

ARCHITECTURAL REVIEW COMMITTEE AGENDA
April 5, 2022
Administration Conference Room

<u>ARC Meeting Agenda 4-5-22</u>					
Public Comments					
Variances/Exceptions:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
10:05 a.m.	11/0168	24 Duxbury Road	Silverman/Baker	Variance to replace a deck that the corners will extend beyond the 25' front BRL by 4.5'.	<i>Approved</i>
10:25 a.m.	17/0009	118 Pine Forest Drive	Rapo	Exception to build a new home with the maximum height of 38.6'.	<i>Approved, with only the roof peak in one area at 38.6' for elevator shaft</i>
10:45 a.m.	10/1278	4 Abbey Circle	Dilmore	Exception to install a privacy fence in the backyard which will measure 90' feet wide and 31' feet deep. Also requesting that fence be placed 5-6' off the back property line.	<i>Not Approved; Owner to resubmit plans</i>
11:05 a.m.	04/0255	163 Teal Circle	Cochran	Variance to rebuild a deck and convert a portion of the deck to a screened porch. Deck and screened porch will extend beyond the rear 30' BRL by approximately 10'.	<i>Tabled for future meeting</i>
Violations:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
	03/0028	99 Pinehurst Road	Bauer	Non-Compliance: Maintenance	<i>Final Letter then GM</i>
	06/0035	129 Windjammer Road	Cisneros	Non-Compliance: Unregistered Vehicle	<i>Final Letter then GM</i>
	06/0494	57 Seafarer Lane	Wootten	Non-Compliance: Trash in Yard	<i>Final Letter then GM</i>
	10/1157	47 Robin Hood Trail	Clark	Non-Compliance: Unregistered/Junk Vehicles	<i>Final Letter then GM</i>
	10/1167	23 Robin Hood Trail	Williams	Non-Compliance: Roof Over Deck	<i>Final Letter then GM</i>
	13/0235	506 Ocean Parkway	McDaniel-Wesche	Non-Compliance: Vehicle Parking	<i>Final Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE

April 5, 2022

PRESENT: John Dilworth, Susan Holt, Ginger McGovern, Larry Malone, Kevin Middleton.
ALSO PRESENT: Rick Farr (Board Liaison) (virtually), Linda Martin (Office Manager), Josh Vickers (Chief Inspector).

John called the meeting to order at 10:00 a.m.

24 Duxbury Road – Variance to replace a deck that the corners will extend beyond the 25' front BRL by 4.5'
Mr. Silverman attended the hearing. He noted that he has already been granted the variance by Worcester County.

John commented that the property has two front yards and does not have an issue with the request. Ginger agreed.

Ginger moved to approve the request to extend the deck with the corners over the 25' front BRL, Susan seconded, and all were in favor.

118 Pine Forest Drive – Exception to build a home 38.6' in height
Mr. Rapo attended the hearing. He wishes to appeal the decision from the March 15, 2022 meeting as only a portion of the roof will be over the 35' height limit.

Susan questioned the actual height of the request. Mr. Rapo confirmed that only one portion of the roof, where the elevator shaft will be located, will be at 38.6'.

Susan moved to approve the request of 38.6' height at the noted roof peak, Ginger seconded, and all were in favor.

4 Abbey Circle – Exception to install a privacy fence in the backyard over the 24' length allowed and 5'-6' off the back property line

Mr. Dilmore attended the hearing. For the fence he is proposing, if he stayed within the building restriction lines, he would have to remove trees. The proposed plan is working around the existing trees. He is requesting a privacy fence for a secure place for his children to play and to obstruct the view of his neighbors. People are constantly passing through his property.

John noted that the limit for privacy fences is 24' in length and requested that the fence be scaled back to 4' high. He asked if it was possible to bring the fence inside the tree lines. Mr. Dilmore replied that in doing so, the fence would only be 20' deep, which would not allow for enough room for his children to play. He is also looking into adding a pool inside the fenced in area in the future.

John requested a new survey of the property showing the layout of the proposed fence. Susan added that she would be willing to approve the 6' off the rear property line if a new survey were completed showing the actual rear setback. If Mr. Dilmore moved the fence within the setbacks and lowered the fence to 4', he would not need to return to the ARC for approval and just apply for the permit. Josh noted that the owner could install 24' length of a 6' privacy fence.

The request for the privacy fence and location was denied, with a request for owner to submit a new survey of the property.

163 Teal Circle – Variance to rebuild a deck and convert a portion of the deck to a screened porch that will extend beyond the rear 30' BRL by approximately 10'

Mr. Cochran attended the hearing. He noted that the old deck is over 25 years old and is deteriorating. He would like to demolish the deck and install a screened porch and an open deck.

Josh figured up the coverage for the property and due to his buildable area, he is allowed to cover 100% as it is under 2,000 sq. ft.

Susan questioned the impact on impervious surface. Josh responded that the project would not have been granted approval by Worcester County if it did not meet their stormwater requirements.

John and Susan both agreed that they do not have a problem with the request but prefer to table the decision until the Worcester County permit is obtained to determine the exact specifications of the improvement to be constructed.

The request for the screened porch and deck was tabled, pending upon the submittal of the Worcester County permit.

Violations

The Committee unanimously agreed to send a final 15-day letter, then forward to the General Manager for action:

99 Pinehurst Road (Maintenance)

129 Windjammer Road (Unregistered Vehicle)

57 Seafarer Lane (Trash in Yard)

47 Robin Hood Trail (Unregistered/Junk Vehicles)

23 Robin Hood Trail (Roof Over Deck) also requested to send to Worcester County for review

506 Ocean Parkway (Vehicle Parking)

Minutes

Susan moved to accept the minutes from the March 15, 2022 meeting, Ginger seconded, and all were in favor.

New Business

John commented that on the Board Meeting agenda's, there is a place for CPI Violations. He plans to invoke the requirement for suspending voting rights and asked the Committee to review the legal listing for those that are in continuing violation so he can begin forwarding violations to the Board to suspend the voting rights.

Susan requested that on the legal listing that a column be added for properties that have had multiple violations.

Old Business

The Committee reviewed the first draft of the revisions to the ARC Guidelines.

Also discussed was possibly adding a charge/procedure for business licenses.

Frank Daly is asking for wording for the referendum on the Declaration of Restriction changes to include fines. He is requesting a list of violations that would warrant fines.

Adjournment

Ginger moved to adjourn, Susan seconded, and the meeting adjourned at 12:28 p.m.