

ARCHITECTURAL REVIEW COMMITTEE AGENDA
September 19, 2023
Administration Conference Room

<i>ARC Meeting Agenda 9-19-23</i>				
<i>Public Comments</i>				
<i>Variances/Exceptions:</i>				
<i>Time</i>	<i>Sec/Lot</i>	<i>Address</i>	<i>Discussion</i>	<i>Comments</i>
1:05 p.m.	10/0269	20 Crossbow Trail	Exception to install 100' of 6' privacy fencing.	<i>Not Approved</i>
1:25 p.m.	08/0010	23 Garrett Drive	Exception to install a 6' fence on the property.	<i>Not Approved</i>
1:45 p.m.	14B/0066	33 Leslie Mews	Variance to install a fence for an inground pool (requirement by Worcester County). Fence will be placed up to the bulkhead (which owner is responsible for) and on the right side property line.	<i>Not Approved</i>
2:05 p.m.	10/0907	35 High Sheriff Trail	Exception to extend the existing fence to the rear property line.	<i>Approved</i>
<i>Violations:</i>				
	<i>Sec/Lot</i>	<i>Address</i>	<i>Discussion</i>	<i>Comments</i>
	04/0200A	2 Waters Edge Court	Non-Compliance: Maintenance	<i>BOD Letter then GM</i>
	05/0038	9 Brookside Road	Non-Compliance: Unregistered Vehicle	<i>BOD Letter then GM</i>
	06/0749	9 Abbyshire Road	Non-Compliance: Maintenance	<i>BOD Letter then GM</i>
	06/0768	63 Falconbridge Road	Non-Compliance: Maintenance	<i>BOD Letter then GM</i>
	08/0075	20 Admiral Avenue	Non-Compliance: Maintenance	<i>BOD Letter then GM</i>
	14D/0028	68 Wood Duck Drive	Non-Compliance: Maintenance	<i>BOD Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE
September 19, 2023

PRESENT: John Dilworth, Susan Holt, Kevin Middleton, Gary Murray
ALSO PRESENT: Josh Vickers (Chief Inspector), Elaine Brady (Board Liaison)

John called the meeting to order at 1:00 p.m.

Public Comments

John introduced the new Board Liaison Elaine Brady to the ARC Committee.

20 Crossbow Trail – Exception to install 100’ of 6’ tall privacy fencing:

Mr. Langevin is requesting a six (6) foot tall, 100 feet long fence be installed between him and his neighbor of 22 Crossbow Trail. Claims the neighbor at 22 Crossbow Trail does not take care of the property and he would like the fence installed to block the view of 22 Crossbow Trail and to stop the leaves from blowing onto his property. John spoke on the behavior of OPA leaf issues with neighbors and said this was not a viable need for a 100’ long 6’ tall fence. Susan agrees with John and believes the fence would not work at that length, height, and location. Susan made a motion to deny the Variance and Kevin seconded the motion, all were in favor.

23 Garrett Drive – Exception to install 6’ fence on entire back property from 8’ setbacks on side and 35 BRL in rear:

Mrs. Mitchell brought her dog into the meet to show that it was a dog that could jump a 4’ fence. This dog was a small breed to medium breed dog. Since Mrs. Mitchell had multiple Active Violations, needed more plans or Information on said fence, short of the type of fence, and the fact that this would enclose her property and not go with the aesthetics that OPA is going for, that ARC Committee made a motion from Susan to deny the variance and Kevin seconded the motion, all were in favor.

177 Teal Circle – Variance to extend the existing deck 9’ over the 35’ BRL (over 30’ County BRL by 4’):

Mr. and Mrs. White were represented by their contractor in there asking for a variance to install a fence allow the bulkhead and on the property line to:

- a. to meet the requirements for Worcester County.
- b. to make a fenced in area for their 2 dogs.

Due to the fact that the contractor did not pull a OPA permit, which he had done on a previous property for a similar variance, the fact that the homeowners installed a pool over making an area for their dogs in the setback, and the fact that the fence was almost completed when the received the letter, the ARC Committee made a motion through Kevin to deny the variance and to remove the fence ASAP. Susan seconded the motion; all were in favor.

35 High Sheriff Trail – Exception to extend rear portion of existing fence to the rear property line when the install new fence:

This variance had been tabled till this meeting and after the ARC Committee was about the see the new site plan, the property staked out, due to new information that the homeowner that was complaining about this variance had in fact encroached onto 35 High Sheriff’s property and OPA Owned property, and the fact the there would be no value or aesthetic impact to anyone other then OPA owned property, the ARC made a motion to approve the variance.

Violations

The Committee unanimously agreed to send the violations to the BODs for approval for a final 15-day letter, upon their approval they will be forward to the General Manager for action:

2 Waters Edge Ct	Non-Compliance: Maintenance
9 Brookside Rd	Non-Compliance: Unregistered Vehicle
20 Admiral Ave	Non-Compliance: Maintenance
63 Falconbridge Rd	Non-Compliance: Maintenance
9 Abbyshire Rd	Non-Compliance: Maintenance
68 Wood Duck <u>Dr</u>	Non-Compliance: Maintenance

John made a motion to approve sending the violations to BOD, Kevin and Susan seconded the motion, all were in favor.

Minutes

Minutes needed to be amended with Kevins notes given to CPI.

Old Business/ New Business

- Talked about MO-1
- Guideline Updates
- Board Recommendation
- Volunteer group for finding violations
- Staffing issues for CPI and suggests for the Budget for CPI 2024

Adjournment

Susan made a motion to adjourn the meeting, Kevin, John, and Gary seconded it, all were in favor, The meeting adjourned at 3:47 p.m.