

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of April 4, 2019

## Members Present

<u>✓</u> Brad Flamm, 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
<u>✓</u> Chris Linn	<u>   </u> Laura Lucas, Pres, CHCA (ex-officio)
<u>✓</u> Jean McCoubrey	<u>✓</u> Joyce Lenhardt, VP Physical

## Others Attending:

Deborah and Patrick Cannon, owners 121 West Chestnut Hill Ave  
Jay Terlaak, architect 121 West Chestnut Hill Ave  
Dan Johnson, engineer 121 West Chestnut Hill Ave  
Mark Keintz, ad hoc Parking/Traffic Committee  
Patricia Cove, Chestnut Hill Conservancy  
With PC, Chestnut Hill Conservancy  
Brendan Sample, Chestnut Hill *Local*  
Celeste Hardester, CHCA  
Melissa Nash, recorder

The meeting opened at 8:03pm by Brad Flamm, chair.

## **121 West Chestnut Hill Ave**

- Presentation: The project is to build a circular driveway, which is included in a drawing of the original house. The drive would make the property easier to use – dropping off children. The current drive to the rear is too tight to allow turn around. The driveway is also shared by three properties. There is a large tree near the proposed drive, which will need to be removed. (It is not in good condition). The curb cut is in a 25% slope area, necessitating the refusal. The sidewalk needs to be changed and retaining walls are needed. There is no culvert at present; one would be needed. There will be no parking in the driveway. It will be 12’ wide to allow doors to be opened and to make it more easily maneuverable. There will be a wall at the sidewalk, echoing other walls on the street.
- Discussion: John Landis asked about the Cannons’ using a deed restriction to restrict parking. They would be willing to stipulate no parking. Joyce Lenhardt asked about creating a turnaround in the back with the neighbors. A neighbor commented that the front yard, as it is, is ugly. This would improve it. There was a question about the width of the driveway. The width is needed for ease of moving through it. Steve Gendler asked about the possibility of a K-turn of the existing drive. This might be safer and would require less paving and would eliminate the steep slope situation. It should also be cheaper. The ZBA appointment is June 19. There were questions about the materials to be used for the wall. The wall will be schist clad. It was suggested that the project be worked on for the DRC including considering the K-turn.
- Committee Action: It was moved that the applicants explore an alternative turn-around design and that both the current and alternate designs be presented to the DRC. The DRC may support one of the

designs or neither. If a design is approved, it will be subject to a deed restriction that prohibits parking. The motion was seconded. The motion was approved by a majority of those present.

### **Other Business**

- Chestnut Hill Parking: Mark Keintz is a member of an ad hoc parking committee. One issue is Jenks. A traffic parking study needs to be done. The committee has collected some info. Some problems are no business parking, Jenks, and Water Tower parking. A general status of parking/traffic study is needed. The parking priorities are 1. residents, 2. shoppers, 3. employees and 4. commuters. Professional help is needed. The committee also discusses the condition of sidewalks and curbs.
- Jenks Issues: Celeste Hardester noted that the Jenks issues have a malignant feeling, like medication is needed to relieve it. J Landis suggested approaching the school's neighbors and the school about mediation. J Lenhardt noted that the chaos of the morning drop off is a major problem.
- Committee Business: There is still a vacancy for a co-chair. It was suggested that Brad Wells be asked about it. There are also vacancies on the committee. Brendan Sample was asked to mention the vacancies in his article.
- 2 East Chestnut Hill Ave: Patricia Cove has spoken to Glenn Falso about the blank wall on the rear of the old house and its strange color. She also spoke about the light fixtures.

### **Adjournment**

- The meeting was adjourned at 10:00PM.