

Environmental Committee Meeting Minutes
Monday, May 17, 2010

MEMBERS PRESENT: Dick Scott, Mary Murphy, Barb Hunt, Tim Harrington,
Rob Silva

MEMBERS ABSENT: Dave Allen, Don Titus Jr.

GUESTS: See Attendance Sheet

Meeting called to order at 7:00PM by Dick Scott and guests were welcomed.

OLD BUSINESS:

Review of new home construction application on Lot#18 Vardon Drive. Dick asked Doug Allen to present his house plans to the neighbors of Vardon Drive who were in attendance. Square footage planned is 1648, but includes 500+ square feet of below grade living area on a concrete slab. The house would face Vardon, with driveway on Hagen. He plans to keep as many trees as possible and keep with the color scheme of the neighborhood. He had plans and an artist's rendering of what the house would look like. Dick then invited the Vardon Drive residents in attendance to ask questions:

One question which was on many attendees minds related to price range. The representatives from Graywood would not address this question stating that it had not been determined. Many expressed concern with the raised ranch style, which does not conform to other houses on the street. An appropriately sized ranch with a basement would be in keeping with other styles on the street. Leo Raab cited that many homeowners are attracted to BH for the use of high end quality materials. He expressed concern that the materials presented for this house are inferior, such as 2X4 studded walls. Quality should be no less than the average that is already existing in the neighborhood. He stated that the EC does not impose personal desires, but uses guidelines with the ultimate goal of protecting home owners. Another resident stated that Graywood builds good houses, and should reconsider another design with all the living space above ground. Tim Harrington made a plea to consider the property values that are already on the street and plan accordingly.

Ken Marvald introduced himself from Graywood and stated that price is not an EC guideline and should not be considered by the committee. Dick Scott stated that Vardon does not have its own sub-division and offering plan, and so adheres to the BHVA association offering plan, which has a number of specific regulations regarding building structures that conform to and are compatible with the surrounding neighborhood.

Dick Scott redirected the meeting to the attendees and since there were no other concerns that had not been already covered, all guests were dismissed.

The regular meeting continued. A motion to approve Minutes from the April 19th meeting was made, seconded and unanimously agreed.

Dick Scott asked John Constance to review a draft of a new schedule of fines for non-compliance with environmental rules and guidelines in order to create a proposal for the committee at the June EC meeting.

CORRESPONDENCE:

Dick reviewed a letter from the BHVA Board of Directors to the Kotlik's regarding fines and remediation plan for replanting of trees cut down without EC approval.

APPLICATIONS:

10-15: at 8 Andrews Way. Follow-up application to Andrews Way association asphalt project with modified parking pad is approved.

10-16: 6 Spyglass Hill. Replacement of rotting floorboards and railing on deck is approved.

10-17: 5527 Hagen Trail. Invisible Fence request approved with condition that it meets requirements of state and town of South Bristol.

10-18: Small shed installation requested at 5527 Hagen Trail is not approved. The EC committee needs more information regarding design, placement and construction materials of the shed.

10-19: Swing set placed at 5527 Hagen Trail, Approved with one abstaining vote. Must remain free standing and placed with neighbors' approval as stated in application.

10-20: 15 Spyglass Hill. Roof shingles replacement conditionally approved after phoning residence to ask about color and materials. Contractor must have proper insurance finalized with BHVA Property Manager.

10-21: 5 Spyglass Hill. Reinforce Railroad ties on driveway Application not required for this minor non-visible modification to existing landscape feature being implemented by the homeowner.

Meeting adjourned 9:30

Next Meeting tentatively scheduled for June 21st, 2010