

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of January 16, 2018

Members Present

<input checked="" type="checkbox"/> Brad Flamm, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input type="checkbox"/> Cynthia Brey, Chair	<input type="checkbox"/> Ned Mitinger
<input type="checkbox"/> Steve Gendler	<input type="checkbox"/> Andrew Moroz
<input checked="" type="checkbox"/> Larry Goldfarb	
<input checked="" type="checkbox"/> John Landis	
<input checked="" type="checkbox"/> Joyce Lenhardt	<input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)
<input type="checkbox"/> Jean McCoubrey	<input checked="" type="checkbox"/> Joyce Lenhardt, VP Physical

Others Attending:

Carl Primavera, attorney, George Woodward Company

Andy Miller, attorney, Woodward House Corporation

Others from the Woodward Companies

Brendan Samples, Chestnut Hill *Local*

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

John Landis, chair, opened the meeting at 6:52 pm. The agenda for the evening includes the Woodward property lines followed by committee business. This meeting was at a special time due to snow cancellation of the regular meeting.

Woodward Property Lines

•Presentation: Carl Primavera began the presentation. He described his portion with has 6 parcels that are being divided into smaller parcels. The buildings have OPA account numbers. The City wants the parcels to match their OPA descriptions. This is not a “for sale” exercise. The notice process is underway. They have communicated with tenants and neighbors, promoted the RCO meeting and will post the zoning notices tomorrow. An addendum has been prepared, which records changes/discrepancies pointed out by committee members. C Primavera noted that he has 6 parcels and Andy Miller has 2 parcels (The parcels are separated due to the Woodward Companies that own them.) The 8 parcels would become 43 parcels. A Miller reported his 2 parcels would each be divided into 9 parcels.

•Discussion: John Landis suggested a firm final count of the parcels and the dimensions of each in a document would be helpful. Larry McEwen noted the ZBA should be aware of errors in the refusals regarding dimensions and setbacks. He also noted that garages are classified as second primary structures on the sites in some cases. It was asked why garages are not simply classified as garages. They will stipulate that the garages are garages, not to be used as residences. The document that notes discrepancies with refusals can be filed at ZBA at the hearing. C Primavera and other Woodward people noted that sales of properties have been properties that would be capital intensive to renovate, making them not profitable for renting. They have sold 3 in recent years – all larger houses. Joyce Lenhardt noted that committee concerns are driven by Woodward properties being a treasure in this community. It was asked if there were any audience members who wished to comment. There were not. The vacant land parcels are also a concern. Neither one could be overdeveloped due to their configurations. The maximum allowable houses on one would be one and on the other 2.

•Committee Action: John Landis moved that the committee support the application for variances created 43 parcels from 8 existing parcels with the provisos that the garages be used as garages, that there be façade easements on the primary structures, that for the next 5 years no more than 3 properties be on the market at the same time and the document noting the corrections to the refusals be included. The motion was seconded and discussion began. C Primavera noted that easements cannot be requirements to get the tax break. It was also noted the 3 properties sold each year needs an allocation as there are 2 companies. It was suggested that a memorandum of understanding be drawn regarding sales and easements. A mechanism needs to be developed to address these two issues. The motion was restated by J Landis as

The committee recommends support of the application for variance to create from 8 parcels 43 with the stipulations that those buildings currently used as garages be designated to continue with that use, that a mechanism be developed to limit the sale of properties to maximum of 3 per year for the next 5 years, that a mechanism be developed to afford protection for the facades of the buildings and that the differences in the setbacks in the refusals and drawings as noted in the attached document be included in the document.

The motion was seconded and passed unanimously. J Lenhardt noted that she has spoken with Paula Brumbelow of City Planning about the designation of garages as second primary structures.

Adjournment

•The meeting was adjourned at 8:25PM.