

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of March 5, 2026

Members Present

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

Others Attending:

8226 Germantown Avenue
Roy Aharonovich, Vich Properties for 8226 Germantown
Stephanie Magagna, attorney
Zamir Garcia, architect M Architects
Kim Whetzel, real estate consultant
Peg Monahan, neighbor
Esta Jo Schifter, neighbor
Peter Fox, neighbor
Richard Snowden, neighbor

100 Mermaid Lane
Kevin Trapper
Jason Tucker
Meredith Trego
Alex Tweedie
Steve Bonitatibus
Allan Sumners
Stephen Magargee
Doug Martenson
Kristoffer Jacobson
Ann Williams
Jonah Badstubner
David Mercuris
Robert Caserio
David Sterner
Others
John Landis, co-chair DRC

Joyce Lenhardt, board member
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:05 PM by Chris Linn, co-chair. Introductions were made.

8226 Germantown Avenue

•Presentation: Roy Aharonovich presented the update to this project. They have the updated refusal. Over the past years the proposed project has resulted in a progressively smaller new building. The company has purchased 8224 Germantown Avenue to have access from the 8200 and 8224 easement. The new refusal includes a setback for the front yard and eliminates the side yard setback. There are no other changes. Kim Whetzel, a real estate consultant, noted that these will be high efficiency units. A sun/shadow study was presented.

•Committee Comments: it was asked if the sale of 8224 was completed. It is complete. 8224 is a duplex and will continue as a duplex. Greg Lattanzi asked about the updated refusal and the parking access drawing would be available. They are available and were sent to the committee. He also asked if there was any state money involved. There is not. There will be a community agreement to ensure that the project is built as shown. The approval of the Historic Commission will help to ensure this. The full commission will see the project on March 13. Camille Peluso noted that this has become a good project.

•Neighbor and Other Comments: Esta Jo Schifter, a near neighbor, stated that three stories is too tall and that she would like to see a smaller building. Peter Fox, 8220 Germantown neighbor and attorney for the Cat Clinic, pushed back on using the shared easement for access. It is too much use. Stephanie Magagna stated that she will discuss this with Peter Fox. Richard Snowden, a near neighbor, noted that his company has worked with Roy Aharonovich and will have an agreement between the companies. The CHCA should also participate. Roy's team has worked hard to fit the development to the community. Joyce Lenhardt asked about parking for the three parcels. Each will have its own parking and will share the driveway. This should be in writing. And should be in the title. E Schifter suggested at least the street facade should step back to 2 floors. She also questioned adding more commercial space to the avenue. Jason Friedland suggested the easement is not in the purview of the committee. Peg Monahan, a neighbor, noted that there has been good faith work with the neighbors. She also suggested that food not be allied in the commercial space. This is the plan and will be in the approval.

•Committee Action: Craig Schelter moved that the committee recommend approval as submitted, subject to a Community Agreement as discussed. The motion was seconded. It was approved 5 with one abstention and no negative votes. The full driveway drawing should be sent to Celeste Hardester.

100-102 Mermaid Lane

•Presentation: The Goldenberg Group presented. Kevin Trapper noted that this project has been seen by the HDAC as well. After introducing team members, he turned over the presentation to the architect Steve Bonitatibus described the location of the project, which is bounded by Fairmont Park, the new Friends Meeting House, Mermaid Lane and the Chestnut Hill East tracks. It is 4-½ acres on two lots. The two lots will be consolidated. All healthy trees will be saved, including the existing buffer with Mermaid Lane. The site has been used as a quarry, industrial use, educational and non-profit. There was lots of parking. There will be private streets built with two park-like mews and two entrances to the site. There

will be 28 residences. There will be 12 twins, three new singles and the refurbished old Meeting House. The houses will have gable or hipped roofs, will be 2-½ stories and chimneys, taking design cues from the surrounding neighborhoods. Houses will have garages and driveways for parking. Each house will have a private yard and semi-private yards. Some houses have patios; others have balconies. This is due to the site slopes. The existing retaining walls will be repaired and kept. The twins will have about 3000 sq ft with basements and possible third floors. The twins will be stucco with brick bases. The singles will be 3100 sq ft and will be stucco with stone bases. The old Meeting House will have 2100 sq ft. Allan Summers discussed the landscaping; existing trees and shrubs will be added to. Alex Tweedie noted that there will be stormwater management; steep slopes will be respected as much as possible and the existing walls will be kept. There will be a reduction of impervious cover by 30%. Some new paving will be pervious. Meredith Trego reviewed the variances needed. The most basic is that only one principal building is allowed on the site. In addition, multifamily housing is not allowed. The site has steep slopes. Porches should not be facing Mermaid. There are some obscure height restrictions. The stairs on Mermaid will remain. The stairs in the Meeting House parking lot will remain as they are not on the project site. Direct public access to the park is not a good idea. There are other access points. The houses will be market price, not affordable. There will be a community development agreement covering construction and after. There will be an HOA to ensure upkeep. The plans in the agreement will be very specific.

- Committee/Neighbor Comments: C Linn asked about the stairs in the parking lot of the new Meeting House. They are open to all and are not connected to this project. Andrew Moroz noted that this is an excellent project. Camille Peluso also noted that this was a good project and that the Goldenberg Group has worked with the neighbors. Other neighbors echoed her assessment. Joyce Lenhardt stated that this is a nice project on the vacant property with trees and private streets. Celeste Hardester noted that a community agreement would show what is to be built. If changes are made, the project would come back to the committee. It was commented that Ken Goldenberg lives in Chestnut Hill. C Peluso suggested the HDAC be included in the HOA.

- Project Wrap-up: A Moroz moved that the committee recommend support of the project as presented with a community development agreement memorialization. The motion was seconded. It passed with 5 votes for and none against and no abstentions.

Minutes

- The minutes from the February 2026 meeting were distributed. The minutes were approved.

Adjournment

- The meeting was adjourned at 10:07 PM.