

Architectural Review Committee

Meeting Minutes

Tuesday, June 14, 2016

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

GUESTS PRESENT (NON-PRESENTERS):

Sarah Wahlert, Roman Hought, Penny Triggs, Art Levy, Stacey Elder, Steve Zalk, Tom Stanko,

WELCOME AND INTRODUCTION

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

MINUTES FROM PREVIOUS MEETING – May 3, 2016. Approved.

BRIEF SUMMARY OF APPLICATIONS/APPROVALS DATA: CURRENT AND YTD

“Eric Erickson reported that since the beginning of 2016, 24 new Fast Track applications have been received and approved with an average turnaround time of five days. One additional Fast Track application is pending. Three new committee review applications have been received and are under review. One committee review initiated in 2015 has been completed and approved. Three preliminary queries have been received and answered.

OPEN COMMITTEE APPLICATIONS

SHAPIRO 80 ALDER LANE , – New House – Preliminary Review

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

A verbal description of the project was coordinated with an overhead projection of the design/development drawings that were forwarded to the ARC committee in May. The only revision was the orientation of the glass on the studio. An additional drawing showing an alternate location of the studio to inside the main structure was also presented.

Public comments as well as closed session ARC deliberations raised five primary issues regarding the 80 Alder Lane project:

(1) A proposed detached studio of 187 sf equipped with water, electricity, internet and sink drain.

(2) A proposed south-facing partial stucco wall to be colored dark grey

(3) A proposed north-facing partial concrete wall to be bush-hammered (textured) without embedded colorant.

(4) Proposed west and south-facing floor-to-ceiling glass windows leading to possible daytime reflectivity and nighttime light pollution from unmitigated interior lighting.

(5) Loss or significantly diminished visual privacy between subject property and adjacent neighbors due to County-mandated fire mitigation plan.”

In closed session committee deliberations members agreed that the first three issues fall clearly within the purview of the ARC’s responsibility to review. Eric Erickson, case manager, in cooperation with the project owner and architect, will lead the effort necessary to complete an ARC Final Review as early as July 12th, the ARC’s next regular meeting.

Eric will also work with the owner and adjacent property owners to resolve the last two issues since they fall within the purview of the ARC’s role in facilitating the successful integration of a new home with the existing community.

RICHARDSON 208 ALPINE WAY – New House – Final Review

Presentation: Kelly and Jason Richardson, owners, David Brandon, Contractor, Skycastle, Jim Kadlecek, Rodwin Architecture, Tim Triggs, ARC Case Manager.

The project was presented as it was at the preliminary review in May. Revisions included a flat roof over the main entry door, vertical Allura fiber cement siding (rather than horizontal), and movement of the home closer to the road...thus shortening the driveway and associated earthwork volume. It was stated that the home would be staked on the property next week, as part of the requirements for BoCo SPR application.



Architectural Review Committee (ARC)

Public comments as well as closed session ARC deliberations indicated some concern about how many times the home location was tweaked, and how many trees might be cut. No other problems were noted. Project was approved as presented.

APPROVED PROJECTS UPDATE

819 Timber Lane. Williamson. Eric Erickson reported that Ian Williamson had received a Boulder County permit and planned to begin construction within the next 30 days.

1530 Timber Lane. Watts. Eric Erickson reported that the Wises had received all necessary BoCo permits and have begun construction of the swimming pool.

OBSERVED CONSTRUCTION UNDERWAY WITHOUT ARC APPROVAL

765 Pine Brook Road. Melshenker. Contractor says ARC must contact owner on all issues.

1670 Timber Lane. Levin. Unsightly wire fence. Item was tabled.

OPEN ACTION ITEMS UPDATE

Old file purge, Rob Gordon and Eric Erickson. To be accomplished in the fall.

New "Approved and Supported" sign now in use.

NEW BUSINESS

BoCo's policy has changed regarding the scheduling sequence of neighborhood notification of a new Site Plan Review. Jim Eyster updated the committee on the new policy and members agreed that the ARC

will need to assume new responsibility for timely neighborhood notifications of pending, large-sized construction projects in Pine Brook Hills.

RESPECTFULLY SUBMITTED ,

Tim Triggs

Recorder