a hard area, but the noise should be acceptable as it is reflected upward Jesse terry, the neighbor noted that the AC should not be a problem but that the compressor would reflect to his house. The noise with the barrier should be addressed J Landis noted that attenuation would mitigate, reduce or redirect the noise. There would be no magnification of the sound. L McEwen stated that the height is excessive at 11'. The ZBA appointment is July 13. It was noted that the AC unit was used for the previous business, but that the neighbor did not yet live in the house. The baffle will make the noise much quieter. Amanda De Bruc noted that the baffle may not even be needed. S Gendler asked if the compressor could be located on the ground next to the cooler or around the corner. This is not available. C Brooks noted that on top of the cooler unit is the best location. It was also noted that special order

units are difficult to obtain. S Gendler asked if the baffle absorbs or reflects sound. The barrier absorbs the sound like a silencer. Adding to the fence will help with AC noise. The AC in the house is window units. J Landis asked if the baffle would reduce the noise significantly. It can. J Terry stated that noise is the most important issue but that appearance is also important. The baffle will just look like a metal rectangle. L McEwen asked if a smaller unit would work. This is a minimal size. C Hardester asked if a tree could be planted to block the neighbor view. C Brooks noted that the cooler unit will not run most of the time. S Filippi asked if the compressor could be located away from the cooler. J Krieger noted that sound is multidirectional. J Terry asked about the schedule of meeting. The next meeting is the DRC followed by the Board and the ZBA.

- Committee Action: The motion was made by Steve Gendler. It is moved that the DRC support the application for a variance with the proviso that the applicants make their best effort to find a cooler unit with a detached compressor. If this is not available, an acoustic baffle should be installed on the proposed unit from the beginning, if this is what the neighbor wants. The motion was seconded and passed 5-0.

The neighbor Jesse Terry stated he does not like the compressor being on the roof. Christopher Brooks noted that the baffle could be easily installed at any time. Amanda De Bruc stated that she has looked for alternate units. She will contact the consultant suggested by L McEwen.

### **Committee Business**

- Follow-up Discussion: P Cove stated that she feels the museum restaurant is a problem. Will it require a separate variance? No one had a definitive answer. J Landis suggested the neighbors be invited to the Board meeting. C Hardester suggested that the Museum does not need to go to the next Board meeting A McNiff noted that the restaurant discussion could be done outside of the board meeting. As the ZBA appointment is not until November, the Board could see the project at a later date. Lori Salgonicoff stated that there was miscommunication about the restaurant, which could be a problem. J Krieger stated that he will ask the museum team.

### **Adjournment**

- The meeting was adjourned at 9:30 PM.