

Chair Aalfs called the meeting to order at 7:30 p.m. in the town center Historic School House meeting room.

**Roll Call:**

ASCC: Aalfs, Breen, Clark, Warr  
Absent: Hughes  
Town Council Liaison: Richards  
Planning Commission Liaison: Gilbert  
Town Staff: Town Planner Vlastic, Planning Technician Borck

**Oral Communications**

Oral communications were requested. ASCC member Breen commented on the Stanford C-1 Trail work now underway along Alpine Road. She stated her concern that the ASCC had not been given the opportunity to review the landscape plan and worried that the planting shown on the plan might be excessive and wondered how the ASCC might have an opportunity to review and provide input, at least in terms of how the plan is eventually implemented.

Planning commission liaison Gilbert commented that she had participated in some of the discussions on the C-1 Trail plans and that both the trails committee and conservation committee had reviewed the proposed planting. She noted that the trails committee had sought planting for added visual separation between the trail and Alpine Road.

Vlastic advised that he would discuss the options for ASCC involvement with final planting implementation with the public works director and report back at the next ASCC meeting. He added that it might be possible for a designated ASCC member or two to be involved with the process of final plant placement.

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*Prior to consideration of the following item, Warr temporarily left his ASCC position and the meeting room. He noted that he could not act on the Lefteroff proposals as his firm provides the architectural services for the project.*

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**Follow-up Review – Architectural Review for new residence, proposed final landscape plan and new proposal for driveway entry gate, 5592 Alpine Road, Lefteroff**

Vlastic presented the October 6, 2011 staff report on this follow-up review and proposal for a new driveway gate. He noted that the ASCC last considered this project in February of 2010 and at that time a number of issues were outstanding. He clarified that many of these issues had been addressed by staff, but that a final landscape plan was also to be developed with input from designated ASCC members before the plan was presented to the full ASCC for final approval. He discussed the process for development of the final landscape plan including input from ASCC members Breen and Hughes, as summarized in the staff report, and then reviewed the revised proposed landscape plan dated October 4, 2011 prepared by Cleaver Design and the following materials provided in support of the plan:

October 4, 2011 letter from Bob Cleaver, Cleaver Design  
October 4, 2011 Arborist Report regarding status of the 13 “screen” trees  
August 17, 2011 Arborist Report and annotated site plan regarding the location of the three trees mentioned in the report.

In addition to these materials, color images provided by the applicant were considered showing views to the site and driveway walls taken from off site locations to demonstrate the screening provided by existing trees and other vegetation and to provide a framework for consideration of the proposed landscape plan.

Relative to the gate application, ASCC members considered the comments in the staff report and the “Proposed Drive Gate” plan prepared by CJW Architecture dated February 22, 2011.

Kevin Schwarckopf, project architect, and Bob Cleaver, project landscape architect, presented the follow-up landscape plan materials and the proposed driveway gate plan. They offered the following clarifications:

- The driveway gate, when open, would meet the fire district requirements of a 12-foot clearance and this will be demonstrated to the satisfaction of the fire marshal with the building permit plans.
- The landscape contractor has been hired and it is Jensen Landscaping. They are well versed in plant installation, maintenance and also care of erosion control and control of invasive materials. They would be involved in plant installation and maintenance to ensure survival.
- Measures for control of SOD were implemented in 2009 and additional treatments will be pursued this fall in line with the recommendations of the project arborist.
- Jensen Landscaping will make the necessary grading corrections to remove materials away from the base of the oaks as recommended in the arborist’s report and this will be done this fall with the initial installation of landscape plan materials.
- The planting proposed below the Simonic Trail retaining wall has been selected to be consistent with existing plant materials in terms of type and form. In response to a question, it was noted that for this reason, the proposed plant materials are deciduous, but that planting of evergreens would still be possible.
- The conditions recommended in the staff report are acceptable to the applicant. In particular, the agreements for assurance of plant maintenance and tree preservation would be in place prior to house occupancy.

Public comments were requested. **Crawford Pratt, owner of the two parcels immediately southwest of the subject property**, expressed concern with the plantings proposed below the Simonic Trail retaining wall. He worried that the deciduous materials would not offer adequate screening and offered that there were evergreen materials in the area and some evergreen materials should also be included in the plan.

Mr. Cleaver and Danna Breen acknowledged that while development of the current plan had been with the objective of providing materials that fit best with the existing conditions, the

addition of some evergreen materials below the lower retaining wall would be possible. ASCC members then concurred that a few evergreen materials should be added to address the concerns of the downhill neighbor.

Following discussion, Clark moved, seconded by Breen and passed 3-0 approval of the follow-up landscape plan submittal and the driveway gate plan subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff according to the specified time frames:

1. The landscape plan shall be modified to specifically identify all 13 trees evaluated in the October 4, 2011 Arborist Report regarding status of the 13 "screen" trees. This shall be accomplished prior to house occupancy and shall be included with the "contractual agreements" required by condition 6. below.
2. The rust colored metal "I" beam supports for the existing driveway and roadway guardrails shall be painted a green/brown color similar to pressure treated wood. Further, the east side of the metal guardrails shall be screened with wood boards connected between the wood elements at the guardrail posts. This guardrail work shall be completed prior to issuance of the permit for the new entry gate.
3. Final erosion control measures shall be completed pursuant to the approved site development permit plans in conjunction with the completion of the landscaping. This shall be accomplished prior to house occupancy and in conjunction with installation of the landscaping.
4. The landscape plan shall be modified to the satisfaction of a designated ASCC member to add a few evergreen materials below the Simonic Trail retaining wall. Once modified and approved by the designated ASCC member, the landscaping shall be installed this Fall and, in any case, must be placed prior to any temporary house occupancy if such occupancy is otherwise permitted.
5. In Spring of 2012, and prior to final building permit sign-off, the ASCC subcommittee of Breen and Hughes shall check to see if any additional screen planting is needed to fill any remaining key view gaps. If any such planting is found necessary, it shall be installed to the satisfaction of these designated ASCC members prior to final town sign-off on construction permits.
6. Prior to project sign-off in the Spring, or as a condition of any early occupancy if such occupancy is otherwise allowed, the property owner shall demonstrate that three-year contracts have been entered into with the project landscape architect and landscape contractor to ensure tree preservation and protection measures are implemented, new plants cared for, invasive materials removed, and materials that do not survive replaced. The contracts shall include provisions for reports to the town on a periodic basis, at least annually, on the status of the landscape plan plantings and the condition of the key existing screen oaks. This report shall cover the need for plant replacement or new planting of oaks that have not survived or appear to be in serious decline.
7. Prior to issuance of the building permit for the new driveway gate, it shall be demonstrated to the satisfaction of the fire marshal that there is a driveway clearance when the gates are open of a minimum of 12 feet.

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*Following consideration of the Lefteroff application, Warr returned to his ASCC position.*

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**Architectural Review and Site Development Permit X9H-633, Residential Redevelopment, 50 Pine Ridge Way, Gilbert**

Vlasic presented the October 6, 2011 staff report on the continuing review of this proposal for residential redevelopment of the subject 1.4-acre Pine Ridge cul-de-sac property. He noted that on September 26, 2011, the ASCC conducted a preliminary review that included an afternoon site meeting with the applicant, project design team and interested neighbors. He explained that based on the 9/26 preliminary review, the ASCC concluded that the project was generally acceptable and that the proposed concentration of floor area was also appropriate, but that several items needed further consideration as set forth in the meeting minutes.

Vlasic then reviewed the following materials and revised plans prepared to address the comments offered at the 9/26 ASCC meeting:

Landscape Design Statement, Kimberly Moses Design, October 5, 2011  
Letter from project architect Marc Lindsell, October 10, 2011  
Cut Sheets for light fixtures F1, F2, F3, F4 and F5. Fixtures F3 and F4 are for the house, and the others are for steps and the yard areas.

Revised plan Sheets as follows:

**Architectural Plans, 2M Architecture:**

Sheet A-1.1, Site Plan & External Building Lighting, received 10/5/11

**Landscape Plans, Kimberly Moses Design, rev. 10/5/11:**

Sheet L1.1, Landscape Plan  
Sheet L1.2, Site Plan Stairs  
Sheet L1.3, Site Lighting Plan  
Sheet L1.4, Planting Plan  
Sheet L3.1, Stair Section  
Sheet L3.2, Stair Section  
Sheet L3.3, Stair Section  
Sheet L3.4, Stair Section  
Sheet L3.5, West Stair Section  
Sheet L5.1, Landscape Detail  
Sheet L5.2, Landscape Details, Plant List

In addition to these plans, Vlasic presented the proposed revisions to the proposed railing/window frame material and soffit plaster color. He noted that the soffit color is now proposed to be Benjamin Moore "Berkshire Beige," with a light reflectively value (LRV) of approximately 40% and within the town's LRV limit for trim. He commented that the metal finish for the railings/window frames, received 10/5/11, was somewhat darker than the original material, but that the ASCC would need to consider the reflectivity of the material in light of the concerns discussed at the 9/26 meeting.

Vlasic further advised that the other plans and materials listed in the 9/22/10 staff report and that are not impacted by the revised plans and materials remain part of the application. He

clarified that these include the architectural and civil plans, basic "Color Palette," Outdoor Water Use Efficiency Checklist and GreenPoint Rated Checklist.

Vlasic then noted that the comment in the October 6, 2011 staff report regarding the apparent conflict with the height limit for one of the proposed east side ornamental garden structures was in error. He advised that the structure in question was actually not in the setback area, but in the building envelope and, therefore, could be taller than 12 feet.

Dan Gilbert, Marc Lindsell, project architect, and Kimberly Moses, project landscape architect, presented the revised plans to the ASCC. They offered the following comments and clarifications.

- The plaster wall material color will be modified to meet the 40% LRV policy limit. It was noted that the color was being selected based on the hues of the natural sandstone on the property.
- Further samples of possible railing/window frame metal finishes were presented. It was noted that while some were darker than the sample provided on 10/5, that sample appears to have less sheen than the samples with darker colors. (ASCC members concurred and found the sample received 10/5 acceptable.)
- The garage doors would be of the same metal material planned for the window frames, but would also include translucent glass.
- The roof material has yet to be selected. The final selection would, however, be as dark as possible while allowing the roof to be a "cool," energy efficient surface.
- The intention with the interior lighting of the high ceiling areas with significant window exposure is to have no high or ceiling lighting. Rather, the lighting would be by table lamps and other lighting closer to the floor level.

Public comments were request, but none were offered.

Following brief discussion, ASCC members concluded support for the revised plans and found the project well suited to site conditions and constraints. Thereafter, Warr moved, seconded by Clark and passed 4-0 approval of the revised architectural review and site development permit plans as clarified and subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff prior to issuance of building permits of the site development permit:

1. The final, building permit plans for lighting of interior areas where there are large windows and potential for views from off site shall be consistent with the clarifications offered at the ASCC meeting and to the satisfaction of a designated ASCC member.
2. The plaster siding color shall be revised to be consistent with town LRV policy.
3. The final plans for roof material and color shall be to the satisfaction of a designated ASCC member.
4. A detailed construction staging and vegetation protection plan will shall be provided and once approved implemented to the satisfaction of planning staff.

5. The building permit plans shall include a construction schedule that provides for early installation of landscape plan plant materials on the east side of the driveway. The schedule shall provide for the planting to be installed to the satisfaction of a designated ASCC member prior to sign-off on the foundation inspection.
6. The following site development permit committee review comments and conditions shall be addressed to the satisfaction of the specific reviewer:

Public Works Director conditions as set forth in the memo dated 9/16/11  
Town Geologist conditions as set forth in the memo dated 9/20/11  
Fire Marshal conditions as set forth in the memo dated 9/15/11

Further, the building permit plans shall be acceptable to the health officer, consistent with his preliminary findings set forth in his 9/29/11 email.

### **Approval of Minutes**

Warr moved, seconded by Clark and passed 3-0, approval of the September 26, 2011 minutes as drafted.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:17 p.m.

T. Vlastic