



## Coolidge Corner Study Committee Meeting February 28, 2019

### MEETING NOTES

Chair, Neil Wishinsky  
Alan Christ  
Anne Meyers  
Catherine Donaher  
Elton Elperin  
Frank Caro  
Ken Lewis  
Lauren Bernard  
Linda Hamlin  
Linda Olson Pehlke  
Maura Toomey  
Roger Blood  
Sergio Modigliani  
Steve Kanés  
Susan Roberts

*Coolidge Corner Study Committee Members Present:* Neil Wishinsky (chair), Roger Blood, Alan Christ, Anne Meyers, Linda Olson Pehlke, Susan Roberts, Maura Toomey, Catherine Donaher.

*Coolidge Corner Study Committee Members Absent:* Lauren Bernard, Ken Lewis, Frank Caro, Elton Elperin, Steve Kanés, Sergio Modigliani

*Staff:* Kara Brewton

*Guests:* Ed Zuker and Mark Levin (Chestnut Hill Realty), Jacob Loom (Cambridge 7), Theo Kindermans (Stantec), Keith Grove.

*Materials:* Agenda (2-28-19); Draft Minutes (2-11-19), Draft Zoning Article (2-28-19); Draft Memorandum of Agreement (2-28-19); Draft Tax Certainty Warrant Article (2-28-19).

### Meeting Minutes

The Committee approved the meeting minutes from February 11, 2019.

### Revisions to Draft Zoning By-Law for Mixed Use Waldo-Durgin Site

Discussion included:

- 1) *General agreement of the name of the Overlay District as "Waldo-Durgin"*
- 2) *The minimum size of contiguous land that can utilize the proposed zoning should be changed from one acre to 1.2 acres, requiring all three parcels.*
- 3) *Capitalize "hotel" and "lot", as they are terms defined in the Zoning By-Law.*
- 4) *Committee asked staff to provide a graphic of the required minimum open space, with and without the private Waldo Street Right-of-Way being included in the denominator.*
- 5) *Strike the phrase "and portions of streets that are designed primarily for pedestrians and other non-vehicular travel" from the Open Space language and related minimum requirement.*
- 6) *Strike the proposed language requiring the Transportation Division and Transportation Board to review the latest traffic monitoring report prior to allowing conversion of underground parking to occupied space.*
- 7) *Agreement of the 6.0 Gross Floor Area Ratio.*
- 8) *Change the EDAB review provision if the Special Permit application proposes significantly less parking infrastructure such that the last phrase reads "as to whether the 12.5 stories of residential building is justified." instead of "as to whether the size of the building area (not including parking) is reasonable."*

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- 9) *Under the Use Flexibility section, insert “ground floor” when referring to the length of building use along Pleasant Street. Also, move the sentence “Each of these uses must also have a direct entrance from Pleasant Street.” to the Design Guidelines.*
- 10) *Agreement to other edits as noted in the revised draft.*

**Meeting Adjourned**