

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of April 5, 2018

## Members Present

<input checked="" type="checkbox"/> Brad Flamm, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input type="checkbox"/> Cynthia Brey, Chair	<input checked="" type="checkbox"/> Ned Mitinger
<input checked="" type="checkbox"/> Steve Gendler	<input type="checkbox"/> Andrew Moroz
<input checked="" type="checkbox"/> Larry Goldfarb	
<input checked="" type="checkbox"/> John Landis	
<input checked="" type="checkbox"/> Joyce Lenhardt	<input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)
<input checked="" type="checkbox"/> Jean McCoubrey	<input checked="" type="checkbox"/> Joyce Lenhardt, VP Physical

## Others Attending:

Patricia Cove, HDAC  
Diane, Chestnut Hill *Local*  
Melissa Nash, recorder

The meeting opened at 8:06pm by Brad Flamm, co-chair. He provided an overview of the agenda, which has no action items. Approval of the March minutes was the first order of business. It was moved and seconded that the minutes be accepted. It was noted that Larry McEwen should be designated as the “acting chair” and that Brendan Samples should be Brendan Sample. The minutes were approved with those changes.

## **Streetscape Committee**

•Discussion: The Streetscape Committee may no longer function. It was suggested that it could be incorporated into the LUPZC. Another suggestion was to incorporate the 3 executive directors of Chestnut Hill organizations (Business, Conservancy and CHCA) chair the committee to bring all together. The directors would supply the outreach and the designers would supply the experience. It was asked who would be the DRC representative. The directors came up with the plan. It was noted that the committee was always composed of volunteers but now would include paid members. The guidelines also need attention. The committee covers issues that are not just business but is multifaceted. New committee guidelines would need to be set up. L McEwen note the committee needed to have design sensibility, perseverance, and be proactive. The guidelines need to be updated with graphics and should be on-line Joyce Lenhardt will convey the comments of the LUPZC to the committee.

## **Overlays**

•Discussion: John Landis asked if the committee remembered the transects that are perpendicular to Germantown Avenue that were presented last year. They represented the physical form and density. There was a somewhat tent shape to the transect that represented the character and physical form of blocks. The formula would include FAR, lot coverage and density. This could be included into the district plan or be included via city ordinance. This planning zone would begin one block off the avenue. There would be east and west zones. Consideration would be triggered by an application n for a building permit. As an experiment, some new buildings could be tested to see how they respond to this evaluation. Parking should also be considered. The intent is to prevent over massing and over building. It may make it harder to demonstrate the needs for a variance. The Planning Department would have the map. Larry McEwen noted that this would start at the edge of the Germantown Avenue overlay. An effect could be to limit the incentive to tear down. . Celeste Hardester will meet with Cindy Bass regarding the Germantown Avenue Overlay. There are

questions of enforcement and would this affect parking structures. When to introduce this idea was discussed. Should it be introduced during this planning process or should it be introduced via an ordinance later. J Landis suggested Ian Hegarty be called regarding a meeting to discuss it.

### **Updates**

- Rex Avenue Condos: There was a meeting at the Conservancy intended to show the proposal to near neighbors. The meeting attracted 80. The Conservancy agreed to host the meeting due to its concern about the house. The developer was proposing adding 17 units to the site in addition to creating multiple units in the house. There would be 16 parking spaces. J Lenhardt wondered why the CHCA was not kept in the loop about this meeting. There has been a request for another meeting.
- Traffic at Hill House: Streets Department met with neighbors on West Evergreen about speeding on this street that had caused damage to a fence on the curve. Some suggestions to slow traffic include changing street direction, speed humps, a stop sign at Shawnee. Cindy Bass attended this meeting.
- 2 East Chestnut Hill Avenue: Ned Mitinger asked about the status of this property. There have been long delays. The property is in need of cleaning. It is possible that the project may not go forward.
- Other issues: 8220 Millman needs to be presented to the community. The property secured a continuance at ZBA. There were questions about the Norwood Avenue rain garden and the open space behind the Chestnut Hill Hospital
- District Plan: A brief discussion of some points made at District plan meetings. There is a question of what to do with vacant lots – gardens, parks, housing and water control. There is also an issue with accessory structures as rentals, in-law suites or single occupancy units. It was noted that there is a bill in council concerning infill in RSA-3. The bill was presented by Bobby Henon.

### **Adjournment**

- The meeting was adjourned at 10:09PM.