

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of May 6, 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		
	Chris Linn		Kathi Clayton, Pres, CHCA (ex-officio)
			Tony Banks, VP Physical (interim)

Others Attending:

Melissa Degenhardt

Walter McGuire, *Local*

Diane Fiske, *Local/Inquirer*

Anne Mc Niff, Executive Director CHCA

Melissa Nash, recorder

The meeting was opened at 8:04 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. Intros were made. There are no action items on the agenda.

Minutes April

•The minutes from April 1 were introduced. It was moved to approve the minutes. Typos were noted. With the noted errors, the motion was seconded and approved

Membership

•Prospective Member: No action has been taken on the nomination of Jason Friedland. His bio was read. It was moved to recommend his nomination to the board at the April 27 meeting. The motion was seconded and was approved.

Updates

•30 West Highland: L McEwen reported that the board voted 13-7 to support the project. It was sent to the ZBA. Neighbors and council reps asked for a continuance. The ZBA hearing will be resumed on June 23 in the 2-5 pm slot. The project will not be seen at the next DRC.

•10 Bethlehem Pike: Anne McNiff stated that there is a zoning permit for as-of-right that included some differences from the original presentation. There is an attorney for the neighbors and CHCA. It seems to be feasible to appeal the project. There are drawings on the eCclipse system. The project can go for a building permit but that seems to be a risky move.

•100-102 East Mermaid: There is a small working group that includes most of the LUPZC members, neighbors and others. The applicant is not currently included. There has been communication with the Goldenberg Group.

•Rex Avenue: There is nothing to report at the moment.

- CHDPG/Green Space Initiative: No April meeting was held. The Green Space Initiative is continuing its re-treing efforts. They are working with Tree Tenders for the fall plantings. Ardleigh Street /Winston Road is the target for the fall as the east side is in need of trees. There is no website but J McCoubrey can send street tree applications which are due by Monday.

- Meeting Procedures: J McCoubrey asked that the draft be reviewed but not sent to the public. Merits and deficiencies should be noted. The question of preliminary reviews vs public sessions has come up often. What are the pros and cons of preliminary reviews; a discussion of executive sessions vs public sessions followed. J Lenhardt noted that secret meetings should benefit the community and there is the perception that they are unethical. Diane Fiske noted that there are rules for open vs non-open meetings; a lawyer should be consulted. A McNiff suggested that private meetings should involve no particulars, just process; public meetings should present particulars. The DRC application needs to be updated. It was asked why the HADC can meet privately with a developer but the CHCA cannot. A private discussion could include questions process. A McNiff or C Hardester could address this. Conceptual issues could be addressed; no designs would be presented. This should be in the early stages of development. It was also suggested that when a motion is made, it should be prefaced with the background for the position. These issues should be stated not just the motion. The preface should be written. This is especially important for a major project. It was suggested that there should be more Physical Division representation on the Board. Developers need to talk to neighbors. J McCoubrey will clean up the draft and distribute.

Adjournment

- The meeting was adjourned at 9:13 PM.