

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of February 5, 2026

Members Present

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| ✓ Chris Linn, co-chair | ✓ Erin Monaghan |
| ✓ Greg Lattanzi, chair | ✓ Andrew Moroz |
| Jan Albaum | ✓ Camille Peluso |
| Laura Carey | Jenn Rezeli |
| ✓ Chris Eastman | ✓ Craig Schelter |
| Jason Friedland | Laura Lucas, CHCA President |
| ✓ Steve Gendler | Matt Rutt, CHCA VP Physical |

Others Attending:

Roy Aharonovich, Vich Properties for 8226 Germantown
Stephanie Magagna, attorney
Zamir Garcia, architect M Architects
Nanci Fitzgerald, real estate consultant
Matt Millan, consultant
Peg Monahan, neighbor
Linda Quinlan, neighbor
Ed Resovsky, neighbor
Richard Snowden, neighbor
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:02 PM by Greg Lattanzi, co-chair. Introductions were made. No votes will be made as there is no refusal.

8226 Germantown Avenue

•Presentation: The project was presented by Roy Aharonovich who stated that a lot of work has been done with neighbors and Richard Snowden (neighboring property owner). The revised project has been submitted to L&I for a revised refusal, which has not yet been received. It is anticipated that there will be a front yard setback refusal rather than the previous side yard refusal. The project has changed substantially since it was first presented, down from 18 to 4 units. The new building is now abutting the neighboring building. The units in the new building are one ADA compliant 1-bed 1-1/2 bath and 3 with 2 beds and 2 baths. The existing house will be restored as a single family dwelling. Matt Millan noted that the new building relates to the adjoining building. The fronts of the old and the new are parallel.

There is a 8' setback for the side yard with the neighbors. Additional windows have been added to the side to break up the neighbors' view. There is an agreement for access through 8224. 8224 will be purchased to secure the easement. A sun/shadow study was shown. Nanci Fitzgerald of Sotheby's stated that the HOA fees will be approximately \$250-350 per month. This will provide for services including snow removal and trash collection. Archeological evaluation will be done by CHRS with direction from the Conservancy. R Ahoranovich stated that they stand behind the materials and finishes. The house is to be presented to the Historical Commission.

- Committee Comments: Eric Monaghan asked that traffic flow and parking be more clearly shown. Andrew Moroz noted that the project was clearly presented. Camille Peluso noted excellent design progression. Craig Schelter asked about the refusals. They have not yet been received. Chris Eastman echoed others in that the design evolution has been nice. He also asked about the effect of the new building on Hideaway's foundation. There will be testing and engineering. There is no basement in the new building. Steve Gendler asked about the support letters from the neighbors. Attorney Stephanie Magagno noted that the refusal should have minor changes. It was noted that the amended refusal was necessary for the CHCA to write a letter to the ZBA. John Landis noted the great response to committee input. He asked if they had considered not including the Detwiler House in the HOA. This can be considered. Celeste Hardester noted that this could affect the refusals.

- Neighbor and Other Comments: Richard Snowden noted there will be an agreement between Bowman Properties and Vich Developers. Peg Monahan, a W Springfield neighbor, noted that she accepts the development. Another neighbor, Linda Quinlan, stated that it was good to work with Roy. Ed Resovsky, another neighbor, expressed that he was OK with the project.

- Project Wrap-up: J Landis asked if any other meetings were planned. It is possible. There will be no formal motions tonight as there is no refusal. The ZBA date is now March 25. It was noted most important info is needed for the easement and detailed elevations with color.

Minutes

- The minutes from the March 2025 meeting were distributed. Changes suggested by Celeste Hardester, which clarified the process, were included. The minutes were approved.

Adjournment

- The meeting was adjourned at 9:12 PM.