

2018 DRC Meeting Minutes

May 7th Meeting Minutes:

1. Gallagher, 15 Silver Green, 2 car garage: Project is approved. Applicant is advised that Wellington DRB approval does not constitute Town of Breckenridge approval. Please contact TOB for snowstack, landscaping and all other requirements pertaining to this project. The DRC would also approve a garage that's moved 4' north, against the side setback. This configuration would gain space for a wider parking pad and snow stacking alongside, if desired.
2. Scott, 45 Bridge Street, Fence: Resubmit with the following modifications: Per section 4.4.3, the entire length of fence abutting Logan street is limited to 36" in height. The section of fence connecting from the house to the Logan street fence can be 56" in height, sloping down to 36" where it meets the Logan street fence. The 72" fence is approved along the side interior property line per section 4.4.4., but must step down to 56" at the rear, per section 4.4.5. The 72" section is the only portion that is allowed to be a privacy fence, i.e. no gaps between boards.
3. Ambrose, 26 Fair Fountain Green, 2 car garage: Project is approved. Applicant is advised that Wellington DRB approval does not constitute Town of Breckenridge approval. Please contact TOB for snowstack, landscaping and all other requirements pertaining to this project.
4. Hedberg, 402 Bridge Street, Fence: Patios are approved. Fence will require further deliberation. Owner is requesting a hog wire-style fence for the front and street side fences and a slat-style fence for the side interior property line. Leigh will talk to Chapin LaChance at the Town about allowing new fence styles and we'll see what they say. Questions for the Hedbergs:
 - a) Are you staining the fences? If so, what color?
 - b) Are you proposing a back fence to connect your side interior fence to the garage? If so, tell us what that is and where the gate is.
 - c) Will the 6' side interior fence have gaps between the slats like on your back deck or are you proposing a privacy fence, where the boards are tight against one another?
 - d) You've submitted the ILC and we see that there is 14.5' from the front of your house to your front property line. Please verify that the front fence you are proposing is on your property.
5. Zimmerman, 11 Walker Green, Solar Panels: Previously approved.
6. Herring, 11 Fair Fountain Green, Fence: Resubmit with the following modifications: Please tell us what style of approved fence you are proposing and what color/finish you are proposing. Heights are to be noted on the plans, please refer to section 4.4 for permitted heights.

7. Bartels & Mayes, 14 Lincoln Green, Fence: Resubmit with the following modifications: Please confirm that all fencing will be 3' in height, as stated in the Strategic bid. Please confirm that this proposal does not include a fence connecting the house to the garage nor a backyard fence. What is Colonnade Gray? Is that a stain or a paint? Do you or Strategic know of any other fences in the neighborhood finished in this color?
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June 18th Meeting Minutes:

1. Brownley – 57 Midnight Sun – Fence: Approved as submitted pending any necessary approvals from the Town of Breckenridge.
2. Smith – 23 Willow Green – Paint color change: Approved as long as the proposed color for the body of the home and garage is the darker of the two shades of blue presented on the color board and pending Town of Breckenridge approval. This information was not clarified at the site visit. See attached photo. The approved blue color is on the right side of the image, shown with a streak of bird droppings. Per Appendix 5.6, the Town of Breckenridge has the ultimate authority on paint colors.
3. Brown – 22 Meadow Lark Green – Hot tub and deck expansion: Hot tub approved as submitted pending any necessary approvals from the Town of Breckenridge. Deck expansion is approved pending approval from the Town of Breckenridge for safety and welfare. It is not clear from the application, but it appears that the current deck railing will be removed in order to facilitate access from the deck expansion to the hot tub. As this may be a safety issue, Town of Breckenridge approval is required.
4. Hansen – 52 Midnight Sun – Deck and window replacement. Applicant will resubmit materials to include site plan for deck as well as information about window replacement including elevations and specifications. Any window change that is not a direct replacement requires DRC approval per section 4.12. The change to the window was not included in the original application.
5. Phaup & Raffio – 24 Midnight Sun – Flagstone patio in back yard. Approved as submitted.

Meeting adjourned at 6:40 p.m.

July 9th Meeting Minutes:

92 Union Mill – Brewer - Removal of two trees

Approved pending approval from the Town of Breckenridge. The DRC believes that the Town of Breckenridge must also approve any tree removal.

16 Boss Green – Laundry – Parking Pad

Approved pending approvals from the Town of Breckenridge to address snow stacking, landscaping, and any other requirements.

18 Ontario Green – Gerkin – Stone steps, gravel and planter box
Approved.

19 Fair Fountain Green – Carden – Fence and Hot Tub

Hot tub approved. Fence height adjacent to the green on the south side of the property must not exceed 36” in height per Design Standard 4.3.3. The Design Review Committee maintains the precedent that fences facing a green should conform to the spirit of the standards which calls for a more open feel along public and community rights-of-way by keeping these fence heights to 36”, whereas a taller fence would tend to confine the area and create a sense of closure.

August 29th Meeting Minutes:

Megan Matza and Grant Bigler , 14 Leap Frog Green – tree installations

Proposal to add aspen trees in the backyard: The DRC needs clarification on the south side yard license agreement/easement (what do we call it?). Please consult with the Town of Breckenridge concerning: what are the boundaries? What can you do in the easement section? Is it ok to plant trees in your neighbor’s yard but within your easement area? Does the side yard easement include the entire length of the south property line? The Site Improvements Location Certificate is unclear. Other considerations: Where are the underground utilities? Is the shed on 24 Leap Frog Green (adjacent property) in the permitted set-backs, etc?

Proposal to add spruce in front yard: It appears to be within the side yard license/easement area to the benefit of the neighbor to the north. If permission from the neighbor to the north is required, it needs to be documented.

Barrett and Estelle Sullivan, 28 Leap Frog Green – installation of concrete parking pad next to garage to accommodate two parking spaces.

Approved pending approval from the Town of Breckenridge for applicable snow storage, landscaping, impervious surface, and other pertinent issues.

Nicholas and Jennifer Symon , 18 Meadow Lark Green – Fence installation

Fence: Further information is needed:

Front of house, north side yard fence: clarify that the fence is on your property line or that you have agreement from your neighbor on the north side. Verify with Town of Breckenridge for allowed location of fence. Map is unclear.

Fence in back yard between yard and driveway: Provide information on height of fence.

Two Paver Strips for Parking area: Approved pending approval from the Town of Breckenridge for applicable materials per Design Standards section 4.6. Town of Breckenridge approval also required for snow storage, landscaping, impervious surface, and other pertinent issues.

Sadie Lawson – installation of parking pad

Approved pending approval from the Town of Breckenridge for applicable snow storage, landscaping, impervious surface, and other pertinent issues.

Reid - 108 Bridge Street - Carriage house and Addition

Mickey Florio explained the project and application, then recused himself from the meeting, as he is the architect for the project.

Approved pending approval from the Town of Breckenridge for mass, density, set-backs, snow storage, landscaping, impervious surface, and other pertinent issues.

Issues Requiring Follow Up:

Steven: the DRC requests information to follow-up on these projects:

Shed at Straw Residence: 7 Raindrop Green

Shed not complete, materials must match house (clapboard siding), colors must match house. Please contact the Sheds and inquire about the status of their project.

Fence at 19 Fair Fountain Green – Carden:

Fence adjacent to green was approved at 36” tall per Design Standards. Fence has been built to 54.” The DRC requests copies of correspondence with the homeowner to understand if the correct information was relayed so we can determine a course of action.

24 Madeline Green

After the last meeting, the DRC requested that this homeowner be contacted to apply for a permit to perform the landscaping that is being done, which includes patios, walkways and retaining wall for garden. The DRC does not recall reviewing an application. Please contact the homeowner about this work.

House on Bridge Street in the Lincoln Park Side:

Erin will get the address of the house that is installing a fence at this time. We are not sure if we reviewed and approved this fence.

Communication with Homeowners:

Steven, the DRC requests that you provide us with a copy of the response letters/approval letters sent to homeowners so that we can verify the information provided. DRC Members asked to be blind copied (BCC) or copied through the WNA DRC Google Group.

There being no further business, the meeting adjourned at 7:00 p.m.

September 10th Meeting Minutes:

Brooke Scott -45 Bridge Street – installation of parking pad.

The DRC asks that the applicant resubmit their proposal to address the following issues:

- 1) Provide your proposed site plan on a document that shows your property lines. An ILC (Improvements Location Certificate) can be obtained from the Breckenridge Planning Department.
- 2) Parking spaces must be contained entirely on the applicant’s property. Per Town of Breckenridge code, each parking space must be a minimum of 8’ wide per 18’ deep as measured from the from the edge of the Town’s easement (see #3 below). The fence will

need to be moved to accommodate this dimension. Show new location of fence on the site plan.

- 3) Parking and snow-stacking cannot be accommodated on the 7' Town easement (as measured from the edge of the alley).
- 4) Snow-stacking location must be on the applicant's property. Show location of snow-stacking on the site plan.
- 5) Please consult with the Town of Breckenridge on appropriate set-backs, snow-stacking area, and other requirements.

It is worth noting that the parking pad of the neighbor to the north was built by the developer of the neighborhood and does not conform to the neighborhood Design Standards.

9 Farncomb Green - Duke and Julie Barlow – Installation of fence to side and backyard

The abbreviated application form for fences does not ask about fence height. This needs to be corrected on the application form. Rather than hold up this application for lack of information on fence heights, the DRC approves the application with the following parameters: The fence along Bridge Street must be 36" tall; the fence along the rear side yard and the rear fence line adjacent to the garage can be built as a privacy fence up to 6' tall.

24 Boss Green - Brian Bovaird, - convert area underneath stairs into weather proof storage area.

The DRC recognizes that this application could set a precedent for other proposals for storage under the garage stairs. The DRC reserves the right to review each proposal on a case-by-case basis and does not intend to establish precedence with this approval. The DRC recognizes that this storage project is not visible to other neighbors and has a low profile, and therefore approves the proposal for a storage structure under the garage stairs with the following conditions:

- 1) Colors and materials must match the existing garage including clapboard siding and fascia (see separate PDF illustration showing appropriate use of fascia, see also #3 below). Fascia depth, color and materials must match the rest of the house.
- 2) Door: The external track hardware is approved; however the door leaf must be constructed and painted to match typical exterior door or shed doors. Barnwood siding or other rustic materials are not permitted.
- 3) The eave extension beyond the garage sidewall must be kept to a minimum. In order to do that, the 2-part eave fascia may be mounted directly to the shed wall. Or the shed footprint can step back from the edge of the garage wall to accommodate a standard 1'-0" overhang. The rake fascia must be applied directly to the front wall of the shed (no overhang) such that it is flush with the stair landing rim board – see illustration.
- 4) The proposed gravel surface under the shed must be contained within the footprint of the shed. The Committee recommends a base course of treated timbers to protect the bottom of the shed from moisture damage and to contain the proposed interior floor finish.

Subsequent to the meeting, the DRC reviewed again the proposal from Symon for a fence addition:

18 Meadow Lark Green – Nik & Jenny Symon – construct fence

The DRC approves the fence proposal based on the revised site plan and information provided on 9/12/18. Approval assumes a height of 36” for both sections of fence.

There being no further business, the DRC Meeting of 9/10/18 adjourned at 6:45 p.m.

October 1st Meeting Minutes:

Discussions and decisions made via email prior to meeting:

45 Bridge Street – Haynes and Scott - Parking Pad and Fence repositioning

Via email, the DRC approved on 9-18-18 the revised proposal for one full-size parking pad next to the garage and a revision to the fence adjacent to the alley to allow for a gate and a jog in the fence-line to accommodate the parking space, per plans provided on 9-17-18.

45 Fair Fountain Green- Jocelyn Criswell - Fence Proposal

The DRC approves the 6’ tall sideyard privacy fence. The 56” side yard fence abutting alley is denied on the following grounds:

- a) Per 4.4.2: fences more than 36” high must be at least 10’ or more behind the front plane of the house.
- b) Per Section 4.4.3, the fence can be no taller than 36” tall. An alley is considered a private road.
- c) The proposed fence is encroaching on the 7’ public utility and private snow stack easement. Fences are not permitted within the snowstack easement.

Note: Has the DRC received revised plans for this project?

14 Leap Frog Green – Matza & Bigler – Tree Planting proposal

Communication to applicant:

The DRC has deliberated on your application and has formulated the following guideline: If a tree is proposed outside of an owner’s property boundary yet within their private use easement, no tree shall be planted closer than 4’ from the private use easement boundary without the affected neighbor’s consent.

The DRC has reviewed your site plan and the flag locations and found that your proposal is in compliance with the above guideline and thus, your application is approved.

Pending Town of Breckenridge approval, you are permitted to plant the trees but please be advised that your neighbor is scheduled to have the easement line surveyed October 1 and if the trees are found to be closer than 4’ from that line, you will have to move them. The DRC encourages you to exercise caution and plant the trees an extra 1-2 feet away from the easement boundary but this is your prerogative.

15 Silver Green Update – Garage

Siding material on garage under construction does not match the existing siding on the house. Owner Anne Gallagher reported that the siding material on her home no longer exists and they used the siding material that was the best match they could find. This different siding is seen on a few garages in the neighborhood that have the same issue as the Gallaghers. The DRC decided, via email, that the committee was ok with the different siding.

Discussion and Decision made at October 1, 2018, meeting

18 Meadow Lark Green – Symon - Concrete parking pad

Communication to applicant:

The DRC has approved your 32' x 13' parking pad. Parking pad lengthwise shall extend 3' beyond garage into backyard to align with concrete man door landing. Parking pad width-wise shall accommodate a 2' dredge rock area adjacent to the garage, then 13' wide pad. This configuration should leave 4' between concrete edge and property line. Applicant acknowledges that a portion of this pad encroaches on the utility easement and he may be required to remove a portion of the pad for utilities work if requested. Applicant is required to comply with all TOB requirements, including but not limited to minimum snow-stack area, landscape buffer and revegetation.

Final Sign-Offs:

At the last DRC meeting of the season on October 22, the Committee will review and sign-off on any completed applications from the 2018 season, and will determine any extensions to the 2019 season.