

LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of June 2, 2016

Members Present

<input checked="" type="checkbox"/>	John Haak, Chair	<input checked="" type="checkbox"/>	Jean McCoubrey
<input type="checkbox"/>	Chair	<input checked="" type="checkbox"/>	Larry McEwen
<input type="checkbox"/>	Cynthia Brey	<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"/>	Aga Vinson
<input type="checkbox"/>	John Landis (on leave)	<input type="checkbox"/>	Laura Lucas, Pres, CHCA (ex-officio)
<input checked="" type="checkbox"/>	Joyce Lenhardt	<input type="checkbox"/>	Bob Rossman, VP Physical Division

Others Attending:

Jenks School neighbors
Brad Flamm, potential committee member
Elie Atallah, prospective member
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:07 p.m. It was moved that the May minutes be accepted with the addition of David Richardson as being present and Larry McEwen's comments on the value of petitions in the process. The motion was seconded, and the minutes were approved. Aga Vinson was welcomed as a new committee member. Brad Flamm was introduced as a potential committee member. There was a motion to accept B Flamm as a committee member; this motion was seconded and passed. Elie Atallah introduced himself as a person considering membership.

Jenks School Ramp and Dumpsters

•Report: Joyce Lenhardt began the discussion of the most recent meeting with the SDP, characterizing it as disappointing. The SDP agreed to look for alternative trash storage, including keeping it in the existing driveway. There were SDP design people at the meeting; they could have looked at the site. There is a working group and the next meeting in two weeks should be proof of work being accomplished. L McEwen stated that they did not look for a complete turnaround. The SDP is considering adding gates to the existing drive and possibly building an alcove in that location. They still plan to build the ramp. It was asked if the sidewalls would be stone faced. They probably will not. A neighbor stated that the gates were not important. Landscaping is. J Lenhardt brought up the idea of parking on the upper level. Could an agreement be made, signed and recorded that there will not be parking. There is a problem of headlights after dark and unwanted use after hours. These most directly impact the neighbors behind the school. It was asked how the ramp gates would be operated. J Lenhardt noted that the SDP could not articulate how deliveries would be made. There would also need to be some lighting to meet code. Jean McCoubrey asked, if there were school parking, could the parking be available for public use. J Haak noted that some want parking and others don't; it is simpler to not have parking. L McEwen reviewed issues: parking, ramp for ambulances and deliveries, headlight control and screening. Referring to parking, J McCoubrey noted that the ramp was not 2-way. Elie Atallah asked who would park on the upper level. Mark Keintz expressed concern about due diligence if a gate is included. He suggested it would probably just be left open. J Lenhardt noted that this whole project does not solve the problems it is supposed to solve. It does not provide good access. Five neighbors, three committee members, the principal and other school people as well as the SDP reps, including the SDP design person, a chief engineer and Danielle Floyd, attended the meeting. Laura Lucas was also there. No

one from Cindy Bass's office was present. Real design issues were not talked about. A neighbor asked how to approach parking. A unified stance from the Ardleigh neighbors would be good. The Community Association and the Parking Committee would support this. J Haak stated there needs to be a look at parking in the area relating to residents and businesses. L McEwen suggested a lot of concerns about parking and what needs to be met for neighbors to support parking. A neighbor suggested that with money saved by not building the trash alcove in the wall, the area could be landscaped. She also noted that the SDP shot down the idea of remote operation of the gates. M Keintz noted that the design seems to be a done deal. Its effects can be mitigated by a commitment to a specified usage in writing. E Atallah asked if the SDP is exempt from zoning. It seems that this project should go to the community. The ramp entrance seems too narrow. J McCoubrey noted that there seems to be no coordination between this project and the schoolyard plan.

- Committee Action: In summary, J Haak noted that the gates if present should be remote controlled, written use agreement, interface with play areas and parking. A neighbor noted that sidewalk parking needs to be discouraged. J Haak stated that the community needs to articulate what is needed. There are rules about residential parking. If the upper level is not code compliant for parking, it will be illegal. It is also important that the wall be restored properly – no fake stone. The granite steps should be restored if possible rather than replaced. It was asked if Planning was aware of this design. There is a Community Planner Liaison who is aware of the project but not involved. The community should see minutes from the meeting. J Lenhardt suggested getting some concessions from the SDP at upcoming meetings. Documents need to be reviewed.

Residential Parking

- Discussion: J Haak stated that there is no update on the complementary work with the Historical Society, but that the committee should not compete with the HS efforts. M Keintz noted that the Business Association is to study the Avenue and that it may have some parking data already. The Parking Foundation does not get adequate reports from the Parking Authority. It should get info on violations, tickets, and use of lots. Non-meter parking enforcement was briefly discussed. J Lenhardt stated that neighbors need to be educated about parking permits. It was also noted that the Business Association wants to be informed of permit applications. Data on parking lots, on the Avenue, and on surrounding streets is needed.

Committee Business

- New Co-Chair: a new co-chair is needed.

- 2 East Chestnut Hill Avenue Update: L McEwen reported that the letter of support was not sent to the ZBA for the hearing. There were a few neighbors present, including the Richardsons. The petition produced by Jeremy Heep was sent to Cindy Bass and the ZBA. The hearing went reasonably well but was not a good showing by the CHCA – a physical presence is needed. The application was put on hold for 2 weeks. It was approved after that time.

- 8010 Winston Avenue Fence Update: It was suggested that this needs to be checked on and re-awakened. There are other fences that need owner notification.

Adjournment

- The meeting was adjourned at 9:45 p.m.