LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of July 9, 2026

Members Present

✓ Chris Linn, co-chair	Erin Monaghan
✓ Greg Lattanzi, co-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:
550 W Willow Grove Ave.
Sean Whalen, attorney for 550
Morgan Salmon, WSC Board Member
Andrew McLaughlin, WSC Board Member
Kevin Dowell, WSC Board Member
Kevin Hamill, WSC Board Member
Toby True, WSC Board Member
John Buehler, WSC Board Member
Neil Jacobson, sign designer

Anne McNiff, Executive Director CHCA
Melissa Nash, recorder

The meeting opened at 8:04 PM by Greg Lattanzi, co-chair. Introductions were made. 550 W Willow Grove is the only item on the agenda.

550 W Willow Grove Avenue Avenue
•Presentation: Kevin Hamill, president of the Skating Club, presented the project. The land is leased from Springside Chestnut Hill Academy. The club began in the mid 1950s. Recently, the building has been renovated/updated. The work began in 2016 with a 10 year plan. Mechanicals were updated. There was paint, restroom and cafe updates. The present project includes rebuilt locker rooms, a members' patio, and new street signs. He showed updated documents, showing the signs on West Willow Grove and Cherokee. The patio will be installed on an existing roof and will cover 987 sq ft. The locker rooms will be enlarged and modernized. The signs were designed by Neil Kacobson, who also designed the SCH sign program. The existing and the new locker room cannot be seen from Cherokee. The existing chain

link fence on top of the locker rooms will be removed. The address notification list has been fulfilled. There are two refusals for the building issues. The locker rooms have a rear yard violation. 30' is required and it will be (and is now) 5', as the property is zoned RDS-1. There is also a variance needed for the minimal steep slope disturbance for a retaining wall. The retaining wall will be near the landing for the fire escape stairs for the roof deck. The stairs will be caged to prevent its use to access the deck. It is only for emergency exiting. The mechanicals now on the deck roof are to be moved to the roof of the new locker rooms. The deck will have glass walls and a partial roof to contain sound. Neighbors were concerned about noise from deck activities. A mechanical engineer worked to lessen noise. WSC wishes to be a good neighbor to the school and neighbors. The two new signs will be set on stone plinths. They will also have simplified information and will be easier to read. Each sign will have 2 sides and will not be illuminated. The signs, in addition to being larger than allowed, are located too close to the street. WSC has received 2 support letters from the school - one for each project.

•Committee Comments: G Lattanzi asked if the new locker rooms will be attached to the existing wall. They will. Chris Linn asked if there was a required setback for the stairs. This was not mentioned in the refusals. The sign sizes were reviewed. It was asked if the squash court exit would be improved. It was asked if the roof deck would be heated. Steve Gendler asked about the locker room foundation near the squash court. Is it close enough to cause a problem? There is a retaining wall and when the building permit is received, the actual foundation will be investigated. Chris Eastman asked about fire separation between the two buildings. The locker room will have rated exterior walls and the locker room will be sprinklered. At the moment, the fence on the locker room roof will be wood. It will shroud the HVAC. The notification letters required by the city were sent out yesterday.

•Neighbor and Other Comments: There were no neighbor questions.

•Committee Action: C Linn moved that the project, as presented be recommended for approval. The motion was seconded and passed unanimously.

Minutes

•The minutes from the March 2026 meeting were distributed. With typos and spellings corrected, the minutes were approved. It was noted that tree removals on Valley Green were the result of a grant the school obtained to help control storm water runoff. The work areas will be replanted when the work is complete.

Adjournment

•The meeting was adjourned at 8:57 PM.