

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

WELLINGTON AND LINCOLN PARK NEIGHBORHOODS DESIGN REVIEW COMMITTEE

Minutes and Findings for Meetings in 2023 (to date)

January 16th

February 20th

April 17th

**Wellington-Lincoln Park
Design Review Committee
Meeting of January 16, 2023**

Minutes and Findings

Meeting Discussion via Email:

Members participating: Leigh Girvin, Brad LaRochelle, Brandon Smith, Micky Florio (ex officio)

Appeal of Fitzsimmons Hot Tub Decision 2020, DRC Discussion:

The HOA Board asked the DRC to comment on the appeal of the Fitzsimmons hot tub that was decided in summer 2020 for their meeting on January 24, 2023.

Via email, members of the DRC, including past members who were active on the DRC at the time, made the following comments and findings:

History of Project:

On **June 15, 2020**, the DRC first reviewed the application from Sean Fitzsimmons, 12 Ontario Green, for a Hot tub installation. Following is the finding from that meeting:

Fitzsimmons, 12 Ontario Green – Hot tub installation:

Application Continued pending further information from owner. The proposed hot tub location is very close to Bridge Street and would require at least one 8' evergreen tree be planted to screen the hot tub from the public right of way. The DRC suggests an alternate location for the hot tub on the opposite side of the deck, closest to the interior side property line. This location would also require screening but a fence or deciduous (aspen) tree would be sufficient here. Although outside of the DRC's purview, we recommend that the applicant check with Pat Giberson, structural engineer, regarding the structural capacity of the deck. In the high country, decks are often engineered to support snow loads but not the added weight of a hot tub.

On **July 6, 2020**, the DRC reviewed the project again and made the following finding:

Fitzsimmons, 12 Ontario Green – Hot tub installation:

Originally, the DRC requested that the hot tub 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.
- 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.

All contractors are expected to follow COVID-19 guidelines provided by Summit County Building Department.

**Wellington-Lincoln Park
Design Review Committee
Meeting of February 20, 2023**

Minutes and Findings

Meeting Discussion via Email:

Members participating: Leigh Girvin, Brad LaRochelle, Brandon Smith.

33 Stillson Green – Rafferty – Satellite Dish

Approved as submitted. The DRC notes that most dishes in this townhome complex are located on the carport side. This applicant may install on the south facing side of their unit or on the carport side.

Adjourn.

**Wellington-Lincoln Park
Design Review Committee
Meeting of April 17, 2022
Via Email**

Minutes and Findings

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

Attending: Brad LaRoche, Brandon Smith, and Leigh Girvin participated by email on April 26 and 27, 2023.

Approval of Minutes of February 2023 meeting: Approved by acclamation. There was no DRC Meeting in March 2023.

Agenda:

26 Summer Green – Browne - 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.

108 Bridge St – Weiss – Garage/Apartment addition with mudroom connector and hot tub location

The DRC appreciates the thorough application. In general, the DRC does not support connecting garages and homes into one structure in the neighborhood and does not want this proposal to set a precedent. However, this proposal works because the garage and home are currently placed very close together and combining the two structures will not impact the viewsheds of adjacent neighbors.

The application is approved as submitted, including hot tub location and color of mudroom addition, with the following conditions:

- 1) Provide verification from the Town of Breckenridge Planning Department that the structure meets the mass and density requirements of the town.
- 2) The hot tub location is very visible to Bridge Street, even with the location behind a boulder retaining wall. As the applicant proposes to remove the large aspen tree to the north of the garage, the DRC requires that the applicant plant three shrubs on the NE side of the hot tub location to provide additional screening to Bridge Street

21 Farncomb Green – Turgeon and German – Fence

The DRC requires additional information. Please provide a drawing of the proposed fence on the plat map of the townhome property. Indicate height of fence and location of gate(s). If the fence is to be located immediately adjacent or attached to the shed in the parking area, permission of the Homeowner's Association may be required. Please contact the HOA Administrator to determine if the HOA will permit a fence on HOA property in this case. It appears that a tree may be on the north property line that would be impacted by the fence. Show the location of the tree and location to be replanted if necessary.