

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of July 5, 2018

Members Present

<input checked="" type="checkbox"/> Brad Flamm, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input type="checkbox"/> Cynthia Brey, Chair	<input checked="" type="checkbox"/> Ned Mitinger
<input type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Andrew Moroz
<input 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 checked="" type="checkbox"/> Jean McCoubrey	<input checked="" type="checkbox"/> Joyce Lenhardt, VP Physical

Others Attending:

Amy Edelman, owner 7724 Germantown Avenue - the Night Kitchen Bakery
Larry McEwen, architect for the Night Kitchen
Brendan Sample, Chestnut Hill Local
Patricia Cove, Chestnut Hill Conservancy
Lori Salganikoff, Chestnut Hill Conservancy
?? Chestnut Hill Conservancy
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:06pm by Brad Flamm, co-chair. John Landis provided a brief overview of the process.

7725 Germantown Avenue the Night Kitchen Bakery

•Presentation: Larry McEwen presented the project. The Night Kitchen Bakery has been at this location since 2000. Amy Edelman owns 7725 and leases the first floor of 7723. The building was constructed in 1870-76; the front extension was built in 1924. The property is currently zoned CMX1. The properties around it are CMX2.5, CMX2, CMX1, CA1 and I2. The use refusal is based on there being no residential allowed in CMX1 unless adjoined by residential zoning. If the project were re-zoned during remapping to CMX 2, there would be no refusals. The property would be allowed to have 4 rental units; there are 3 proposed. The addition, behind 7725 only, will be built on grade with no basement. The first floor of the addition would house a new kitchen with refrigeration units inside. Trash will be stored in the rear yard. Cake decorating will be in the front. Café-seating will be located in 7725. There will be a ramp for accessibility. There is one existing apartment on the second and third floors. Two additional apartments will be located on the second and third floors. Each of the three units will have an outdoor space. Materials were presented via slides and samples. Prefinished metal is available in a number of color choices. Corrugated panels will have a subtle corrugation with a ½” rise. The café window in the shop will open. The awning will be a darker blue with tan lettering.

•Committee Questions: J Landis asked about roofing material. It will be seamed metal in the sample #2. . Some metal will be corrugated; some will be smooth. Delivery bakery entrance and apartment entrance will have separate doors. Ned Mitinger asked about access to the site from Winston Road. There is no access from Winston Road. B Flamm asked about on-site parking. There is none planned and parking is not required. N Mitinger asked about the size of the rental units. There will be two 2 bedroom units and one 1 bedroom. Andrew Moroz stated that this is a

good design including color choices. A question was asked about the existing fence. It will be changed and will be much nicer.

- Committee Action: N Mitinger made the motion. The project is moved to DRC with the LUPZC's recommendation that the project be approved as presented today. The motion was seconded. Joyce Lenhardt asked about neighbor notification letters. The list of addresses to be notified has not been issued yet. The list should be available prior to the DRC RCO meeting. Neighbors will be notified. The motion passed unanimously.

400 East Mermaid Lane Chestnut Hill Tower

- This will not be presented tonight.

Committee Business

- Minutes Approval: The May minutes were approved as submitted.

Proposed Chestnut Hill Neighborhood Conservation Overlay (CH-NCO)

- Discussion: A new residential zone has been proposed for larger properties closer to the park. The RSDC will require larger lots 20,000 sq ft. A new overlay for chestnut Hill would include parts of Chestnut Hill not covered by the Germantown Avenue overlay. It was suggested that the form based code overlay could address not only coverage but also average setbacks and average heights on the blocks

Adjournment

- The meeting was adjourned at 9:28PM.