

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of April 1, 2021

Members Present

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

Others Attending:

Jason Friedland, prospective member
Janet Potter
Diane Fiske, *Inquirer* and *Local*
Anne Mc Niff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened at 8:05 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. Intros were made. There are no action items on the agenda. Andrew Moroz was excused due to dental work. Bradley Wells has resigned due to other obligations.

Minutes for February and March

•The minutes from February 4 were introduced. It was moved to approve the minutes. With noted typos, the motion was seconded and approved. The minutes from the special meeting of February 11, the special meeting for 30 West Highland, were presented. It was moved that the minutes be approved. There was discussion of a quorum present, and protocols for special meetings. With noted typos the minutes were seconded and approved. The minutes from the March Executive Session were not presented and approved.

Membership

•New Co-Chair: The new co-chair would replace Bradley Wells for the remainder of 2021. This would be a short term approach. The new co-chair could also complete Bradley Wells' term and continue for the next term. Steve Gendler volunteered to complete Bradley's term and possibly add the next full term. Tony Banks was suggested as the new co-chair. It was noted that he does not live or work in Chestnut Hill so is not allowed to serve on the LUPZC.

•Prospective Member: Jason Friedland was proposed by S Gendler as a new member. J Friedland lives in Chestnut Hill and works in the City on adaptive re-use. He has also served on a number of boards. J McCoubrey asked that he submit a resume/bio. It will be submitted to the Board. S Gendler also knows an insurance attorney who lives in Chestnut Hill who might be willing to serve on the LUPZC. The membership guidelines include 12 members with 9 being design professionals, 2 in related fields and one swing seat plus an advisory attorney. The article for the *Local* would ask for volunteers. J Landis had a neighbor who is a landscape architect. He can reach out to see if there is interest. S Gendler suggested traffic engineer Deb Ferraro. Anne McNiff stated that the advertisement, story or letter to the

editor could be used. It should be sent to her by tomorrow. Joyce Lenhardt asked about J Friedland's background as an architect or planner. He is neither. He is a real estate developer.

Updates

- 30 West Highland: The 30 West Highland sub-committee is waiting for applicant comments. It will next be seen at the April 13 DRC meeting. There should be a revised project.

- 100-102 East Mermaid: There has been back and forth about the terms of engagement. A smaller group is needed to work on this. The number of units needs to be reduced. S Gendler noted that the preservation of the meeting house relies on high density according to the Goldenberg Group. There is a demolition permit for the entire site.

- 10 Bethlehem Pike: The application is currently being considered by the City. A zoning attorney is assisting the neighbors. The actual application has not been seen. S Gendler noted that Cindy Bass's office did not like the plan and she will support neighbors. The site did not meet the threshold for a traffic study.

New Business

- Council Bill: Maria Q Sanchez has introduced a new residential zoning RSA-6 which create a new lot size with a 16' frontage and a total square footage of 700 sq. ft. RSA-5 has 960 sq. ft. minimum. The bill includes the option for an area of the city to opt out of this zoning classification. J Lenhardt asked why this classification is needed.

- Conflict of Interest Policies: J McCoubrey noted that the CHCA is discussing Conflict of Interest policies inspired by some recent larger developments. A McNiff suggested a review of policies is desirable. Signed conflict of interest forms may be necessary.

- Sidewalk 8200 Germantown Ave.: J Landis asked C Hardester and Anne McNiff to look for options to re-open the sidewalk at this property. It has been closed for too long with no construction occurring. How long can a building permit remain inactive? Is it possible for the community to correct the sidewalk and bill the owner?

- 540 West Moreland: There is an RCO notification for 540 W. Moreland subdivision of a large parcel.

Adjournment

- The meeting was adjourned at 9:30 PM.