

**Special Field Meeting 215 Golden Hills Drive, DeBroeck & Heinen, and  
Regular Evening Meeting 765 Portola Road, Portola Valley, California**

Vice Chair Breen called the special field meeting to order at 4:11 p.m. at 215 Golden Hills Drive.

**Roll Call:**

ASCC: Breen, Clark, Von Feldt, Warr

ASCC Absent: Gelpi,

Town Staff: Deputy Town Planner Vlastic

**Others present relative to the DeBroeck & Heinen request:**

Dennis DeBroeck, applicant

Bob Stoecker, project architect

John Bartlett, Oak Hills homeowners association & 220 Golden Hills Drive

Jo Schreck, Oak Hills homeowners association & 255 Golden Hills Drive

Gary Hanning, 21 Deer Park Lane

Janet Schachter, 190 Golden Hills Drive

**Preliminary Architectural Review for new residence, swimming pool and related site improvements, and Site Development Permit X9H-579, 215 Golden Hills Drive, DeBroeck & Heinen**

Vlastic briefly reviewed the comments in the January 10, 2008 staff report on this preliminary review of plans for construction of a new, two-level, 6,530 sf contemporary Ranch style residence with attached garage on the subject 2.3 acre Oak Hill subdivision parcel. He explained that the project includes a new swimming pool, and spa, and landscape terraces between the house and new pool. He further noted that while some grading is proposed to improve the existing access driveway, in particular to address fill stability issues, for the most part the driveway alignment and guest parking/turnaround area would be preserved and/or reused, but somewhat enlarged or otherwise modified to conform to fire district access requirements.

Vlastic also advised that the project proposes a total volume of grading of 900 cubic yards and that 95% of the permitted floor area would be concentrated in the main house. He noted that exceeding 85% of the floor area limit in the single largest structure is only possible if the ASCC can make specific required findings and referred to the November 30, 2007 letter from the project architect discussing the floor area proposal.

ASCC members considered the staff report and the following project plans, unless otherwise noted, dated 11/9/07, prepared by Stoecker and Northway Architects Incorporated:

Sheet A-1, Title Sheet

Sheet 1, Partial Topographic Survey-Existing, Lea & Sung Engineering, Inc. 8/28/07

Sheet A-2, Full Site Plan

Sheet A-3, Partial Site Plan, 11/26/07

Sheet C1.0, Grading Plan, Freyer & Laureta, Inc., 9/27/07  
Sheet C2.0, Erosion Control Plan, Freyer & Laureta, Inc., 9/24/07

Sheet A-4, Floor Plans  
Sheet A-5, Roof Plan  
Sheet A-6, North and East Elevations  
Sheet A-7, South and West Elevations

Sheet L-1.1, Landscape Plan, Willie Lang, Landscape Architect, 9/15/07

Also considered were cut sheets for the proposed exterior light fixtures A, B, C/C1, the proposed colors and materials board received dated November 30, 2007, and the project arborist's report dated September 21, 2007, prepared by Net Patchett, certified arborist.

Mr. DeBroeck and Mr. Stoecker presented the proposal to ASCC members and others present. Story poles, staking and taping set for the site meeting were identified and used to explain differences between existing and proposed improvements. During review of the plans and walking of the site, the applicant and project architect provided the following comments and clarifications:

- In response to staff comments, a site section plan was provided. This plan section, on new Sheet A-8, dated 1/14/08, was used to explain the grade relationships between the proposed pool level and floor elevations of the main house. It also provided an understanding of the differences in elevation between the level of Deer Meadow Lane and the proposed improvements. Considerable time was taken to explain the pool design and particularly the wall system for the planned "infinity edge."
- The proposed trees to be removed were identified and the efforts for protection of existing trees explained. Reference was made to the tree evaluations and recommendations presented in the project arborist's report.
- The biggest project issue at this point will be the construction staging process. The project contractor is looking at this matter now in an effort to define the most appropriate approach given site trees and slopes and limited areas available for parking or staging along the adjacent streets. It is likely that some temporary grading of staging sites on the property may need to be considered.
- In response to comments in the staff report, the proposed fenced garden in the front yard setback area will be eliminated from the plans.
- In response to a question, it was explained that evaluation was still in process as to the need for and design of any railings along the top of the west facing retaining wall planned the proposed driveway turnaround area. It was noted that if a railing was found to be necessary to satisfy code requirements, it would likely be as transparent as possible, and probably a cable railing system.
- In response to a question, it was explained that no photovoltaic solar panels/system are now planned. It was stressed that, if any were to be proposed, such plans would be shared with both the ASCC and the Oaks Hills homeowners association (HOA).

- The driveway plans have been developed to address the fire district's current access standards, including those for width, grade, curve radius and turnaround areas. It was noted that the preference would be to use the existing driveway, with the minimum improvements needed to address soil stability problems, as this would limit the extent of grading and new site disturbance.
- In response to a question, it was stated that the currently anticipated construction period is 18 to 24 months.

Public comments were requested. **Bartlett and Schreck advised that the Oak Hills HOA** found the plans generally acceptable, but is concerned about the construction staging impacts, parking, etc. Mr. Bartlett also worried over a future installation of photovoltaic panels and potential for visual impacts.

Other neighbors present also shared concerns over the impact of the construction process, including parking and spilling of trash by construction workers. They also asked that the plans, when revised, be clarified to ensure pool equipment would be located to minimize potential for noise spill and that there be no up-lighting or other lighting with potential for off site impacts.

ASCC members also provided preliminary reactions to the plans. Members found the proposal generally acceptable, including the proposed exterior materials and finishes. Members agreed that eventually an actual sample of the proposed roof material would need to be considered. The following additional comments were offered:

- The proposed pool should, if possible, be moved further to the southeast, or into, the site. This would reduce the height of the needed downhill retaining wall, further reduce potential for tree impacts and scope of site disturbance. The potential visual impacts of the exposed wall surface need to also be controlled in terms of color, materials, texture and screen landscaping.
- Every effort should be made with the fire marshal to see if the existing driveway improvements in terms of width, grade, curve radius, could be used so as to avoid the impacts that would result with improvements to contemporary fire district standards. It was noted that the differences between existing conditions and the current standards are not great and that, if possible, the fire district should be requested to test the existing access using fire district equipment to see if the improvements are adequate.
- The main design concern has to do with the potential visual impacts of the planned main level deck on the west side of the house. There will be views from the roadway up to this deck, including its undersides and support system. The details for the support system, railings, lighting, etc. all need to be explained to the satisfaction of the ASCC to ensure there is not potential for significant visual impacts.

ASCC members concurred that they would continue to consider the information gained at the site meeting and likely offer additional comments at the regular evening meeting. Thus, at the conclusion of the site meeting, it was understood that preliminary project review would continue at the regular evening ASCC meeting. Vlastic advised that, after the evening meeting, project review would be continued the January 28, 2008 regular ASCC meeting to

provide the opportunity for the applicant and project design team to address issues as necessary.

At the conclusion of the site discussion, Breen thanked the applicant and others present for their participation in the site meeting.

### **Adjournment**

At approximately 5:15 p.m. the special ASCC field meeting was adjourned.

Vice Chair Breen called the meeting to order at 8:02 p.m.

**Roll Call:**

ASCC: Breen, Clark, Von Feldt, Warr  
Absent: Gelpi  
Town Council Liaison: Merk  
Planning Commission Liaison: McIntosh  
Town Staff: Deputy Town Planner Vlastic

**Oral Communications**

Oral communications were requested, but none were offered.

**Continued Architectural Review for new residence with detached garage/workshop, swimming pool and related site improvements, and Site Development Permit X9H-577, 727 Westridge Drive, Conley**

Vlastic presented the January 10, 2008 staff report on this project. He discussed the December 10, 2007 ASCC preliminary review of the proposal and the following revised plans, unless otherwise noted, dated 12/19/07, and prepared by Duxbury Architects to respond to 12/10/07 ASCC input and staff review comments:

Sheet G-001, Cover Sheet  
Sheet 1, Topographic Survey, Mission Engineers, 6/15/06  
Sheet L1, (Landscape) Site Plan, Thomas Klope Associates  
Sheet L2, Impervious Surface Plan, Thomas Klope Associates  
Sheet L3, (Landscape) Lighting Plan, Thomas Klope Associates  
Sheet L4, Fencing and Gate Plan, Thomas Klope Associates  
Sheet L5, Tree Status Plan, Thomas Klope Associates  
Sheet L6, Landscape Screening Plan, Thomas Klope Associates  
  
Sheet C-1, (Engineering) Title Sheet, Lea & Braze Engineering, Inc., 12/19/07  
Sheet C-2, Grading and Drainage Plan, Lea & Braze Engineering, Inc., 12/19/07  
Sheet C-3, (Engineering) Details, Lea & Braze Engineering, Inc., 11/10/07  
Sheet C-4, Grading Specifications, Lea & Braze Engineering, Inc., 11/10/07  
Sheet ER-1, Erosion Control Plan, Lea & Braze Engineering, Inc., 12/19/07  
Sheet ER-2, Erosion Control Details, Lea & Braze Engineering, Inc., 12/19/07  
  
Sheet AS-100, Site Analysis Diagram  
Sheet AS-101, Architectural Site Plan  
Sheet AS-301, Site Sections  
Sheet A-101, Floor Plans, 11/21/07  
Sheet A-102, Floor Plans, 11/21/07  
Sheet A-103, Roof Plan, 11/21/07  
Sheet A-201, Exterior Elevations  
Sheet A-202, Detached Garage: Exterior Elevations, Floor and Roof Plans

## Sheet X-101, Area Calculation Diagram

ASCC members considered the revised plans, a December 20, 2007 letter from project architect Peter Duxbury explaining the changes, and materials provided with the original submittal including the arborist's report prepared by McClenahan Consulting, LLC dated November 14, 2006. Also considered were cut sheets for the proposed exterior light fixtures, and the colors and materials board, both dated November 21, 2007 and reviewed at the 12/10/07 preliminary review meeting.

Vlasic advised that since the 1/10/08 staff report had been prepared, Bev Lipman of the Westridge Architectural Supervising Committee (WASC) had clarified the comments in the December 26, 2007 WASC project review letter with respect to potential impact on trees. Vlasic also referenced the letter from the project architect dated January 7, 2008 addressing the WASC concerns regarding the trees. Vlasic explained that the arborist's report was prepared for a previous proposal and was not up-to-date with respect to the most current plans. He noted that the subject project has considerably less potential for tree impacts, but did recommend that the arborist report be updated to accurately reflect the current proposal.

**Tom Klope project architect** advised that he would be meeting with the project arborist on January 15 and that updating of the arborist report would be one of the subjects of this meeting. Bev Lipman was present and advised she appreciated receiving clarifications in response to the WASC concerns over the arborist report.

**Mr. and Mrs. Conley and Peter Duxbury** were also present to discuss the revised plans with ASCC members. They stressed that no blue oaks would be removed and that the only oak to be removed was a coastal oak that was growing into the canopy of a blue oak and that this tree removal was being done at the recommendation of the arborist to ensure the health of the blue oak.

The applicants also commented their concurrence with the staff recommendation for final exterior wall and trim colors to be determined by a site inspection during the course of the construction process. Reference was, however, made to the possible alternative wall and trim color samples provided to the town on 12/21/07.

In response to a question regarding fill to be used in the rear yard meadow area, **Tom Klope** clarified that topsoil would be removed and stockpiled prior to placement of the fill. He further clarified that the fill would be placed in the meadow area under the direction of the landscape architect to minimize meadow impacts and then the stockpiled topsoil replaced on the fill. He added that the native grasses in the topsoil, including the seeds, would then help to reinstate the native meadow condition.

ASCC members also discussed with Mr. Klope the use of Boston Ivy for screening of the rear, east facing surface of the proposed sports court ball wall. There were some differences of opinion on the "ivy" material, and whether or not it was appropriate for use in this environment. Mr. Klope advised he would consider the concerns and, if determined necessary, select an alternative material. Breen commented that she was not aware of any particular problems with the plant and that it was not an invasive material. She also commented that she felt it was appropriate for use to screen the ball wall.

ASCC members considered the original and alternative samples for possible wall and trim colors. They concurred with the staff recommendation that final color selections be made in the field during the construction process, considering site conditions, including view and natural light exposures. Members did, however, provide reactions advising that the “green” colors on the original colors board appeared more appropriate in terms of being in harmony with the tree cover on the site than the alternative, more “blue” color samples.

Following discussion, Clark moved, seconded by Warr and passed 4-0 approval of the revised plans as submitted and clarified at the ASCC meeting. The approval was granted with the following conditions to be satisfied, unless otherwise noted, to the satisfaction of planning staff prior to issuance of a building permit:

1. The requirements set forth in the following site development committee reports shall be adhered to:

Town engineering department report dated 12/3/07  
Fire Marshal memo dated 12/3/07  
Conservation Committee, 11/27/07  
Town Geologist, 1/10/08

In addition, all requirements of the Health Department shall be adhered to.

2. The arborist’s report shall be updated to be consistent with the approved project plans and shall include updated recommendations for tree protection and preservation.
3. A construction staging and tree protection plan shall be provided that incorporates the recommendations of the updated arborist report.
4. Field review and selection of wall and trim colors shall be accomplished to the satisfaction of a designated ASCC member prior to the house framing inspection.\*

*\*Bev Lipman commented that the WASC would also like to be involved in the field selection of final wall and trim colors. Staff and the applicants agreed to advise the WASC when the field review of possible colors would take place.*

**Continued Architectural Review for new residence and Site Development Permit X9H-578, 18 Redberry Ridge, Lot 14 Blue Oaks Subdivision, Salah**

Vlasic advised that on December 10, 2007 the ASCC initiated review of this proposal for new development the subject 1.25 acre, vacant Blue Oaks subdivision parcel. He explained that the project design team is still working on plan refinements to address the matters discussed at the 12/10 meeting and has requested that project review be continued to the January 28, 2008 regular ASCC meeting. Vlasic concluded by stating that staff supports the requested continuance.

Public comments were requested, but none offered. Thereafter, project consideration was continued to the January 28, 2008 regular ASCC meeting.

**Proposed revisions to approved plans and Follow-up consideration -- Architectural Review for new residence with detached garage/guest house, swimming pool and related site improvements, and Site Development Permit X9H-572, 187 Bolivar Lane, Fadell/Lambert**

Vlasic presented the January 10, 2008 staff report on the subject request for design changes and project follow-up review associated with plans conditionally approved by the ASCC on June 11, 2007. He advised that the overall scope of the site plan has not changed and, in particular, the house and guest house/garage plans, including materials and finishes, remain as approved by the ASCC. He clarified that the key requested changes are associated with the landscape plans and, particularly, layout of the swimming pool and pool terrace area. ASCC members considered the staff report, the December 3, 2007 letter from the project architect relative to the plan changes and the follow-up submittal and following proposed revised plans, unless otherwise noted, dated 11/29/07, prepared by Stoecker and Northway, Architects Incorporated:

Sheet A-1, Title Sheet

Sheet A-2, Full Site Plan

Sheet A-3, Enlarged Site Plan

Sheet C-1, Grading Plan, Freyer & Laureta, Inc.

Sheet C-2, Utility Plan

Sheet C-3, Erosions Control Plan

Sheet C-5, Plan Details

Sheet LL-S, ASCC REV 2, Lighting Specifications, Eric Johnson Associates, Inc.,  
11/28/07

Sheet LL-1, ASCC REV 2, Landscape Lighting, Eric Johnson Associates, Inc.

Sheet LL-2, ASCC REV 2, Exterior Lighting Plan, Eric Johnson Associates, Inc.,  
11/28/07

Sheet L 1.1, Landscape/Layout Plan, Willie Lang, Landscape Architect, 10/29/07

Sheet L 1.2, Landscape/Layout Plan, Willie Lang, Landscape Architect, 10/29/07

Sheet L 2.1, Landscape/Planting Plan, Willie Lang, Landscape Architect, 10/29/07

Sheet L 2.2, Landscape/Planting Plan, Willie Lang, Landscape Architect, 10/29/07

In support of the revised lighting plans, also considered were cut sheets for the proposed exterior light fixtures prepared by Eric Johnson Associates with a revision date of 11/28/07. Further, a sample of the proposed flat roof material, provided to satisfy one of the approval conditions, was presented for ASCC review.

Design team members Bob Stoecker, Jim Stoecker, Willi Lang, and Eric Johnson presented the subject submittal materials to the ASCC and offered the following comments and clarifications:

- With the demolition permit issued by the town for removal of the existing house, the ASCC required arborist's letter (condition 7) and construction staging/tree protection plan (condition 8) were satisfied. Further, all updated plan materials have been provided to the fire marshal for her approval.



- A revised front gate plan, dated 1/14/08, was submitted. It was noted that this revised plan eliminates the low retaining wall associated with the gate shown on the 11/29/07 plans, thereby resolving the potential height issue identified in the staff report. In response to a question, it was noted that the steel members on the gate would match the finish approved for the painted steel columns to be used on the house and that the gate wood elements and stone on the support columns would match the wood and stone materials approved for use on the house.
- It was explained that it is desired to have the street address numbers on the new gate “back-lighted” and that the numbers on the gate callbox pad would also be illuminated.
- The lights along the “pathway” water feature between the house and pool terrace are to be lighted for safety. The number and direction of lights are related to the pathway stepping stones in the water feature. The lights have been located and directed to ensure lighting of the pathway surface for safety and to avoid light spill off-site.
- In response to a question, it was noted that all of the requirements set forth in items 2a. through 2e. of the original approval conditions would be addressed with appropriate notes on the final lighting plans submitted with the building permit application. It was clarified that the only changes at this time were those shown on the revised lighting plans.
- The changes to the scope of impervious surfaces (IS) were discussed and it was clarified that while the current plans have more IS than the approved plans, they are still within the IS limits for the property.
- The owner has decided to preserve the redwood trees that he agreed originally to remove at the suggestion of the ASCC. The redwoods are desired for screening and privacy. In response to a suggestion, it was noted that consideration would be given to a plan for new screen planting and phased removal of the redwood trees. It was noted that this matter would be reviewed in terms of site conditions and likely worked out between neighbors.

Public comments were requested. **Bev Lipman, WASC**, referenced the January 14, 2008 letter from the WASC finding the proposed changes generally acceptable, but with some comments and requested clarifications regarding fencing, front gate lighting, lighting pathway feature, etc. She also advised that the WASC fully supports the original ASCC condition regarding a deed restriction regarding use of the guest house.

**Gene Chaput, 358 Alamos Road**, expressed concern over the existing fence along the east side of the property, i.e., along the property line common with his parcel. He advised that the fence extends into the Westridge Homeowners Association pathway easement and should be relocated out of the easement. After some interaction between Mr. Chaput, project representatives and Bev Lipman, it was agreed that this would be a matter resolved between the applicant and Westridge Homeowners Association.

ASCC members discussed the matters of water feature pathway lighting, entry gate lighting, and redwood tree removal. After discussion, members expressed conditional

acceptance of the plans as clarified, but encouraged the property owner to consider a phased program for redwood tree removal.

After discussion, Warr moved, seconded by Von Feldt and passed 4-0 approval of the plan revisions and follow-up submittal as clarified at the ASCC meeting, including the 1/14/08 revised gate plan, subject to the following conditions to be addressed to the satisfaction of planning staff prior to issuance of a building permit:

1. Original approval conditions 1, 2, 3, and 4 shall be satisfied. Relative to condition 1, the requirements set forth in supplemental site development committee review reports shall be adhered to including those from Town Geologist dated January 2, 2007 and Public Works Director dated December 11, 2007.
2. There shall be no lighting at the driveway entry gate except for lighting of the keypad of the gate callbox.

**Preliminary Architectural Review for new residence, swimming pool and related site improvements, and Site Development Permit X9H-579, 215 Golden Hills Drive, DeBroeck & Heinen**

Vlasic presented the January 10, 2008 staff report on the subject applications. He noted that this was a preliminary review of the proposals and he then discussed the events of the afternoon ASCC site meeting regarding the project. (Refer to above site meeting minutes, which include a complete listing of project plans and materials.) Vlasic advised that at the conclusion of the evening discussion, project review should be continued to the regular January 28, evening ASCC meeting so that the issues identified at the site meeting, and any additional matters from comments at the evening meeting could be addressed by the project design team and/or town staff.

Mr. Debroeck and project design team members Bob Stoecker, Willi Lang, and Clare Malone Prichard were present to discuss the proposal further with ASCC members. The following comments and clarifications were offered in addition to those presented at the site meeting:

- The comments from the ASCC regarding preserving the existing driveway are appreciated and will be pursued with the fire marshal.
- The pool location and retaining wall concerns will be reviewed and if “meaningful” changes can be identified they will be considered. The view is that moving the pool a few feet into the property will likely result in minor if any changes to site impacts or views from off site, but would make the area less useful or attractive for the owners. In any case, options will be identified to address the concerns of the ASCC expressed at the site meeting.
- The details for the proposed “upper” west side deck will be identified. It is expected that the railing will be a very “light” element, perhaps a cable system, essentially the same as is being considered for the retaining wall along the west side of the guest parking area.

- A detailed construction schedule will be needed and it is likely that the desire will be to get permits for the pool work approved first. The pool will need to be constructed before the new residence, as access to the pool site is through the house site. The approach for permit issuance, need for “guaranteeing” bonds, etc., hopefully can be worked out with planning staff.
- The final roof sample would be in a color matching the painted sample provided on the colors board. A final roof material will be specified consistent with the sample and provided for, hopefully, approval by a designed ASCC member.
- The driveway surface would be the same as the material the ASCC approved for use on the Kabcenell and Fadell/Lambert projects.
- In response to a question, it was noted that a pool cover would be used for security and it was acknowledged that a locking security cover would also be needed for the spa.

**Willi Lang** reviewed the landscape plan in some detail and provided reduced, colored versions of the plan to each ASCC member for reference during his presentation. Several questions on the plan were asked and clarifications offered. In particular, concern was expressed over the extent of new landscaping. Mr. Lang explained that the additional native planting was to add color around the site at the request of the applicant.

The project architects also provided a working sample of the proposed exterior wall mounted LED light fixture. The sample was illuminated in the meeting room with all other lights turned off.

Public comments were requested, but none were offered.

ASCC members reiterated the comments offered at the site meeting and offered the following additional reactions:

- A main concern is the proposed upper deck. The plan for this feature needs to be carefully detailed. After discussion, however, it was determined that more modeling at the site, e.g., additional story poles, of the deck extension was not required.
- Additional site modeling of the proposed pool location and height of pool walls should be done for individual ASCC review prior to the next meeting. This should be accomplished with poles and tape so that judgments can be made as to potential for any visual or site impacts. The added site modeling should reflect any design changes made after the 1/14 ASCC review.
- The landscape plan seems overly aggressive and “over-planted.” The extent of new planting should be pulled further into the site. The plan should reflect the concept of “less is more” and preserve the native oak and grassland condition that currently exists on the property.

Following discussion, project review was continued to the January 28, 2008 regular ASCC meeting.

## **Architectural Review for house additions, 225 Shawnee Pass, Scandalios**

Vlasic presented the January 10, 2008 staff report on this proposal for the addition of an attached master bedroom and bath to the existing single story Ranch style residence on the subject 1.0 acre Arrowhead Meadows property. He advised that the proposed additions total 512 sf and would result in a total house area of 3,434 sf. and that, as counted against the provisions of the site development ordinance, almost no grading is needed for the improvements and there would be little impact on existing site vegetation. ASCC members considered the staff report and the following project plans, unless otherwise noted, dated 11/28/07 prepared by TRG Architects:

- Sheet A0.0, Cover Sheet, Project Data
- Sheet A1.1, Site Plan
- Sheet A2.1, (E) and (N) Floor Plans
- Sheet A2.2, (E) and (N) Roof Plans
- Sheet A3.1, (E) and (N) Front Elevations
- Sheet A3.2, (E) and (New) Right Elevations
- Sheet A3.3, (E) and (New) Rear Elevations
- Sheet A4.1, (E) Lighting Plan\*
- Topography Survey Plan, 11/15/07, MacLeod and Associates
- Design Phase 2, Reference

Also considered were the November 27, 2007 submittal letter from project architect Randy Grange regarding the project and project phases and a materials and colors board received 11/27/07 that proposes all new construction to match existing improvements in terms of exterior materials and finishes. In addition, color images provided by the applicant were considered showing the existing light fixtures with a note stating that no new fixtures are planned at this time and that existing fixtures would remain in place with this project.

Vlasic reviewed the few concerns in the staff report over the proposal including exterior trim color and existing spotlights. He clarified that given the small scope of the project the ASCC might find continued use of the lighter trim color, i.e., lighting than called for under current town color polices, acceptable, but recommended replacement of the existing spotlights.

Mr. and Mrs. Scandalios and project architect Randy Grange presented the project to the ASCC. In response to a question, it was clarified that both proposed front elevation dormers would be installed as part of this current proposed phase of house improvements. They advised that they had no additional comments to offer and were agreeable to replacement of the spotlights as recommended in the staff report.

Public comments were requested, but none were offered.

After brief discussion, Von Feldt moved, seconded by Warr and passed 4-0 approval of the plans as presented and clarified subject to condition that all existing exterior spotlight fixtures be replaced with fixtures that conform to town standards. It was understood that the spotlight condition would be addressed with plan revisions made to the satisfaction of planning staff prior to issuance of a building permit for the project.

### **Approval of Minutes**

Warr moved, seconded by Von Feldt and passed 4-0, approval of the December 10, 2007 field and regular evening meeting minutes as drafted.

### **Adjournment**

There being no further business, the meeting was adjourned at 10:17 p.m.

T. Vlastic