

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

WELLINGTON AND LINCOLN PARK NEIGHBORHOODS

DESIGN REVIEW COMMITTEE

Minutes and Findings for Meetings in 2021

March 15th

April 5th

April 26th

May 17th

June 7th

June 28th

July 26th

August 16th

August 30th

September 20th

**Wellington and Lincoln Park Neighborhood
Design Review Committee**

Meeting of March 15, 2021
Revised

Minutes and Findings

Attending: Mickey Florio, Brandon Smith, Brad LaRochelle, Leigh Girvin

Call to Order: The meeting was called to order at 5:31 p.m. via ZOOM.

Minutes: Approved by acclamation the Notes from January and Minutes from the February 2021 meetings of the DRC.

Review of Schedule for 2021 DRC Season:

All agreed that the following schedule for 2021 is acceptable.

3/15	4/5	4/26
5/17	6/7	6/28
7/19	8/9	8/30
9/20	10/11	

Review of Changes to website and procedures

The committee reviewed the document shared in advance of the meeting. A few minor changes were made, and it will be shared with the HOA administrator with the request that the update to the website and forms be made immediately.

Review of new application forms

The committee reviewed the two new application forms (one for fences only and the other for everything else) shared in advance of the meeting. A few minor changes were made. Leigh will update the forms and send to the HOA administrator with the request that the update to the website and forms be made immediately.

Next Steps

The DRC requests updates to the website and application forms be implemented immediately.

Projects reviewed via email prior to the meeting:

Barlow - 9 Farncomb Green - Deck Addition:

March 15th, 2021

The DRC will need the following information to decide on the proposed project:

- Submit a site plan drawn over the to-scale ILC.
- Show property lines, existing fence lines and existing deck, if there is one. Show existing and proposed location of pine tree to be moved.
- Does the deck have railings? If so, show them on plan and provide a detail or elevation.
- Does the deck have stairs? If so, show them on plan.
- Is a hot tub installation being proposed? If so, show location on the site plan and provide hot tub spec sheet.
- Please clarify what the diamond-shaped area is that is in the lower left corner of the deck.

11 Willow Green – Tree removal:

Tree removal is acceptable with an approved replacement. Please provide a site plan showing where the existing tree is located, where you will install the replacement and size/species of replacement. The owner is advised that (1) 8' tall or greater evergreen tree will be required for DRB approval.

Haynes, 76 Bridge St. - Hot Tub Installation:

DRC granted permission via email.

Projects reviewed after the March 15 meeting, but in time to be included in the minutes:

Perlow, 28 Bridge St – Patio extension and Hot Tub: Previously approved per proposal in June 2020. No hot tub spec sheet was included with the application, so the applicant was advised to refer to section 4.16 of the Design Standards: Hot tubs with a capacity greater than 450 gallons or six people (whichever is greater) are prohibited.

Upon review at the request of the applicant, the DRC approves the application to install a hot tub without the additional new patio, provided that the hot tub will be installed in the location shown on the application dated 6/10/2020 and that the size meets the specifications of Section 4.16 of the Design Standards.

Mudroom applications: (received after meeting of March 15. Notes and comments taken from email correspondence after the meeting)

9 Leap Frog Green, Jones/Harris – Mudroom addition

Heins, 16 Walker Green – Mudroom addition

23 Paradise Green, Amedro – Mudroom addition

As each of the applications is identical and shares the same deficiencies, the DRC requests the same information from each applicant, to be reviewed at the next scheduled meeting of the DRC on April 5, 2021.

- Foundation to grade: Please provide an architectural wall section that explains how the existing deck structure is going to be converted to an insulated floor and incorporated into a foundation wall that extends below grade.
- Beam line extending across: Detail provided in narrative is adequate for the DRC to understand the applicant's plan and the DRC finds that the design treatment offered by the applicant is acceptable.

March 15th, 2021

- Roof overhang: The DRC requires that the roof overhang be 1'-0." The elevation drawing E2, page 2, provided does not show an overhang on the rake side. Please provide elevation drawings, and include the overhang on the site plan, showing the overhang at 1'-0".
- Provide construction staging plan that shows access for heavy equipment, location of storage of materials, storage and management of spoils, parking of heavy equipment, dumpster, port-a-potty, and other considerations as applicable. Permission for parking of workers in the alley or on HOA property must be obtained by the proper authority. If permission is granted, the DRC recommends no more than two vehicles be parked on HOA or TOB property. If construction proceeds into winter, parking in the alley or on HOA property is discouraged.

Please include all other previous application information with next submittal.

Adjourn

There being no further business, the meeting adjourned at 6:03 p.m.

**Wellington and Lincoln Park Neighborhood
Design Review Committee**

Meeting of April 5, 2021

Minutes and Findings

Attending: Mickey Florio, Brandon Smith, Brad LaRochelle, Leigh Girvin, Erin Dayton

Call to Order: The meeting was called to order at 5:31 p.m. via ZOOM.

Minutes: Approved by acclamation the Notes from January and Minutes from the March 15, 2021 meetings of the DRC as revised.

Godard, 5 Silver Green – Storm Door

Approved as submitted.

Williams, 12 Madeline Green – Patio, Concrete Walkway & New Trees

Approved as submitted.

Browne, 26 Summer Green – Fence

Approved at 48" fence height on the conditions that picket style and spacing matches existing fence conditions, and that no shrubbery will be disturbed by fence installation. If any shrubs will be disturbed, provide DRC with plans for relocation or replacement, including size and species. Stain color Burberry Beige approved. Applicant is advised to review and adhere to Section 4.4 of the Design Standards.

Fries, 28 Huckleberry Green – Fence

Incomplete application. Please provide revised application with application cover sheet for fences, include information on picket style and spacing, provide site plan shown on an Improvements Location Certificate (available from Breckenridge Community Development Department). Verify fence height at 3' tall at all locations. Please refer to Design Standards Sections 2 and 4.4 for more information.

Benedict, 62 Midnight Sun – Hot Tub

Incomplete application. Please provide revised application with application cover sheet, site plan and tub location shown on an Improvements Location Certificate (available from Breckenridge Community Development Department). Provide cut sheet for proposed hot tub. Hot tub is close to property line. DRC may require screening. Please refer to Design Standards Sections 2 and 4.16 for more information.

9 Leap Frog Green, Jones/Harris – Mudroom addition

Heins, 16 Walker Green – Mudroom addition

23 Paradise Green, Amedro – Mudroom addition

As each of the applications for the mudroom addition is identical, the DRC will address them as a group. The DRC apologizes to the applicants for the delay in review of their projects. Applications were received after the March meeting of the DRC. The projects were discussed at the meeting of April 5.

April 5th, 2021

Because these applications are precedent setting, the DRC is closely reviewing the applications. Please provide the following additional information, in time to be reviewed at the DRC Meeting of April 26, 2021 (deadline is April 22).

- Foundation to grade: Please provide an architectural wall section that explains how the existing deck structure is going to be converted to an insulated floor and incorporated into a foundation wall that extends below grade.
- Beam line extending across: Detail provided in narrative is adequate for the DRC to understand the applicant's plan and the DRC finds that the design treatment offered by the applicant is acceptable.
- Roof overhang: The DRC requires that the roof overhang be 1'-0". The elevation drawing E2, page 2, provided does not show an overhang on the rake side. Please provide elevation drawings, and include the overhang on the site plan, showing the overhang at 1'-0". Site plan should be shown on an Improvements Location Certificate (available from Breckenridge Community Development Department).
- Provide construction staging plan that shows access for heavy equipment, location of storage of materials, storage and management of spoils, parking of heavy equipment, dumpster, port-a-potty, and other considerations as applicable. Permission for parking of workers in the alley or on HOA property must be obtained by the proper authority. If permission is granted, the DRC recommends no more than two vehicles be parked on HOA or TOB property. If construction proceeds into winter, parking in the alley or on HOA property is discouraged. The DRC understands that, since these projects are small in scope and will most likely be done concurrently, applicant will not have all these items on all three properties but please show what you will have and where.

Please include all other previous application information with next submittal.

Other – Work Session

Frechter- outdoor pergola over deck with retractable awning.

The DRC will consider an application for a pergola. The DRC expects to see a traditional pergola design with layers of primary and secondary beams, in a post and beam style, of durable construction. Provide detail on materials and finishes. Please provide post-to-beam connection details, as these types of structures are prone to in-plane racking failure. And provide post base connection detail showing how the posts terminate, whether that is into the ground, onto the deck or onto the existing railing. Provide site plan on an Improvements Location Certificate (available from Breckenridge Community Development Department).

HOA Management Discussion

The DRC thanks the HOA management for making the requested updates to the website.

Late receipt of applications was a burden for DRC. Please provide applications on the Friday before the meeting.

New application form not included on website. Please update website with new application forms provided.

Adjourn

April 5th, 2021

**Wellington and Lincoln Park Neighborhood
Design Review Committee**

Meeting of April 26, 2021

Minutes and Findings

Attending: Mickey Florio, Brandon Smith, Brad LaRochelle

Call to Order: The meeting was called to order at 6:30 PM, Monday, April 26, 2021

Minutes: Approved by acclamation the minutes of April 5, 2021, meeting of the DRC as revised.

New Submissions

Edwards, 14 Bridge Street – Solar system installation

Approved. The applicant was advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what is shown in the proposal. Applicant was advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice. All conduits and electrical equipment are required by guidelines to be painted to match adjacent exterior wall color.

Hamilton – 111 Bridge Street – Tree Removal

The DRC has no issue with the proposed tree removal. However, Parcel A Private Open Space is not under DRC purview and applicant was advised to seek approval from the Authority Having Jurisdiction.

Resubmissions

Barlow, 9 Farncomb Green – Hot tub installation

Request for revised application. The DRC finds the proposed hottub location and tree placement to be insufficient as screening. Please revise application to show either: a) a new side property line fence that provides better privacy (6' height is allowed here); or b) the hottub set back further from side property line to allow for better vegetative screening. Proposed hottub style and spec was approved. Deck construction was approved.

Mud Room Projects

- **Amedro, 23 Paradise Green – Mud room**
- **Heins, 16 Walker Green – Mud room**
- **Harris Jones, 9 Leap Frog Green – Mud room**

Request for revised application. Applicant's description of Construction Mgmt is sufficient to satisfy this requirement. Rake-side roof overhang revision was approved. However, the DRC's requirement for an architectural wall section has not been satisfied. The DRC understands that this under-deck area is not a structural assembly, but it is an aesthetic one. Please explain, in an architectural wall section drawing, how the under-deck area will be filled in. Specifically, materials and intersection with ground plane.

April 26th, 2021

**Wellington & Lincoln Park Neighborhood
Design Review Board**

Meeting of May 17, 2021

MINUTES & FINDINGS

Attending: Erin Dayton, Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

Call to Order: 6:01 p.m.

Review and Findings:

- **Barlow, 9 Farncomb Green** – Hot tub installation and screening

DRC needs more time to make a finding on this project.

- **Ghezzi – 18 Wire Patch Green** – 2-car garage + bonus room

Approved as submitted per the revised and updated information received for the meeting of May 17, 2021.

- **Garber, 19 Stillson Green** – Fence

Approved as submitted for the meeting of May 17, 2021, except that the DRC will allow and prefers a fence connector at 72” height for the small section of fence between the south fence line and the home. However, the applicant is welcome to install a fence at 56” height for this section if preferred.

- **Steele, 26 Ontario** – Deck extension and hot tub

The Design Standards (Section 4.5) call for a higher level of scrutiny for decks raised more than 18” above ground. As proposed, the raised deck with accompanying railing and horizontal slat screening will be inappropriately massive and create privacy concerns for the neighbors across the green. Due to the narrow restriction in the northern part of Ontario Green, the two facing homes are closer than any others in the neighborhood, further emphasizing the visual impacts of the deck as proposed.

Therefore, the DRC denies the deck extension as proposed. Please provide a revised plan that addresses these concerns. The DRC recommends either: (1) accessing a deck or patio from the back of the house, keeping the rise at or below 18” high, or (2) stepping back and stepping down from the front plane of the house, using the plane with the front door as the maximum extent of the front plane of the deck and stepping down a minimum of two steps from the existing front porch.

- **Dahir-Kanehl, 10 Placer Green** – Solar installation

Approved as submitted for the meeting of May 17, 2021. All conduits and electrical equipment are required by guidelines to be painted to match adjacent exterior wall color. The applicant was advised to review contractor’s plan, on site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what is shown in the proposal. Applicant was advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice.

May 17th, 2021

- **Shaffer, 35 Union Mill – Fence**

Approved as submitted per the revised plans received on May 17, 2021, with the condition that no section of fence may be constructed on the neighbor's side yard easement without express written permission, if applicable.

- **Schultz, 6 Meadow Lark Green – Fence**

Approved as submitted for the meeting of May 17, 2021, with the conditions that:

- (1) the following fence heights are approved: 36" height on the fence sections connecting to the front porch and along the north sides of the home, 56" height on the sections of fence connecting to the garage and on the south side of the home
- (2) that no bristlecone pine trees are to be disturbed by fence construction
- (3) that any other trees disturbed by fence construction must be moved or replaced
- (4) applicant obtains an encroachment agreement with the Town of Breckenridge.

- **Fletcher, 17 Meadow Lark Green – Pergola trellis**

DRC needs more time on this decision.

- **Symon, 18 Meadow Lark Green – House Body Paint and Deck paint**

Approved as submitted per the revised information received for the May 17, 2021, meeting.

Additional Discussion:

Erin to Remain on Design Review Committee: Erin Dayton would like to stay on the DRC as she realizes that she will miss only a few meetings while she is travelling this summer.

Change date of July 19 meeting: Several DRC members will be out of town for the July 19 meeting and there will be no quorum on that date. The DRC would like to move the July 19 meeting to a yet-to-be-determined date.

Meeting Schedule Change: The DRC would like to switch to monthly meetings year 'round. The DRC suggests meeting at 5:30 p.m. on the third Monday of the month, starting in August. Therefore, the August 9 meeting currently scheduled would change to Monday, August 16. Subsequent meeting dates through the end of 2021 would be September 20 (currently scheduled), October 18, November 15, and December 20. The DRC acknowledges that there will be no meetings if there are not projects to review.

Fence Application Form: Some applicants are still using the old application forms found in the appendix of the Design Standards. As appendices can be changed without a formal update of the Design Standards, the DRC requests that the new application forms replace the old forms in the appendix of the Design Standards.

Adjourn:

There being no further business, the meeting adjourned at 7:35 p.m.
The next meeting of the DRC is Monday, June 7, 2021.

May 17th, 2021

**Wellington-Lincoln Park
Design Review Committee**

Meeting of June 7, 2021

MINUTES

Attending: Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

CTO: 5:37 p.m.

Minutes from May 17: minutes of the May 17 meeting were approved by acclamation.

Girvin-Scofield, 13 Meadow Lark – Patio & walkway installation

Owner has also requested a work session regarding shed roof over **garage man-door**

Leigh Girvin abstained from the deliberations. DRC members present approved the patio and walkway as submitted.

Applicants received information from DRC members for consideration of a future application for a shed roof above the garage man-door.

Frechter, 17 Meadow Lark – Pergola trellis resubmission

Approved as submitted per revised information received for the June 17 meeting. Deck rail also approved.

Kulick, 20 Dragonfly Green – Exterior painting

As the DRC understand it, the body color (main level) of the house and the garage will be Thunder Grey (new color). The trim on the house and garage will be Burberry Beige, and the second level of the house will be Stucco Griege, both colors existing on the house. Approved as submitted.

Shoff/Summo, 4 Dragonfly Green – Platform/patio installation

Approved as submitted. The DRC thanks the applicant for an excellent submittal and complete application.

Zobbe, 62 Union Mill - Fence installation and Patio

DRC discussed the application with the applicant on-site. Applicant will submit a new revised application on an ILC showing location of the proposed fence and intention for the patio. A copy of the ILC (Improvements Location Certificate) is available from the Breckenridge Community Development Department. If applicable, applicant will need to execute an encroachment agreement with the Town of Breckenridge for the fence.

June 7th, 2021

Fries, 28 Huckleberry Green – Fence installation

DRC discussed the application with the applicant on-site. Applicant will submit a revised application showing new location for the proposed fence based on discussion with the DRC. DRC members feel that they have enough information to review the application via email prior to the next scheduled meeting of the DRC.

Stevenson, 47 Fair Fountain Green – Patio installation

DRC discussed the application with the applicant on-site. Applicant explained that stacked stone pavers will be used as the retaining wall. Based on this information, the application was approved as submitted.

Adjourn: 7:00 p.m.

**Wellington-Lincoln Park
Design Review Committee**

Meeting of June 28, 2021

Minutes

CTO: Meeting was called to over at 5:30 p.m.

Attending: Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

Barlow, 9 Farncomb Green – Solar system

Approved as submitted for the meeting of June 28, 2021. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color. The applicant is advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what is shown in the proposal. Applicant is advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice.

Bittner, 14 Wire Patch Green – Patio & planting bed

Approved as submitted for meeting of June 28, 2021.

McGuigan, 30 Placer Green – Flagstone patio

Approved as submitted for meeting of June 28, 2021.

Lovely, 28 Ontario Green – Solar Panels

Approved as submitted for the meeting of June 28, 2021. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color. The applicant was advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what is shown in the proposal. Applicant was advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice.

38 & 48 Cedar Green – Fence across two properties

DRC requires additional information. Please provide information for fence plan for the address at #38 Cedar Green on an ILC (Improvements Location Certificate, available from Breckenridge Community Development). Please show fence plan clearly on both lots. Information provided showed fence plan only for Lot #48 on an ILC. The DRC will want to see if there is a side-yard easement for the benefit of the neighbor to the north of #38. Also provide a written agreement between the two neighbors to combine yards. This will be for the protection of future owners.

Zobbe, 62 Union Mill – Patio & Fence

Patio and fence approved as submitted for meeting of June 28, 2021, on the condition that the fence must be 36" tall, the pickets must match the existing fence, and the picket spacing complies with Section 4.4 of the Design Standards.

Brown, 22 Meadow Lark Green – Exterior painting

This is an unprecedented request. The accent color presented by the applicant for the shingled portion of the gables and the underside (ceiling) of the porch does not appear in the neighborhood and is not on the list of approved colors or color schemes for the Wellington Neighborhood. While the DRC prefers that the applicant

June 28th, 2021

uses an approved color, such as Tribute (KWAL 8443M), the proposed color Caribbean Mist appears to be similar in value to other pastel colors in the neighborhood. Because the Design Standards pertaining to exterior colors (Section 4.9) refers applicants and the DRC to Appendix 5.5, TOB Rules, and because Appendix 5.5 states “Check with the Town of Breckenridge for requirements in changing the exterior color...” the DRC approves the proposed color scheme on condition that the applicant receive approval from the Town of Breckenridge.

Brown, 22 Meadow Lark Green – Parking pad

All members of the DRC present find unanimously that the applicant’s proposal for six parking spaces (two in the garage, and four outside) is excessively dissimilar to any other private parking area in the neighborhood and denies the request for six parking spaces. The DRC approves five parking spaces (two in the garage and three outside) per the approval granted on September 7, 2020, which stated:

In addition to the expanded paved area immediately adjacent to the garage that was previously approved, the DRC approves one additional parking space not to exceed 10’ wide by 18’ deep immediately adjacent to the utility pad/landscape area, as the DRC believes that this location would have less visible impact looking east from Bridge Street up the alley toward the Brown’s property.

The Design Review Committee is bound by the guidelines established by the Declarations and the Design Standards. In the case of a proposal that is unprecedented, the DRC looks for guidance in the governing documents.

The Declarations establish the DRC to perform design review functions for the neighborhood association. Per the Declarations: The goal of the review shall be “to maintain the sense of community and place, to promote the patterns of a traditional community development, to establish and preserve harmonious design... and to protect and enhance the value of the Property, Lots and Units.” (Section 6.1)

Other guidance language in the Declarations includes: “consider whether such proposal would cause an unacceptable disturbance of views” (Section 6.3b), “...aesthetic values...” (Section 7.5), “effect of any proposed Improvements on adjacent or neighboring property...” (Section 7.5(c)).

In addition to the Declarations, the Design Standards provide additional guidance for the Committee. Section 1, Statement of Intent, provides over-arching standards which include in summary: maintain sense of community and place, establish and preserve harmonious design, protect and enhance the value of property, respect the environment.

Additionally, the Design Standards provide: On applications where an aesthetic interpretation is required, the DRC shall be guided by the Town of Breckenridge’s Policy 5 on Architectural compatibility... excessive...dissimilarity...adversely affects the desirability of the immediate area and the community as a whole....

The DRC finds that four exterior parking spaces are excessively dissimilar to any other property in the neighborhood and is not in harmonious design with traditional parking patterns in the neighborhood. The applicant’s property is the only lot in the entire neighborhood that can accommodate six parking spaces, so there are no precedents that the DRC can look to for guidance. If the DRC were to grant this exception, it would be significantly different, and excessively dissimilar, to any other parking situation in the neighborhood, and would not be in harmony with traditional parking patterns.

The DRC’s decision is not capricious or arbitrary. The DRC has reviewed this application three times. The first time in August 2020, the DRC approved two exterior parking spaces in keeping with precedent in the neighborhood (no other lot in the entire neighborhood can accommodate more than four parking spaces and there are very few that can exceed three spaces). The applicant appealed that decision, and in September 2020, the DRC compromised and approved a fifth parking space, for a total of two spaces in the garage and three

June 28th, 2021

exterior spaces. In June 2021, the applicant again applied for six parking spaces; the DRC's position has not changed.

Regarding other issues raised by the applicant:

Parking Pad Will Help Neighborhood Parking Crisis: This is not a criterion of decision for the DRC.

There is No Rule/Regulation Against Adding Parking Pad: There is also no rule or regulation in the Declarations or Design Standards for it. The DRC must balance a variety of considerations when deciding.

Parking Pad is Substantially Similar Use: The applicant claimed that a double-parking pad on the same alley shows that large areas of paving are acceptable. The applicant's example is from a duplex, with two parking pads each serving two separate households. These adjacent parking pads are the minimum required by code for development of a duplex lot and code minimums take precedence over aesthetic values. It is likely that one or both pads may be improved with a garage at some point, which would alleviate this dissimilarity in the future. No such mitigation is possible on the applicant's lot since the property already has a carriage house.

Town Has Approved Parking Pad: This point is moot. The Declarations establish the hierarchy of approval for improvements in the neighborhood. Section 7.5 Design Review Committee Approval Required states "each Owner agrees that he or she will not apply to the Town of Breckenridge, or any other governmental authority, for permission to construct Improvements...without the prior express written authorization from the Design Review Committee."

Best Material for Area: There are multiple options for ground cover other than mulch. Please consult with the fire department for recommendations.

Regarding Communications from the HOA Board of Directors prioritizing parking: The neighborhood parking crisis will not be solved by adding one parking space to one private lot that would create an excessively dissimilar amount of parking that is not available to any other owner in the neighborhood, and that is not in harmony with traditional parking patterns. The DRC has found no language in the Declarations or in the Design Standards that prioritizes parking over any other criteria for decision.

**Wellington – Lincoln Park Neighborhood Association
Design Review Committee**

Meeting of July 26, 2021

Minutes

Call to Order: The meeting was called to order at 5:32 pm.

Attending: Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

Minutes of the Meeting of June 7, 2021: Minutes of the June 7, 2021, meeting were approved by acclamation.

Project Review and Findings:

Sodergren, 33 Stillson Green - Deck installation

Please provide the plan for the deck on an ILC (Improvements Location Certificate), which is obtainable from the Breckenridge Community Development Department. Provide information on property lines and setbacks. Provide information on plans for the existing aspen tree that will be disturbed by construction of the deck. If information is provided timely, the DRC anticipates being able to decide on this application via email before the August meeting.

Peterson, 37 Sisler Green – Garage install – Work Session

The DRC does not support a single-car garage with 14' sidewalls because it is not consistent with neighborhood design, the scale and proportion will be awkward, and it is not supported by the Design Standards. The DRC would consider an application for a single-car garage at 14' wide with a maximum sidewall height of 13'. The DRC would also consider an application for a two-car garage with a bonus room above it with a reduced living space to meet the allowed density on the property, provided that the living space above the garage cannot be converted to a larger space, and if there is room on the property to park a third vehicle. The DRC cannot comment on building setbacks from property lines as this is an issue for the Town.

Fitzsimmons, 12 Ontario Green – Non-compliance with hot tub approval of July 2020

The DRC requests that the HOA Manager send a letter to the applicant Fitzsimmons with the following information:

The DRC has noticed that you installed your new hot tub but have not installed the screening that was a condition of your approval. The DRC requests that you promptly let us know your intentions for complying with this screening requirement.

For your convenience, here again is the conditional approval granted by the DRC for the hot tub installation from July 6, 2020:

Fitzsimmons, 12 Ontario Green – Hot tub installation (July 6, 2020):

Originally, the DRC requested the hot tub to be relocated on the property to be further from Bridge Street. The applicant replied that the location he proposed for the hot tub was already reinforced for the weight. After further consideration, the DRC, via email, finds the following:

- 1.) If the applicant would like to construct a decorative screen, then the DRC would need to review to-scale design drawings of the screen prior to installation. This screen is not a requirement for hot tub approval.

July 26th, 2021

2.) As a condition of hot tub approval, the applicant is required to plant (1) 8' Evergreen tree between the sidewalk and the proposed hot tub location.

Christie, 9 Midnight Sun – Solar installation

Approved. The applicant was advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what is shown in the proposal. Applicant was advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color.

Diamond, 141 Bridge St – Tree & shrubs

Approved as proposed.

Himmelman-Power, 63 Bridge Street, Development Agreement Application to TOB

The DRC discussed concerns about this proposal, the precedent it will set for additional density and development in the neighborhood, impacts to parking, impacts to life quality of existing residents, and the mandate from the Town that would take away local control. DRC members present felt that it was more appropriate for the HOA Board of Directors to comment to the Town about these neighborhood concerns. Mickey and Leigh expressed the DRC's concern to the Board via an e-mail to Ian Hamilton after the meeting on 7/26.

Adjourn: There being no further business, the meeting adjourned at 6:35 p.m.

**Wellington – Lincoln Park Neighborhood Association
Design Review Committee**

Meeting of August 16, 2021

Minutes

Call to Order: The meeting was called to order at 5:30 pm.

Attending: Mickey Florio, Erin Dayton, Brandon Smith

Minutes of the Meeting of July 26, 2021: Minutes of the July 26, 2021, meeting were approved by acclamation.

Project Review and Findings:

Laurina, 18 Madeline Green – Hot tub installation

Approved. The DRC recommends planting a tree in the west corner of the backyard, but this is not a requirement of approval.

Kuffner, 23 Leap Frog Green – Solar installation

Approved. The applicant was advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what is shown in the proposal. Applicant was advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color.

Callahan, 44 Bridge Street – Solar installation

Approved. The applicant was advised to review contractor's plan, on site and in detail before any work commences. These solar submittals are based on satellite images and the DRC has observed that installed systems are oftentimes different from what is shown in the proposal. Applicant was advised to check that the array width & height fits within the relevant roof area and that any roof penetrations (vent pipes, skylights, etc.) are avoided. It is best practice to maintain a good clearance from any roof valleys, as these areas accumulate snow and ice. All conduits and electrical equipment are required to be painted to match adjacent exterior wall color.

Fitzsimmons, 12 Ontario Green – Non-compliance with hot tub approval of July 2020

Erin, Mickey, and Brandon discussed setting a meeting with the owner for early next week. Leigh and Brad, please let us know your schedule. And we would like to have Brett contact the owner to find out his availability.

Ghezzi, 18 Wire Patch Green – Siding substitution

Proposed substitution to clapboard siding with wood-grain pattern and 7" exposure is approved.

August 16th, 2021

Sodergren, 33 Stillson Green – Deck

Updated submittal approved via e-mail on 8/12.

Fries, 28 Huckleberry Green - Fence

The DRC appreciates the additional information sent via email; however, the site plan is unclear and does not match the first submittal. Please send the following information: a to-scale site plan on an ILC with all buildings, property lines, existing fence lines and easements located and with the proposed fence or fences clearly shown on the plan. Applicant may obtain an ILC (Improvements Location Certificate) from the Breckenridge Community Development Department. If the fence is to be located on an easement that is to the benefit of the neighbor, then provide written permission from that owner. The DRC may be able to decide via email before the next scheduled DRC meeting if all information is provided timely.

Adjourn: There being no further business, the meeting adjourned at 6:15 p.m.

**Wellington Neighborhood Association
Design Review Committee**

Meeting of September 20, 2021

Minutes

Call to Order: 6:30 p.m.

Attending: Mickey Florio, Leigh Girvin, Brad LaRochelle, Brandon Smith

Minutes of the Meeting of August 16, 2021:

Approved with the request to strike language from minutes regarding correspondence with Peterson regarding garage at 37 Sisler Green. August minutes corrected.

Findings:

Fries/Theriault, 28 Huckleberry Green – Fence

Approved as submitted.

Bywaters, 39 Placer Green – Deck Installs

The DRC notes that if the applicant is proposing that the new deck match the existing deck height, there will be inadequate room for the deck support structure underneath the deck because of the height of the existing concrete walkway. If the applicant wishes to install a patio instead, the DRC is willing to review a revised proposal prior to the next DRC meeting in September. Otherwise, the application is approved as submitted.

Fitzsimmons, 12 Ontario Green – Paint

The DRC notes that the applicant has already begun painting the house. The color scheme proposed by the applicant and that is detailed in the Appendix as scheme #12 is not consistent with what has been painted on homes with the same color scheme. To be consistent with nearby homes, the darker color yellow, identified in the Appendix to be applied to the doors, should be applied to the trim; and the lighter color yellow should be applied to the doors. The DRC does not know if the Appendix is in error or the Developer chose to switch the colors when he painted the houses, as the Developer exempted himself from the Design Standards. As the applicant has already begun painting the house in accordance with the color scheme identified in the Appendix, the project is approved as submitted. However, the applicant may want to switch the trim and door colors to be consistent with other homes using the same color scheme.

Fitzsimmons, 12 Ontario Green – Hot tub screening follow-up discussion

The DRC is willing to meet with the applicant separately, however, the DRC prefers to meet with the HOA board first to discuss the larger issues of non-compliance and enforcement.

HOA Conversation about DRC Rulemaking and Guidance

The DRC welcomes an invitation from the HOA board to discuss enforcement, non-compliance, and other rule-making issues.

Adjourn: There being no further business, the meeting adjourned at 7:10 p.m.

September 20th, 2021