

Chestnut Hill Community Association Board Meeting

Minutes of the Meeting of May 23, 2019

Members Present

Susan Bray, Catherine Brzozowski, Kathi Clayton, Patricia Cove, Lucie Daigle, Keith Kunz, Joyce Lenhardt, Laura Lucas, Larry McEwen, Jenny McHugh, Drew Meschter, Hillary O'Carroll, Marilyn Paucker, Jason Pierce, Jean Wedgwood, Craig Hosay, Richard Snowden

Members Absent

Tony Banks, Mike Chomentowski, Lindsey D'Angelo, Andy Kite, Karl Martin, Dan Pulka, Lynn Schroeder, Anne Standish, Bradley Wells

Others Attending:

Anne McNiff, CHCA Executive Director

Brendan Sample, CH Local

Melissa Degenhardt

Jordan Brunette, Senator Art Haywood's office

Laura Lucas, Board President, opened the meeting at 7:00 pm.

President's Welcome

- Approval of Agenda: After the roll call, it was moved that the agenda be approved as presented. The motion was seconded and approved.
- Approval of April minutes: It was moved that the minutes be accepted as presented. The motion was seconded, and the minutes were approved.
- Local update – Local Board is working with CH Community Fund to secure line of credit. Once the line of credit has been secured an oversight committee will be formed made up of representatives from the CHCA and Local boards.
- Upper Water Tower park – at the May Executive Committee meeting, the committee voted to approve funding to make improvements to the trees and plantings at the upper water tower park. Planting will begin in November

Executive Director Updates

- Candidates Forum – the Candidates Forum with East Mount Airy Neighbors and West Mount Airy Neighbors was a great success. Over 140 community members and 52 candidates. Pete Mazzaccaro from the CHLocal did an excellent job as moderator.
- Reminder - Annual meeting will be Thursday, June 27 from 6:30 – 8:30 at the Venetian Club. Bill Valerio from Woodmere will be the guest speaker
- We have received 7 nomination for the board of directors. There are 8 board positions open.
- Awards – the Executive Committee has assumed the responsibility for the awards committee. This year there will be three awards presented.

Physical Division

- Joyce Lenhardt presented the following for the board's vote:
 - 121 W. Chestnut Hill Ave
 - PROJECT: Semi-circular driveway in front yard (this property originally had a narrower version of this driveway)
 - REFUSAL: Driveway located in steep slope over 24%

DETAIL: Safety due to current need of backing out onto W, Chestnut Hill Ave

NEIGHBORS: support

ACTION: This variance is now sent to CHCA board for final decision.

DRC made motion to support the circular driveway with two provisos:

1) a written agreement between the property owners and the CHCA that requires a deed restriction will be added to their deed stipulating that the driveway will not be used for parking. (This restriction will be completed after the 30-day appeal window has passed after their June 19 ZBA hearing, not later than the CHCA and owner find reasonable, presumably by end of summer.)

2) owner will provide samples of stone wall and driveway paving materials to the June LUPZ/HDAC

DECISION OF THE BOARD: Approved

- 8100 Germantown Ave

PROJECT: Construct new 4-story building in footprint of existing day care 2-story

REFUSAL: 3 family unit prohibited in CMX-1 attached to RSA-3 and RTA-1; Commercial space of 2240SF exceeds 2000 SF limit; 2 Parking spaces instead of required 5 spaces

DETAIL: Developer has purchased this unremarkable property and plans to demolish it and create 2, not 3 family units, and provide commercial space on ground floor

NEIGHBORS: concern about parking

ACTION: CHCA board is asked to authorize the Physical Division to make final decision regarding support. Work is still needed to address parking and some design issues. Applicant will return to LUPZ/HDAC on June 6, and possibly DRC on June 18. ZBA hearing is June 19.

DECISION OF THE BOARD: Approved but noted the neighbors must be notified of meetings regarding the design issues

- 24 W. Hampton Road

PROJECT: New house to replace house that burned down in 2018

REFUSAL: Very small section in center of property located in steep slope

DETAIL: Prior house was demolished, and steep slope demolished with it, accidentally illegally because a very small portion in center was on steep slope

NEIGHBORS: Not notified yet

ACTION: CHCA board on June 13 EC (after LUPZ meeting) is asked to authorize the Physical Division to make final decision regarding support. Steep slope question has led to request for more elevation plans so the site can be fully understood. Applicant will return to LUPZ/HDAC on June 6, and possibly DRC on June 18. ZBA hearing is June 19.

DECISION OF THE BOARD - Approved

Social Division Updates

Marilyn Paucker reminded the board of the following:

- Summer events – sponsorships still available for Concerts & Movie nights, PPC start on June 12, Movie Nights on August 2
- Great Houses tour happened on May 19th. Even with the competition of the rescheduled festival it was a great success. Thank you to those who volunteered for this event.

Community Partner Updates

- **Water Tower Planning Group** – Comcast Cares day was a great success. There were over 100 volunteers. The summer camp program will now be 10 weeks and will serve between 250-300 kids.
- **Springside Chestnut Hill Academy** – the board voted to open an early childhood center. The center will open in January of 2020 and be for children 18 mo. – 3 years old.
- **CH Hospital** – Cathy reported that they have signed a letter of intent with Drexel Health to have doctors be considered part of Tower Health. More info to come on how this will impact services at the Hospital.

Thank you to Springside Chestnut Hill Academy for hosting the March meeting.

Adjournment - The meeting was adjourned at 8:00PM.