

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of January 4, 2024

Members Present

- | | |
|---------------------------|--|
| ✓ Steve Gendler, Co-chair | ✓ Joyce Lenhardt |
| ✓ Chris Linn, Co-chair | ✓ Jean McCoubrey |
| ✓ Jan Albaum | Andrew Moroz |
| ✓ Jason Friedland | Camille Peluso |
| ✓ John Landis | ✓ Craig Schelter |
| ✓ Greg Lattanzi | ✓ Laura Lucas, President CHCA (ex-officio) |
| | ✓ Matt Rutt, VP Physical CHCA |

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, Ruggio-Plante Civil Engineering
 Stephanie Magnagna, attorney
 Marion Rector
 Anne McNiff, Executive Director CHCA
 Celeste Hardester, Development Review Facilitator
 Melissa Nash, recorder

The meeting opened at 8:03 PM by Steve Gendler, co-chair. Committee intros were made, followed by presenter intros.

420 W Mermaid/7504 St Martins

•Presentation: The presentation was started by Dane Jensen, owner. The project was presented to the HDAC earlier this evening. A brief overview of the project is to remove a shared driveway and buffer zone. S Gendler asked if letters from neighbors have been secured. They have been received and were emailed to the CHCA. Celeste Hardester noted that she does have the letters. All support the project; one adjacent neighbor has asked to help with landscaping choices. Sarah Griffith continued the presentation. The project involves both 420 W Mermaid and 7504 St Martins. 420 W Mermaid was built in 1913 and was designed by Robert McGoodwin. The house is to be refurbished on the exterior with the entry porch being reconstructed, new slate roof installed, repointing of the exterior and an addition will be made on the rear and porches enclosed. Garage door will be moved. Impervious paving is reduced in the parking court and a dormer will be added to the garage. 7504 St Martins was built in 19?? and was designed by Gilbert? (Architect's name) No work will be done on the house. This project involves site work only. The refusal for 420 involves accessory use for the proposed pool pavilion as it is larger than allowed. There will be 672 sq ft under the roof, including 2 enclosed spaces at pool level and the lower level. The pool side reads as a single story; the opposite side in 2 stories. This space the building will occupy is in the current driveway to 7504. The existing swimming pool will be renovated. The pool house will incorporate the natural slope of the land; the lower level will incorporate a hot tub and a cold plunge pool. Belgian block will be used on the new areas. The driveway will include a package drop-off space. Ron Glenn of Ruggio-Plante noted the steep slopes that are also a part of the refusal. Care will be used in creating the excavation for the lower pool house including erosion control. Storm water management with retention basins will be included on both properties. Matt Rutt asked about tree removal, including a

sycamore tree on Mermaid. That tree was deemed to be in need of removal. Two new sycamores will be planted. Junk trees on the sites will be removed and replaced. Jason Friedland noted that this is a great plan. He asked about the stone wall that will be disturbed for the 7504 curb cut. The house is brick and stucco and the existing wall is schist. The materials for the driveway walls have not yet been determined. It was asked if a conservation easement would be set up for 7504 to protect the open space. S Gendler asked about community agreements with the HDAC. The intent of this new driveway is not to create development possibilities. The site should not be developed. It should be sold to a person who wants the site.

- Committee Comments/Questions: Jean McCoubrey asked if it would be possible to reduce the amount of paving. It has been reduced. She also asked about the type of plantings on the steep slopes – will it be lawn or understory. There is little lawn on the site. Chris Linn noted that the presentation was nicely done. He asked about the numerous nuisance trees and other plants invading the existing walls of 7504. Jan Albaum asked about the use of native plants. Natives and non-invasive species are being considered. Craig Schelter suggested the projects be approved as submitted. Greg Lattanzi stated that the restoration of the main house at 420 is good. It was suggested that the intent to not allow development should be in writing. This will be done. The owner noted that there is a lot of paving in the front of 420 but West Mermaid is a fast, busy road. Speed control on the road is needed. The large front paved area provides space for children to play safely. There will be greenery at the wall. It was noted that there were no negative neighbor letters. One neighbor just wants to approve the planting buffer plantings. C Hardester suggested a deed restriction on the property. This will be discussed soon. C Schelter warned about a restriction not allowing an ADU. ADU do not need a separate property

- Closing Comments/Motion: J Friedland moved that the committee recommend support of the project as presented with the proviso that a conservation easement or a deed restriction not to subdivide the St. Martin property (that it remain a single family property). In the spirit of discussions so far, there could be a proviso for the neighbors, the Savages, to review the landscaping in the common property line. The motion was seconded. Discussion followed about the inclusion of the neighbor's input for landscaping as a proviso and how to designate which areas of the property need approval. This should be an agreement in writing. It does not need to be in the motion but should be an agreement signed by both owners. The motion was restated: the LUPZC recommends support for the variances as presented with the proviso that the St Martin property be covered by a conservation easement or a deed restriction that maintains it as a single property. The motion passed with 7 votes for and one abstention. The owner should talk to the adjoining neighbor regarding landscaping prior to the DRC. C Hardester noted that the applicant may need to sign a letter of intent regarding the easement/deed restriction for the ZBA.

Committee Business

- Minutes: It was moved that the minutes of November 2 be approved as submitted. The motion was seconded and approved.

- Other Business: There has been some negotiation between the neighbors and developers. A new ZBA date in March has been secured. Approval by the Board in March would need to be adjusted. Rumor has it that the Wells Fargo bank building may be torn down.

Adjournment

- The meeting was adjourned at 9:59PM.