

# LAND USE, PLANNING AND ZONING COMMITTEE

## *Minutes of the Meeting of December 3, 2020*

This is the seventh LUPZC meeting conducted virtually via Zoom

### Members Present

<u>✓</u>	Jean McCoubrey, Co-chair	<u>✓</u>	Larry McEwen
<u>✓</u>	Steve Gendler	<u>        </u>	Ned Mitinger
<u>✓</u>	John Landis	<u>        </u>	Andrew Moroz
<u>✓</u>	Joyce Lenhardt	<u>✓</u>	Bradley Wells, Co-chair
<u>✓</u>	Chris Linn	<u>        </u>	Kathi Clayton, Pres, CHCA (ex-officio)
		<u>✓</u>	Larry McEwen, VP Physical

### Others Attending:

Patricia Cove, HDAC

Diane Fisk, *Inquirer/CH Local*

Anne Mc Niff, Executive Director CHCA

Celeste Hardester, CHCA Development Review Facilitator

Melissa Nash, recorder

The meeting was opened at 8:01 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. Intros were made. There were no action items. The minutes were read. Some items noted where the spelling of Cosimo's and the operating hours for el Limon. It was moved that the minutes be accepted with the corrections. The motion was seconded, and the minutes were approved. There were some additional comments on 8612: the language in the refusal needs to be corrected, a recommended font change for the sign and the status of the notification list. (It was noted that anyone can get a notification list from the City. A refusal or ZBA appointment is not needed.

### **8011 Anderson Street**

•Presentation: This project was approved by L&I without a refusal for the rear yard setback. To some, this seems like an error. It was suggested that intervening could cause problems. The project was likely to be approved by the Committees. A letter could be sent to L&I noting the error of a non-compliant rear yard for future development. It was suggested that this action be accepted in good faith

### **30 West Highland Update**

• Larry McEwen, architect for the project, stated that they intend to present in January. The lot consolidation has proceeded. The project is presented to L&I on a regular, not expedited, schedule. A refusal is expected by 12/24 with a January presentation to LUPZC. The notification letters to neighbors have been done but not sent as there is no refusal yet. December 30 and January 5 would be the meeting notification dates in the *Local*. Changes have been made to the building especially the Highland façade.

### **Committee Business**

•New members: Steve Gendler has reached out to Jason Friedland of Iron Stone Real Estate Investment. He has shown interest. It was noted at the October meeting that in the past, there have been concerns about having real estate people on the LUPZC. It was suggested that J Friedland attend a meeting. It was also suggested that John Landis's article for the *Local* regarding members go forward,

including candidates who are sympathetic to affordable housing, etc. Celeste Hardester noted that this is an idea in line with the city's goals. Equity in Chestnut Hill should be improved. Other qualities include exercising aesthetic judgement, understanding the guidelines, working as a design professional or related field and experience with plans. There is room for related fields, which do not need to be named. It was also suggested that goals for 2035 plan be referenced. The Board has objected to bringing inclusiveness to Chestnut Hill. J Landis will revise the article, which will be presented to the board. C Hardester will meet with Ian Hegarty and update CHDPG. Kathi Clayton should be included in discussions. Expertise should not be too proscriptive. The meeting with Ian Hegarty may result in stronger position for advocacy.

- CHDPG: The group will meet on the next Thursday. Jean McCoubrey and Brad Wells will attend. The most recent meeting was 11/24 and was attended by J Landis, Anne McNiff, C Hardester and Pat from the Conservancy. Tree controls were discussed. J Landis has met with Ian Hegarty regarding the review of large subdivisions. A meeting is scheduled with Ian Hegarty; there are 5 items on the agenda - all are residential and include ordinary subdivision, special exception for residential in CMX, threat of HOAs, street tree removal and best stormwater management practices.

- Meeting Procedures: Meeting procedures should be reviewed to improve organization. There is a great outline. It should be distributed to all.

- Sunoco Station update: The Sunoco site has been sold. The new owner reportedly has an as of right scheme. It would be good to be able to preview the design. There is an attorney contact. This would probably not be a detailed presentation. The review could be a 7:30 PM start before the LUPZC meeting. It would be a totally confidential, separate meeting.

### **Adjournment**

- The meeting was adjourned at 9:29 PM.