

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of July 18, 2023

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 | , Parking Foundation |
| Chris Linn, LUPZC | , Streetscape Committee |
| ✓ Steve Gendler, LUPZC | ✓ Larry McEwen, VP Physical |
| ✓ Patricia Cove, HDAC | Kathi Clayton, President CHCA (ex-officio) |

Others Attending

Valerie and Dave Maher, owners 400 E Evergreen
Kevin Rasmussen, Rasmussen Su, architect 400 E Evergreen
Greg Woodring, neighbor 400 E Evergreen
Mike and Nicole Bolen, 401 E Evergreen
Celeste Hardester, Development Review Facilitator
Anne McNiff, Director CHCA
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:03 pm. Committee members introduced themselves. The process was briefly explained. This is the RCO meeting for this project.

400 E Evergreen Ave

- Committee Reports: Patricia Cove reported for the HDAC. It was a good presentation that was supported with 2 conditions: storm water management should be installed and there should be no light spillage beyond the property. The LUPZC approved the project unanimously with no conditions. It was asked if further presentation would be needed or was there was adequate understanding. Further presentation was not needed but could be provided as needed.
- Committee Questions/Comments: P Cove would like to hear the agreement between G Woodring and the Mahers.
- Neighbor Comments: The neighbors from the Anglecot like the project and support the addition.
- Agreement: The arborvitae hedge should be maintained between 6'-0" and 6'-6". K Rasmussen and the Mahers have no problem incorporating the HDAC conditions. There will be French drains and rain barrels for the greenhouse. Light is also no problem. P Cove asked if the HDAC conditions would be attached to the agreement. L McEwen noted that it would be helpful to attached the conditions and the agreement to the ZBA letter and be kept in the CHCA office as well. Valerie Maher noted that they have received text messages of support. There will be submitted to Celeste Hardester.
- Committee Action: It was moved that the application for a variance be supported with the 2 conditions of storm water management be incorporated and that no light spillage off the property

occur. The agreement should also be included. The motion was seconded and passed unanimously. The project will move to the Board meeting on July 27 at 7 PM at SCH. There will probably be no need to a presentation. Comments were made on the progress made on the 400 E Evergreen property. The Mahers stated they want to be good neighbors.

Committee Business

- Minutes: Minutes of the June meeting were reviewed and were approved.

- 30 West Highland: Neighbors will meet with the development team. The neighbors need to be updated on the changes. There are no changes to the ground floor. Some changes were made to the upper floors. Changes were made in the entry gate area to enclose fire equipment. Joyce Lenhardt will attend the meeting P Cove noted these changes were not approved by the HDAC or LUPZC. The changes are minimal and do not require committee approval. Matt Millan will also attend the meeting.

- More Updates: 9402 Meadowbrook is being completed slowly. The Trolley Car project seems to be stopped.

Adjournment

- The meeting was adjourned at 7:47 PM.