

ARCHITECTURAL REVIEW COMMITTEE AGENDA
July 5, 2022
Administration Conference Room

<u>ARC Meeting Agenda 7-5-22</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.	10/0263	8 Crossbow Trail	Taylor	Exception to allow only 9' for a driveway for a detached garage.	<i>Approved</i>
10:25 a.m.	06/0482	8 Admiral Avenue	Crupi	Exception to install a fence 4' off the side property line.	<i>Approved</i>
10:45 a.m.	04/0596	23 Ivanhoe Court	Fiori/Talbott	Variance to keep a screened unit on the deck.	<i>Not Approved</i>
11:05 a.m.	06/0667	3 Harpoon Road	Colbert	Variance to build a deck and handicap ramp that will extend beyond the 35' rear building restriction line by approximately 7'.	<i>Approved</i>
Violations:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
	02/0029	72 White Horse Drive	Bissett	Non-Compliance: RV Parking (not in Approved Location)	<i>Final Letter then GM</i>
	02/0350	53 White Horse Drive	Plaxton	Non-Compliance: RV Parking (Not in Approved Location)	<i>Final Letter then GM</i>
	04/0244	141 Teal Circle	Bounds	Non-Compliance: Trees in Bulkhead Easement	<i>Final Letter then GM</i>
	05/0134A	55 Duck Cove Circle	Connell	Non-Compliance: Deck Screening	<i>Final Letter then GM</i>
	09/0022	51 Offshore Lane	Bruce	Non-Compliance: No Permit – Vinyl Tech/No House Number	<i>Final Letter then GM</i>
	10/0175	16 Footbridge Trail	Saldana	Non-Compliance: Maintenance	<i>Final Letter then GM</i>
	11/0201	831 Ocean Parkway	Cochran	Non-Compliance: No Permit – Screened Porch	<i>Final Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE

July 5, 2022

PRESENT: John Dilworth, Susan Holt, Kevin Middleton, Beth Gismondi, Gary Murray.
ALSO PRESENT: Linda Martin (Office Manager), Josh Vickers (Chief Inspector).

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

8 Crossbow Trail – Exception to allow only 9' for a driveway for a detached garage

Mr. & Ms. Taylor attended the hearing. As requested, they went to Worcester County to change the permit to reflect a detached garage instead of a shed, and have obtained a quote for concrete work, which they will schedule upon approval of the exception.

Kevin asked if the shed currently on the property will be removed. Mr. Taylor stated if requested they would remove but was told prior that it could remain.

Susan moved to approve the existing driveway no less than 8.5' at the narrowest point, subject to concrete work being completed and approved by the CPI Department. Kevin seconded, and all were in favor.

8 Admiral Avenue – Exception to install a fence 4' off the side property line

Mr. Crupi attended the hearing. He is requesting the fence to be 4' off the side property line to accommodate for the gas line to stay within the fence boundaries. He will be installing a solid vinyl fence.

Kevin moved to approve fence 4' off the side property line. Susan seconded, and all were in favor.

23 Ivanhoe Court – Variance to keep a screened tent unit on the deck

Mr. Fiori and Ms. Talbott attended the hearing. Mr. Fiori noted that they wanted to install a screened porch, but several contractors they contacted said it could not be done since the house is an a-frame. Since their yard floods, they needed a screened in option to keep the mosquitos away.

John commented that the Declaration of Restrictions state that temporary structures, such as the structure they have on their deck, cannot be used as livable space. With the pictures provided, they are using the space as a livable space. Susan noted that the tent structure is not aesthetically compatible with the surrounding neighbor's properties.

The request was not approved by the Committee. Since this is an active violation, ARC gave an extension to September 5, 2022 to remove the tent structure from the deck.

3 Harpoon Road – Variance to build a deck and handicap ramp that will extend beyond the 35' rear building restriction line by approximately 7'

Mr. Bomberger, the contractor for the owner, attended the hearing. He noted that the deck and ramp he is requesting has already been approved by Worcester County.

After review of the plans provided by Mr. Bomberger, Kevin moved to approve the 12' x 12' deck to extend beyond the rear building restriction line by approximately 9.5'. Susan second, and all were in favor.

Violations

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

- 72 White Horse Drive (RV Parking – Not in Approved Location)
- 52 White Horse Drive (RV Parking – Not in Approved Location)
- 141 Teal Circle (Trees in Bulkhead Easement)
- 55 Duck Cove Circle (Deck Screening)
- 51 Offshore Lane (No Permit – Vinyl Tech Room & No House Number)
- 16 Footbridge Trail (Maintenance)
- 831 Ocean Parkway (No Permit – Screened Porch)

Minutes

Kevin moved to accept the minutes from the June 21, 2022 meeting, Susan seconded, and all were in favor.

New Business

John noted that he plans to send the remaining violations that are in legal to the Board in July for their approval to suspend amenity and voting rights to the owners.

The Board has requested that the ARC review Resolution M-01 for revisions. ARC is waiting for the charging documents from the Board on what they would like changed.

Fines were discussed as what should be included in the DR referendum.

The ARC offered to volunteer their services for assistance in violations with the staffing shortages in CPI. Linda will look into if mileage reimbursement is allowable. If volunteering, Linda will create badges for everyone.

Adjournment

Susan moved to adjourn, Kevin seconded, and the meeting adjourned at 12:50 p.m.