

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of September 5, 2024

Members Present

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| ✓ Steve Gendler, Co-chair | ✓ Joyce Lenhardt |
| ✓ Chris Linn, Co-chair | ✓ Jean McCoubrey |
| ✓ Jan Albaum | ✓ Andrew Moroz |
| Jason Friedland | ✓ Camille Peluso |
| ✓ John Landis | ✓ Craig Schelter |
| ✓ Greg Lattanzi | Laura Lucas, President CHCA (ex-officio) |
| | Matt Rutt, VP Physical CHCA |

Others Attending:

Frank Aloise, SCH CFO
John Keene, architect for SCH 403 W Springfield
Nagia Yan, architect for SCH 403 W Springfield
Rachael Pritzker, attorney for SCH 403 W Springfield
Michael Rufo, Project manager for SCH 403 W Springfield
Michael Bowker, civil engineer SCH 403 W Springfield
Jenny McHugh
Patricia Rose, neighbor
Gregory Toro
Kristen Norton
Maureen Dana
Devlin Dink
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:01 PM by Chris Linn, co-chair. Intros were made by the committee members and the process was briefly described.

403 W Springfield

•Presentation: The project team was introduced by Rachael Pritzker. The presentation was made by Frank Aloise. The campus has made over \$100 million in improvements in the past 25 years. He showed the campus plan. The project site is two lots on Cherokee and W. Springfield and Valley Green Road. The main structure was originally the carriage house for the Wissahickon Inn. It was later used for sports, including a badminton club, and currently, a theater. The original barn will remain. The current entry will be demolished and a new, expanded entry will be constructed. The new lobby will make the building accessible. There will be 7 parking spaces, with 2 of those accessible. The impervious cover will be increased by 2350 sq ft. Some pervious paving will be used. At present there is no storm water control by the City. This project will incorporate some water pick up. Water will be spread way from the building. There will be re-charge under the paving. Invasive species trees will be removed. Native trees and shrubs will be added. There will be lighting on the entry, walkway path lights, and parking lot lights with timers and sensors. All fixtures will be dark sky. Sample fixtures were shown. Springfield Avenue is 14' higher than the building. The lobby will have a flat roof at the end. Mechanical equipment will be located on that roof with a parapet wall shield. Rendering were shown showing possible materials. The materials

reflect those used in other parts of the campus. Brick will be used for addition walls. Closed up windows in the original building will be opened. The configuration of the theater determines the occupancy, which will be 550 max. When used as a theater performance, there will be about 330 seats. Modern bathrooms will be built in the lobby building. Chris Linn noted that this presentation was much improved over that shown at the DRC.

•Committee/Neighbor Comments/Questions: An overview of the refusals was requested. The uses are not permitted in this zone, multiple uses are not allowed, and there are steep slope disturbances. John Landis noted that the new presentation is a plus. He still has a concern about the stucco wall on Valley Green, The wall will be brick, and it will be enlivened with plantings. Steve Gendler asked about the unusual hoods on the windows. They will remain. Jean McCoubrey asked about storm water management. There will be a bed under parking with piping from Springfield which will replace the existing piping on Springfield. J McCoubrey also noted that most of the plantings on the list were small trees and shrubs. Water from parking area will be directed toward Valley Green end of site to sewer inlets. Mike Rufo noted that cutting back the lower lot helps with water control. Andrew Moroz stated that this project was an excellent use of existing resources. J Landis asked about outreach to neighbors. The city lists 32 addresses; letters are going to 39 addresses tomorrow. Anne McNiff asked about any impacts regarding the Cherokee bridge. That project is behind schedule. There may not be any overlap.

•Committee Action: Craig Schelter moved that the committee recommend approval of the variances to the DRC as presented, noting that it dresses up the entrance. The motion was seconded. The motion was approved unanimously with thanks for the good presentation. The project moves to the DRC for the RCO presentation on September 17 at 7PM.

Committee Business

•Minutes: It was moved to approve the May minutes as presented. The motion was seconded and was approved.

•Membership Update: The guidelines for the LUPZC provide membership and co-chair limits. Co-chairs serve 2 year terms with a possible 2 year extension. Both Chris and Steve are over the one term limit. They can continue or step down. Steve will stay until the end of 2024. Chris will continue to the end of the second term. Joyce Lenhardt recommended rolling changes in co-chairs to avoid having 2 new people at a time. Committee terms are 4 years and may be extended. John, Joyce and Jean are all serving with expired terms. Please think of potential new members. Recommended new members are passed to the co-chairs who pass these nominations to the board.

•Greylock Update: A brief discussion of Greylock's most recent ZBA hearing was had. C Shelter noted that it was a good meeting. Richard Snowden made good comments

•Visitor Accommodation Guidelines: Please review the latest version and add comments before the next meeting. The guidelines could be used to inform applicants.

Adjournment

•The meeting was adjourned at 9:30 PM.