

Board of Zoning Appeals

June 19, 2019

Hearing Minutes – Zoning Compliance Permit for New Construction at Underhill at West Ridge Street

The hearing was called to order at 6:05 pm. In attendance were Board of Appeals members: Shaun Amos, Chris Craig, and David Simmons (Secretary). Also in attendance were Kevin Hamilton (OCO), Pam Underhill (applicant), Chad Gauthier (builder for applicant), Christy Huddle (neighbor) and Robert Nelson (neighbor).

Mr. Simmons described the process of BZA and Ordinance Compliance Officer (OC) involvement including the relevance of Article 1303.03(c) and Appendix A (Standards and Guidelines).

Mr. Gauthier described the project details. Applicant has not decided on standing seam metal roof or black architectural shingles. Changes to the design described on the drawings included the following.

1. Foundation height changed from 4' above grade to 2' above grade.
2. Foundation vents were removed (now a solid foundation appearance).
3. Chimney height will be 32' (scales to 38' on drawings).
4. Columns on porch are wrapped in PVC (recycled plastic).

Ms. Huddle asked for snow removal to stay off her property and had concerns about the storm water impacts if site grading changes. She also indicated that the gravel from the driveway is a concern if it leaves the property onto W. Ridge Street.

Applicant indicated outdoor lighting will comply with Town ordinances.

The hearing adjourned at 6:43 pm. BZA members and OCO entered into deliberations.

Following deliberations, two (2) motions were presented as follows.

Motion to approve application with the following condition was passed unanimously.

Condition: Applicant shall provide updated drawings that reflect the final design including roof materials (either material acceptable), gutter design, foundation changes discussed during the BZA hearing, wrapped porch column design, height of chimney (32') and Historic Landmarks Commission (HLC) recommendations in their June 18, 2019 email to BZA.

Motion to formally request HLC to evaluate PVC as an alternative material for non-contributing and new construction was passed unanimously.