

T H E W E L L I N G T O N N E I G H B O R H O O D



B R E C K E N R I D G E ♦ C O L O R A D O

WELLINGTON AND LINCOLN PARK NEIGHBORHOODS DESIGN REVIEW COMMITTEE

Minutes and Findings for Meetings in 2022 (to date)

February 21st

March 21st

April 18th

May 16th

June 20th

July 18th

August 15th

September 19th

October 17th

November 21st

**Wellington Neighborhood Association
Design Review Committee**

Minutes

Meeting of February 21, 2022

Call to Order: 5:33 p.m.

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

Minutes of the Meeting of January 17, 2022: Approved by acclamation.

Agenda:

Meyers – Deck – 414 Bridge Street

The deck is approved on the condition that the deck is no higher than 18” above grade. If the deck is higher than 18” above grade, further review is required. Submit additional information consistent with Design Standard section 4.5 Decks, including stair and railing details. If the deck is at or lower than 18”, please inform the DRC so we know the project is approved.

The hot tub location is approved provided that the hot tub is consistent with Design Standard section 4.16 Hot Tubs. The hot tub does not require screening as it is located farther from the neighboring home than the centerline of the house.

Power-Himmelman - Garage with Bonus Room– 63 Bridge Street

The Design Review Committee thanks the applicants for providing additional information and revisions to the original application. The DRC feels that the proposal is still excessively dissimilar to the Design Standards for Garages with Bonus Rooms per the Design Standards section 4.8 Garages, and excessively dissimilar to the elevations of the four garage types shown at the end of section 4.8, where the image on the far left is the Garage with Bonus Room.

The Design Standards differentiate between Carriage Houses and Garages with Bonus Rooms in recognition of the fact that Carriage Houses have a larger impact on the neighborhood in terms of mass, appearance, and privacy. Carriage Houses are permitted only on market-rate units. This applicant received permission from the Town of Breckenridge to build a Garage with Bonus Room as defined in the Master Plan and the Design Standards, section 4.8.3. This application is not for a Carriage House (Design Standards 4.8.4). As currently designed, this structure is much more similar to a Carriage House and needs to be brought into conformance with the standards and neighborhood precedent for the Garage with Bonus Room.

Therefore, the DRC requests revised plans with the following changes:

Revise dormer(s) to be consistent with Design Standards for Garages with Bonus Rooms and consistent with precedents set in the neighborhood. The DRC will consider a shed dormer or shed dormers **subordinate to the primary gable roof pitch**. For examples, please see: 25 Sisler Green, 18 Wire Patch Green, and 17 Farncomb Green; while these precedents are located in the Lincoln Park Neighborhood, the DRC is willing to extend the use of shed dormers into the Wellington Neighborhood. The proposed 10:12 primary gable roof is acceptable.

Revise entry stairs and remove the deck. Decks are not allowed on Garages with Bonus Rooms. The stairway must be a single run, attached to the building, and not supported on multiple posts. Landing should be adequate only for access to the Bonus Room and not for use as a dwelling area. These are the standards and the precedent in the neighborhood for Garages with Bonus Rooms. Excessively dissimilar designs are not acceptable.

Revise window plan to be consistent with specifications for Garages with Bonus Rooms and with neighborhood precedent. Facades in the gable walls (facing the alley and facing the house) must have windows. If shed dormers are used, windows must be included in the dormer. Efforts must be made for symmetrical groupings of windows. Excessively dissimilar designs are not acceptable.

Utilities Plan: please provide.

Landscaping Plan: Please provide.

Parking Plan: acceptable as provided.

Construction Management Plan: acceptable as provided.

Old Business:

No resolution yet on:

Fitzsimmons, 12 Ontario Green Hot tub screening follow-up discussion
Discuss next steps.

HOA Conversation about DRC Rulemaking and Guidance

Adjourn: There being no further business, the meeting adjourned at 6:23 p.m.

**Wellington Neighborhood Association
Design Review Committee**

MINUTES

Meeting of March 21, 2022

The meeting was conducted via email with the following members responding:

Mickey Florio, Leigh Girvin, Brandon Smith, Erin Dayton

Minutes of the Meeting of February 21, 2022: Approved by acclamation.

Agenda:

Schroder – 14 Meadow Lark Green – Fence:

The fence is approved with the following conditions:

A standard parking pad is 9' wide by 18' long. The applicant is advised that the area within the fencing must accommodate a parking pad of this size at a minimum, plus snow stacking at 25% of the parking pad surface. Further, the parking pad must be measured from the edge of the garage facing the alley (as shown in the submitted sketch on the application), not from the rear property line (as shown in the submitted sketch on the ILC).

If the applicant wishes to replace the existing parking surface and has not already received permission, a separate application will be required.

Connolly – 402 Bridge Street - Solar Installation

Approved as submitted. The applicant is advised to review the 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's shown in the proposal. The 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. All conduits and electrical equipment are required to be painted to match the adjacent exterior wall color.

Follow-Ups:

Myers – Deck – 414 Bridge Street

Note: The DRC received information after the February meeting that the height of the Myer's deck will be at or less than 18" high.

Power-Himmelman - Garage with Bonus Room– 63 Bridge Street

Note: No application materials were received for this project for the March meeting.

Old Business:

No resolution yet on:

Fitzsimmons, 12 Ontario Green Hot tub screening follow-up discussion
Discuss next steps.

HOA Conversation about DRC Rulemaking and Guidance

Adjourned.

**Wellington Neighborhood Association
Design Review Committee**

MINUTES

Meeting of April 18, 2022

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

Attending: Mickey Florio, Leigh Girvin, and Brandon Smith, representing a quorum.

Minutes of the Meeting of March 21, 2021: Approved by acclamation.

Agenda:

16 Placer Green – Hampton – Pop-out for fireplace

Approved as submitted provided that the applicant will further down the structural “floor” and carry the belly band across per the architectural drawing.

43 Union Mill – Simmons - Paint House

Approved as submitted.

Follow Up with HOA Board:

The DRC would like to meet with the HOA Board. Members will determine the best time to request to meet.

**Wellington Neighborhood Association
Design Review Committee**

Minutes and Findings

Meeting of May 16, 2022

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

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

Minutes of the Meeting of April 18, 2021: Approved by acclamation.

Approved with Conditions:

19 Stillson Green – Garber – Fence

Approved as submitted with the following conditions:

Any impacted trees must be moved or replaced.

The section that connects to the house from the side yard may be 72” tall to be consistent.

The side yard fence must provide adequate clearance to PV shut off.

The fence on the alley side may not exceed 56”.

15 Fair Fountain Green – Starmann – Fence

Approved as submitted with the following conditions:

Any impacted trees must be moved or replaced.

10 Placer Green – Dahar-Karehl – Fence

Approved as submitted.

43 Union Mill – Simmons – Fence Repair and height adjustment

Approved as submitted.

16 Dragonfly Green - Kilby - Shed and retaining wall

Approved. All exterior materials are to match house colors, including door trim, corner boards, and roofing. The DRC is concerned that snow and ice buildup between deck and shed could become an issue since the roof is pitched back towards the deck. The DRC recommends (but does not require) that the shed be pushed tight to the deck and the shed wall-to-deck interface be properly flashed.

23 Dragonfly Green - Hargon — Repaint with Color Scheme #6

The proposal to change the color of the home to Color Scheme #6 is denied. This decision is based on two considerations: a) Design Standards section 4.9.1 states that the DRC shall consider the colors of the adjacent homes when reviewing requests and 20 Dragonfly Green, directly across the green, is painted with Color Scheme #6; and b) On homes with a secondary siding type in the gable ends, that secondary siding must be painted with a secondary body color. The DRC suggests Color Scheme #16, in which Thunder Gray color is the secondary color.

The following need additional information from the applicant before the DRC can make a finding:

29 Fair Fountain Green – Ambrose and Godlewski – Fence in conjunction with 35 FFG

Please resubmit when both neighbors are ready. Clarify the fence connection at the alley.

37 Sisler Green – Peterson and O’Grady – Garage with Bonus Room

The DRC treated this application as a work session and appreciated the opportunity to talk with the applicant. The DRC does not see any issues with the preliminary proposal; however, this does not constitute approval.

For review, please provide the following:

Site-specific drawings and plans for Garage with Bonus Room as proposed in compliance with Design Standard 4.8.3. Landscape plan including grade changes, stairways, tree removal/replacement, walkways, etc. Construction Management Plan indicating the location of materials storage, spoils storage, porta-potty, and parking for construction workers.

66 Cedar Green – Oliveira – Carriage House Addition

Provide revised drawings with the following changes and additions:

- Provide dimension of sidewall height as defined in the Design Standards 4.8.4 for Carriage Houses. Refer to Appendix 5.8 for further information.
- Precedent in the neighborhood does not allow a deck at the full width of the building footprint. Reduce the length of the deck to the maximum width of the dormer. Please see 15 Logan and 18 Logan for examples.
- Cantilevered deck projection of 8’ is ok.
- Symmetrical window groupings are preferred, although the DRC recognizes this is not always possible. At a minimum, please prioritize symmetry on the public-facing sides of the Carriage House by making the windows on the north elevation the same size and aligned vertically.
- Provide Landscape plan including any applicable grade changes, stairways, tree removal/replacement, walkways, etc.
- Provide a Construction Management Plan indicating the location of materials storage, spoils storage, porta-potty, and parking for construction workers.

6 Meadow Lark Green - Schultz-Fuhrman — replace the decking with Trex

Please provide information on a specific color and product spec for replacement decking.

The DRC observed staking on the west side of the house. If the applicant is planning a new deck, please apply for such with a site plan drawn to scale on an Improvement Location Certificate. ILCs may be obtained from the Breckenridge Planning Department.

28 Leap Frog Green – Polise – Fence

The application is unclear and further information is needed for a complete review. Is the entirety of the proposed fence within the applicant’s property? Or does it cross onto the Logan Street Right-of-Way? If the proposed fence is within the applicant’s property, please provide revised site plan drawings with correct dimensions, drawn to scale on the ILC. If the proposed fence crosses onto Logan St. R.O.W., please provide revised site plan drawings with correct dimensions, drawn to scale, and provide a copy of executed Encroachment License Agreement with the Town of Breckenridge, as stated in Design Standards section 4.4.3.

New Business:

Discussion of HOA Board Call-Up decision for 63 Bridge Street – Himmelman-Power Garage with Bonus Room.

DRC members agreed to meet internally to discuss strategies to communicate with the HOA Board about 63 Bridge Street and precedent. Two options to meet are:

Monday, May 23 at 5:30 p.m.

Tuesday, May 24 at 5:30 p.m.

At a location to be determined.

Please reply with your availability.

Adjourn: There being no further business, the meeting adjourned at 7:25

**Wellington Neighborhood Association
Design Review Committee**

MINUTES & FINDINGS

Meeting of June 21, 2022

Call to Order: 5:06 p.m.

Attending: Mickey Florio, Leigh Girvin, Brad LaRochelle

Minutes of the Meeting of May 16, 2021: approved by acclamation.

Findings:

29 Fair Fountain Green – Ambrose & Godlewski – Fence

Approved as submitted.

27 Placer Green – Gilmore – Shed

Approved as submitted.

153 Bridge Street – Luberto - Fence and Parking Pad

Per the Design Standards, a fence height of 56" facing any street or green is not permitted. Further, the following standard applies per section 4.4.2, second paragraph, second sentence: "Fences more than 36" in height must be at least 10' or more behind the front plane of the house..."

Therefore, the DRC finds and allows that the street facing fence may be 36" if located on the secondary front plane of the house as illustrated on the site plan, OR, the fence height of 56" may be located 10' back from the primary front plane or 5' back from the secondary front plane (but may not bisect any window). The side yard fence must step up from 36" along the side yard until 10' back from the primary front plane or 5' back from the secondary front plane at which point it may step up to 56" or 72." The back facing fence must be 56" tall. The side yard fence as a privacy fence defined in Design Standards section 4.4.4 may be 72" tall except for that portion that extends into the Front Yard as described above. Fences in the Lincoln Park must be painted Colonnade Gray.

The parking pad is approved as submitted.

5 Silver Green – Godard – Vinyl Porch Enclosure System

Approved with the condition that the Porch Enclosure System must be removed by the property owner if it becomes a nuisance or becomes unsightly. Nuisance conditions include but are not limited to flapping and noise, particularly during wind events. Unsightliness includes but is not limited to clutter stored on porches, fading, clouding, yellowing, tears, tatters, or rips.

42 Union Mill – Wilson – Paint front door blue

Color "Surfin' – SW 9048" approved as submitted.

76 Bridge Street – Haynes – Solar

Approved as submitted. 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 usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's 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.

11 Dragonfly Green – Paisley – Garage with Bonus Room addition

The DRC doesn't see any issues with the draft proposal and encourages the applicant to move forward with full site-specific plans for submittal to the DRC. Plans for a Garage with Bonus Room may be obtainable from the Developer. The DRC has also approved plans that vary from the Developer's plans that permit shed dormer windows that are subordinate to the main roof pitch. For examples of this, please see: 17 Farncomb Green, 18 Wire Patch Green and 23 Sisler Green.

For remodels and additions in the neighborhood, the DRC requires the following for a complete review:

Site plan on an ILC*, building plans (not engineering), and elevations.

Landscaping plans showing access to upper level, walkways, and plantings, including which existing plants will be removed, which existing to remain, and which new plantings will be added, if applicable.

Construction Management Plan: Provide plans that show storage of materials, storage and management of spoils (i.e. materials removed and demolished during construction, any dirt piles, etc.), parking of heavy equipment, dumpster, port-a-potty, parking for construction workers, and other considerations.

*ILC = Improvements Location Certificate, available from Breckenridge Planning Department.

11 Dragonfly Green – Paisley – Solar

Please provide information with application for Garage with Bonus Room.

28 Leap Frog Green – Polise - Fence

Approved as submitted with the following conditions: Fence height must be at 36". Fence must be painted Burberry beige. Applicant must obtain executed encroachment agreement from the Town of Breckenridge for that section of fence within the Logan Road ROW, prior to construction.

New Business:

Discussion of agenda for meeting with HOA Board on June 29.

Adjourn:

There being no further business, the meeting adjourned at 7:15 p.m.

**Wellington Neighborhood Association
Design Review Committee**

Minutes and Findings

Meeting of July 18, 2022

Call to Order: The meeting was conducted via email with individual site visits.

Attending: Members responding via email: Mickey Florio, Leigh Girvin, Brandon Smith

Minutes of the Meeting of June 20, 2021: Approved by acclamation.

Agenda:

81 Midnight Sun – Cahill - Hot tub and repaint fence and decking

The DRC appreciates the complete application and detailed information. Project is approved as submitted including type and location of hot tub, and repainting of fence and decking in existing colors.

Follow Up Reviews:

11 Dragonfly Green – Paisley – Solar

In the past four years, the DRC has reviewed and approved 34 applications for roof-top solar installations in the neighborhood. Every one of the applications has been different. There is no “standard” solar installation for the Wellington-Lincoln Park Neighborhood. Each applicant has submitted drawings specific to their property. For consistency and fairness, the DRC requires a complete application with drawings for review. If time is of the essence, the applicant may submit an application out of cycle and the DRC will review as soon as time allows.

66 Cedar Green – Oliveira – Carriage House addition above existing garage

The DRC appreciates clarification regarding landscaping and construction management plans, as well as changes to the window configurations.

Further Comments on proposed Deck:

Regarding Designer challenge to DRC comment on proposed deck:

DRC’s first comment to applicant: Precedent in the neighborhood does not allow a deck at the full width of the building footprint. Reduce the length of the deck to the maximum width of the dormer. Please see 15 Logan and 18 Logan for examples.

Designer response to first comment: “The guidelines do not allow for 'precedent' and there is no supporting evidence in the guidelines that limit the size of the deck. I just went through this on the Power Residence. We will call up to the Board again if necessary.”

DRC second comment to applicant on proposed deck: Per HOA Governing Documents (Declarations and Design Standards), the Design Review Committee is charged with: ...reviewing and approving applications for improvements and "The goal of such review and consent shall be to maintain the sense of community and place, to promote the patterns of a traditional community development, to establish and preserve a harmonious design for the Project, and to protect and enhance the value of the Property, Lots and Units" (Declarations, Article VI, Section 6.1); and additionally to "protect the environment" (Design Standards, Section 1). Further, the DRC is tasked with considering "the suitability of improvements,... the impact of any proposed Improvements upon the natural surroundings." [Declarations, Article VI, Section 7.5.] Please see also Design Standards, Section 1.

Design Standards cannot anticipate everything that an applicant may propose and cannot cover every possible scenario, therefore the DRC is commissioned to make educated and informed decisions to determine "the suitability of improvements." The DRC looks to precedent when presented with a design element that is not otherwise acknowledged in the Design Standards. Because the DRC denied a deck the full width of the building footprint on an accessory structure at 18 Logan Road, and because there are no existing examples in the neighborhood of a deck on an accessory building that is the full width of the building footprint, the DRC denies the applicant's request for a deck the full width of the building footprint.

Further Comments on Dormer Ridge:

Additionally, the DRC finds that the dormer ridge cannot be higher than the main gable ridge as shown on the plans. This is in no way a punitive response; it was simply overlooked on the first design review.

This determination is consistent with precedent in the neighborhood and the method by which maximum building height for accessory structures is measured. Please revise drawings to show the dormer ridge equal to or lower than the main gable ridge. That can be accomplished by narrowing the dormer width or lowering the entire dormer roof.

The DRC denies the proposed plan with the dormer ridge higher than the main gable ridge. There is no precedent for this in the neighborhood – neither on houses or accessory buildings. The standard Carriage House has a 4-sided gable where all ridges are the same height. Should the DRC allow a dormer ridge to be higher than the main gable ridge, it would set a precedent that allows accessory buildings to exceed the intended height limitation. While there is no literal height limit set forth in the Design Standards, height is controlled by sidewall height, roof pitch and building width. Meeting the maximums for those three things yields an effective maximum height. The proposed design at 66 Cedar Green exceeds that maximum because dormers naturally exceed the maximum sidewall height.

The proposed plans for 66 Cedar Green are not approved. The applicant is welcome to resubmit drawings showing the deck at the maximum width of the dormer and the dormer ridge lower than the main gable ridge, or the applicant may exercise their right to appeal to the HOA Board of Directors.

New Business: After the meeting, Mickey Florio announced his resignation from the DRC effective after the July meeting.

Old Business:

Follow up from meeting with HOA Board on June 29:
DRC Qualifications and Term Limits

Changes/Updates to Design Standards
HOA Board member to attend DRC Meetings

WNA-LP DRC Qualifications [Recommended DRAFT to present to HOA Board for adoption]:

The Design Review Committee is charged with reviewing and approving applications for improvements and "The goal of such review and consent shall be to maintain the sense of community and place, to promote the patterns of a traditional community development, to establish and preserve a harmonious design for the Project, and to protect and enhance the value of the Property, Lots and Units" (Declarations, Article VI, Section 6.1); to determine "the suitability of improvements," (Declarations, Article VI, Section 7.5); and to "protect the environment" (Design Standards, Section 1).

Members of the DRC are appointed by the HOA Board of Directors. Because of the specific nature of the DRC's responsibilities, members should possess one or more of the following qualifications: Experience with architecture, building or landscape design, planning, real estate, and/or construction.

Since the DRC is tasked with considering "the suitability of improvements,... the impact of any proposed Improvements upon the natural surroundings," Members are required to be physically present in the neighborhood for at least 2/3rds of the monthly meetings.

DRC members shall be appointed to two-year terms, not to exceed four consecutive terms (8 years maximum).

To determine the interest of current DRC members, annually the HOA administrator shall contact those committee member(s) whose term is expiring to determine if that member is interested in remaining on the DRC. Upon determining a slate of members, the HOA Board will vote to confirm existing members (or the HOA Board may select another member). In the event a member resigns before the end of his/her term, and a new member is brought on, that member will be confirmed to the remainder of the resigning member's term.

WNA-LP DRC Committee Size:

The Design Review Committee shall ideally consist of five (5) members, so that three (3) members make a quorum at meetings. It is the responsibility of the Board of Directors and the Property Manager to solicit new applications for the Committee if the number of members falls below five (5). Members shall be appointed based on the qualifications stated above.

Design Review Call Up Procedure [suggested edits to existing policy document]:

Suggested change to the last sentence of the third paragraph under "Owner Challenge:" ... the Board "shall provide a minimum 2 week notice to the DRC of the call up decision to allow a DRC representative to attend and participate as well."

HOA Board Discussion Items to pursue

Finalize changes to DRC qualifications and terms

Finalize changes to Call Up Procedures

HOA Conversation about Enforcement and next round of changes to Design Standards (i.e. off-street

parking for accessory units)

**Wellington Neighborhood Association
Design Review Committee**

Minutes and Findings

Meeting of August 15, 2022

Call to Order: The meeting was called to order at 5:35 p.m.

Attending: Brad LaRochelle, Leigh Girvin, Brandon Smith joined at 5:40 p.m. Ellen Brown was present as the HOA Board liaison.

Minutes of the Meeting of July 18, 2022: Approved by Acclamation

Agenda:

92 Union Mill – Mahoney – three projects: concrete walkway, landscaping, shed adjacent to garage

Walkway is approved.

Landscaping: Applicant may remove landscaping in the areas indicated on the plan. Per the Design Standards, Section 4.3 Landscaping: applicant may replace with annual or perennial plants. If any trees are proposed, please provide a plan showing location.

Shed: Please refer to the Design Standards sections 4.8.5 and 4.8.6 for information regarding sheds. The proposed location next to the garage is not approved because the space is used for parking and there may be inadequate set-backs. Please provide a revised plan, to scale, on an Improvements Location Certificate (ILC, obtainable for free from the Town of Breckenridge Planning Department) showing an alternative location for the proposed shed; also provide drawings of the shed dimensions, roof pitch, information on materials to be used and any other considerations required by the Design Standards. Drawings do not need to be created by a professional. If time is of the essence, please provide materials and the DRC will try to review via email prior to the next meeting.

37 Midnight Sun Rd – Pena/Morris – Front Door Color – Nifty Turquoise

Color Nifty Turquoise approved as submitted.

15 Fair Fountain Green – Starmann – Solar Installation

Approved as submitted. 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 usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's 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.

21 Farncomb Green – Turgeon/Potter – Work Session – garage proposal

For a number of reasons, the DRC cannot recommend approval of this proposal.

The DRC's first concern is with precedent. When an applicant proposes a project that is not specifically addressed in the Design Standards, the DRC must rely on precedent and guiding documents.

Guiding documents for the DRC state that the Design Review Committee is charged with reviewing and approving applications for improvements and "The goal of such review and consent shall be to maintain the sense of community and place, to promote the patterns of a traditional community development, to establish and preserve a harmonious design for the Project, and to protect and enhance the value of the Property, Lots and Units" (Declarations, Article VI, Section 6.1); to determine the "the suitability of improvements,... the impact of any proposed Improvements upon the natural surroundings," [Declarations, Article VI, Section 7.5.]; and to "protect the environment" (Design Standards, Section 1).

Tri-plex units are already very close living. Placing a garage essentially in the backyard of a unit creates too much development and diminishes the neighbors' air, light, sun and views. It is not harmonious design. It would not enhance the value of any neighboring lots or units. It does not promote traditional patterns in the neighborhood. It is not a suitable development pattern for the neighborhood. Allowing a garage in a space intended as a yard would set a negative precedent for the neighborhood.

There are practical considerations for denying the application as well:

- The property boundaries of your tri-plex unit do not allow adequate space for what you are proposing. There is not sufficient room for required set-backs that would also accommodate a two-car garage. Such a garage would take up the entirety of the yard, also blocking your own windows, light, air and views.
- The property width cannot accommodate both a garage and an additional parking space for the proposed dwelling unit above the garage; the Lincoln Park Master Plan requires that a parking space must be provided for any accessory unit above a garage (See MP Master Plan Notes 1.c.). Please see also Design Standards section 4.6 for information on Parking Pads.
- There is no room on your property for snow storage requirements.
- The HOA owns the access to the proposed garage. The HOA Board has already denied the applicant's request to convert the common-interest property of the carports to private property.

Follow-Ups

66 Cedar Green – Oliveira – Carriage House addition above existing garage – Call up

Ellen Brown will follow up with Alpine Edge about the status of the call-up and will let the DRC know.

DRC New Members

Ellen Brown will follow up with Alpine Edge about the status of the draft qualifications and the appointment of new members and will let the DRC know.

Update and next revisions to Design Standards

For future discussion with new DRC members and HOA Board.

Consideration of New HOA Rule Regarding Garages at Tri-Plexes

Ellen Brown will ask the HOA Board to consider establishing a rule that garages are not permitted at tri-plexes.

Adjourn: There being no further business, the meeting adjourned at 6:30 p.m.

**Wellington-Lincoln Park
Design Review Committee
Meeting of September 19, 2022**

Minutes and Findings

Call to Order: 5:30 p.m.

Attending: Brad LaRochelle, Brandon Smith. Leigh Girvin participated by email.

Approval of Minutes of August 15 meeting: Approved by acclamation.

Follow-Up: Anyone able to attend the HOA Call Up of 66 Cedar Green on October 5?

Agenda:

11 Dragonfly – Paisley – Solar

Approved as submitted. 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 usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's 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.

45 Bridge St. – Haynes – Change Paint Color

Approved to change paint color to Color Scheme #2 utilizing Silent Path as the main body color, Tavern Taupe as the secondary body color, and Burbury Beige as the trim color.

93 Union Mill – Scott-Williams – Shed

Members of the DRC met with the applicant to discuss the project. Additional information is required before the DRC can make a final determination:

1. Set-backs. What are the requirements of the Town and/or Master Plan for structure set-backs from side yard property lines? Structure placement must comply with required set-backs. Provide information on set-back requirements.
2. Location of the shed may not encroach on the parking pad, which must maintain a minimum dimension of 9' wide x 18' deep, per the requirements of the Design Standards, Section 4.6.
3. Shed may not encroach on snow-storage area for parking pad. Snow storage area must be a minimum of 25% of the parking pad dimension. Please show on the site plan.

4. Provide a revised site plan, to scale, on an ILC (Improvements Location Certificate) showing the location of the shed and relation to easements, property lines, set-backs, parking pad, and snow-storage area.
5. Provide a release of easement from neighbor to the north which might permit placing a fence in the location proposed for the shed. Applicant will need to provide documentation about the easement agreement with the neighbor.
6. Property may need to be surveyed and staked prior to construction to determine property lines and easements. To be determined.

Applicant to provide elevation drawings of the shed.

11 Stillson Green – Soe – Fence

The applicant has not provided a site plan on an ILC as required by the application for fences. The DRC cannot make a determination until a site plan is provided.

**Wellington-Lincoln Park
Design Review Committee
Meeting of October 17, 2022**

Minutes and Findings

Call to Order: Meeting conducted via email.

Attending: Brad LaRochelle, Brandon Smith, and Leigh Girvin responding.

Approval of Minutes of September 19 meeting: Approved by acclamation.

21 Farncomb Green – Turgeon– Solar

Approved as submitted. 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 usually based on satellite images and the DRC has observed that installed systems are oftentimes different from what's 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.

Follow-Ups:

66 Cedar Green Oliveira – Call Up:

No further information provided.

93 Union Mill – Scott-Williams – Shed

No further information was received from the applicant replying to the questions and issues identified by the DRC in September.

11 Stillson Green – Soe – Fence

No site plan was provided per the DRC's request of September.

**Wellington-Lincoln Park
Design Review Committee
Meeting of November 21, 2022**

Minutes and Findings

Call to Order: Meeting conducted via email.

Attending: Brad LaRochelle, Brandon Smith, and Leigh Girvin responding.

Approval of Minutes of October 17 meeting: Approved as submitted.

Meeting via Email out of cycle, correspondence finalized on 11-7-2022

66 Cedar Green - Oliveira – Carriage House apartment above garage

DRC members agreed to review the project out of cycle of the usual meeting schedule. Members responding agreed that the revised drawings, submitted October 30, 2022, are approved as submitted. The DRC appreciates the revisions provided by the applicant.

Regular DRC Meeting, correspondence via email:

Interest in Continuing on WNA-LP DRC:

Leigh Girvin: Yes, interested in continuing on the DRC.

Brad: Yes, interested in continuing on the DRC.

Brandon: Yes, interested in continuing on the DRC.

Follow-Up Reviews, DRC members have viewed these projects in earlier meetings:

93 Union Mill – Scott-Williams – Shed

Approved as submitted.

11 Stillson Green – Soe – Fence

The application is approved with conditions. The following conditions apply per Section 4 of the Design Standards which governs fences in both the Wellington and Lincoln Park neighborhoods:

The DRC expects that the proposal will adhere to the Design Standards, Section 4, Fences.

Fences must be placed on or within the applicant's property line.

The fence that is adjacent to Bridge Street may not be taller than 36" (Section 4.4.3).

Gates must be constructed with the same materials and style as the fence.

The fence between side yards may be up to 6' tall (72"), and does not require spacing between pickets (Section 4.4.4) because it is considered a privacy fence. Applicant may utilize spacing between pickets according to the Design Standards.

Privacy Fence may not obstruct any utility boxes located on the carport exterior wall.