

Architectural Review Committee

Meeting Minutes

Tuesday, July 12, 2016

MEMBERS PRESENT:

- Eric Erickson
- Jim Eyster
- Tim Triggs
- Tom Anglewicz
- Rob Quinn – HOA board Liaison

MEMBERS ABSENT:

- Rob Gordon

GUESTS PRESENT (NON-PRESENTERS):

Steve Zanowick, Mark ____

WELCOME AND INTRODUCTION

The meeting was convened in the PBH Community Center at 7:00 p.m.

MINUTES FROM PREVIOUS MEETING – June 14, 2016. Approved.

BRIEF SUMMARY OF APPLICATIONS/APPROVALS DATA: CURRENT AND YTD

Eric Erickson reported that since the beginning of 2016, 30 new Fast Track applications have been received and approved with an average turnaround time of five days. Two additional Fast Track applications are pending. Four new committee review applications have been received and three have been approved. One is pending.

OPEN COMMITTEE APPLICATIONS

HEMBURY 795 PINE BROOK LOOP – NEW HOUSE – INTERIM UPDATE

Presenter: John Hembury, owner, Jim Eyster, case manager.



Architectural Review Committee (ARC)

Revisions to original plans include the proposed detached two car garage using the same entrance off of the road. Elevation drawing were shown indicating exterior finishes.

Public comments were concerns about hillside stability and drainage.

In closed session committee deliberations, the revisions were approved, including the plan to do an ARC waiver for the two car detached garage.

SHAPIRO 80 ALDER LANE – NEW HOUSE – INTERIM UPDATE

Presentation: E J Meade, Arch 11, Claire Jordan, Arch 11, Eric Erickson, ARC Case Manager.

Revisions to original plans include: Reduction in glazing of approximately 22%, Glazing on studio will face South rather than West, Buff colored stone veneer on all vertical concrete including the lower level exterior walls, lighter colored grey stucco on the south facing stucco walls, Height of great-room to be 14” less, Height of master bedroom wing to be 12” less.

In closed session committee deliberations, preliminary approval was given on the presented revisions. Eric Erickson, case manager, presented the Letter of Intended Use for the detached studio (dated June 27, 2016 from Jon Shipiro). He also presented the Letter on Light Pollution (dated July 10, 2016 from Jon Shipiro). He also reported on the tree marking for removal process that was done by BOCO on July 6.

OBSERVED CONSTRUCTION UNDERWAY WITHOUT ARC APPROVAL

765 Pine Brook Road. Melshenker. Jim Eyster continues to work on it. No contact has been made with the owner

OPEN ACTION ITEMS UPDATE

Accessory structures discussion will continue in future, based on Eric Ericson’s draft that was emailed to the committee.

NEW BUSINESS

Real Estate signs etc. are not allowed unless located on the owner’s property, and they will be removed.

RESPECTFULLY SUBMITTED ,

Tim Triggs

Recorder