

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of September 3, 2020

This is the sixth LUPZC meeting conducted virtually via Zoom

Members Present

<u>✓</u>	JeanMcCoubrey, Chair	<u>✓</u>	Larry McEwen
<u> </u>	Steve Gendler	<u> </u>	Ned Mitinger
<u>✓</u>	John Landis	<u>✓</u>	Andrew Moroz
<u>✓</u>	Joyce Lenhardt	<u>✓</u>	Bradley Wells, co-chair
<u>✓</u>	Chris Linn	<u> </u>	Laura Lucas, Pres, CHCA (ex-officio)
<u> </u>	Denise Chapline	<u>✓</u>	Joyce Lenhardt, VP Physical

Others Attending:

Tom Srodin, owner 8011 Anderson
Suzanne Zukowski, Harth Builders
Chris Lux, Harth Builders
Patricia Cove, HDAC
Shirley Hansen, HDAC
Matt Millan, HDAC
Eileen Javers, HDAC
Bill O'Keefe, HDAC
Leah Silverstein, CH Conservancy
Diane Fisk, *Inquirer*
Anne Mc Niff, Executive Director CHCA
Celeste Hardester, CHCA Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:01 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. There was one action item.

Minutes

- There were a few typographical errors noted. It was moved that the August minutes be accepted as presented with the errors noted. The motion was seconded and approved.

8011 Anderson

- Presentation: (This project as presented without prior presentation at DRC.) Celeste Hardester presented the refusal, which is due to insufficient rear yard. The rear yard requirement is 25'-0"; the design has a rear yard of 20'-9". Tom Srodin noted that they started the process in February, when the refusal was made. The application for a hearing was made to the ZBA in March. The ZBA has the documents but has not yet given an appeal date, so the RCO notice is not available. Chris Lux stated the only refusal is based on 51" and presented an overview of the addition. Andrew Moroz asked why the addition used a slab on grade rather than piers and framing. Discussion followed about framed vs slab construction. It is planned that the addition be a three season space with a heated floor but no AC. Joyce Lenhardt asked why was it not to be a four season space. There will be framing and wiring for a split system if it is later desired. Questions were asked about the neighborhood context. Near neighbors have been contacted but they do not have the RCO list. There are many large trees on the adjoining property to the rear. The rear house cannot be seen. Larry McEwen asked about using a

continuous footing with framing. John Landis noted that it might be possible to build second story on this addition. Matt Millan asked about the lack of insulation under the slab. L McEwen suggested that the addition of a second story should not be automatically allowed in this zone. It was noted that neighbor support is very important.

- Committee Action: John Landis moved that the project move to the DRC as the RCO meeting. The motion should mention the irregular process. It should also have the condition that the project have the required neighbor support documented and that the massing shown is to be built. The motion was seconded and passed with 4 votes in support and one against. The HDAC does not need to see an additional presentation. Matt Millan suggested that the owners bug the ZBA to get the project moving.

Committee Business

- Committee: Celeste Hardester reported that she was contacted by a resident who wants to preserve a large hedge on the rear yard property line. The neighbor wants to remove the hedge and replace it with a 6' fence. As it is on the property line, the hedge belongs to both. The fence would also belong to both.

Executive Session of the LUPZC and HDAC

All visitors left the meeting.

Adjournment

- The regular meeting was adjourned at 9:02 PM. The Executive Session ended at 10:25 PM.