

**Special Field Meeting 3510 Alpine Road, Hemington, and
Regular Evening ASCC Meeting 765 Portola Road, Portola Valley, California**

Chairman Pro Tem Gelpi called the special field meeting to order at 4:00 p.m. at 3510 Alpine Road.

Roll Call:

ASCC: Breen, Clark, Gelpi, Von Feldt

ASCC Absent: Warr

Town Staff: Deputy Town Planner Vlasic, Planning Technician Borck

Others present relative to the Hemington project:

Matt & Dorain Hemington, applicants

Kevin Schwarckopf, CJW Architecture, project architect

Mark Sutherland, CJW Architecture, project architect

Bev Lipman, Westridge Architectural Supervising Committee (WASC)

Joy Scott, 127 Westridge Drive

Tom Buckholz, 157 Westridge Drive

Preliminary Architectural Review for residential redevelopment and Site Development Permit X9H-566, 3510 Alpine Road, Hemington

Vlasic presented the January 18, 2007 staff report on this preliminary review of the subject proposal for construction of a new, largely two-story, 5,433 sf residence on the subject 3.1 acre Westridge subdivision parcel. He noted that at the conclusion of the preliminary review comments would be provided for consideration by staff and the project design team and project review continued to February 12 ASCC meeting. He then described project details and some staff concerns, as evaluated in the staff report, and also noted that the proposal calls for a total volume of grading, counted pursuant to the provisions of the site development ordinance, of 603 cubic yards. Vlasic clarified that this volume requires the subject site development permit and the ASCC is the approving authority for the permit. Vlasic and design team members present then reviewed the following project plans, unless otherwise noted, dated 12/6/06, prepared by CJW Architecture:

Sheet: T-0.1, Title Sheet

Site Survey, BGT Land Surveying, 9/27/06

Sheet: A-1.1, Site Plan, revised 12/15/06

Sheet: A-2.1, Floor Plans

Sheet: A-3.1, Exterior Elevations

Also considered were the cut sheets, received 12/8/06, for the proposed exterior light fixtures and the proposed exterior "Finish Color Board," dated 12/15/06.

Vlasic commented that since preparation of the staff report, a January 20, 2007 letter had been received from the WASC. He noted that the letter included WASC preliminary project approval pending review of details relative to colors and materials, landscaping, including plans for planting in the drainage channel, lighting, and fencing.

Mr. and Mrs. Hemington, Kevin Schwarckopf and Mark Sutherland presented the proposed plans and led all present on an inspection of site and area conditions. During the course of the inspection, the following comments and clarifications were offered:

- Reference was made to the story poles, staking, and ridgeline taping installed to facilitate the site meeting. It was noted that poles were in place for the house, garage, and guest house and that the centerline of the proposed new front yard driveway loop had also been staked. Reference was also made to the staking to identify the corners of the proposed swimming pool.
- Key site trees have been marked and evaluated by an arborist. The report has yet to be delivered to the applicant. When it is available, copies will be provided to the town.
- Plan adjustments are being made to reduce the size of the basement and amount of excavation. Site soils evaluations have encountered stream cobbles. Also, the excavated dirt will be retained on site and deposited in the meadow area as shown on the preliminary site plan. There will likely, however, be less dirt for the fill with the now planned smaller basement area.
- Once the story poles were in place, the potential view and tree impacts were better understood. Consideration is being given to moving the house to the north to reduce visibility from the Alpine Road corridor. Further, the proposed pool/guest house siting will be adjusted to ensure oak tree preservation.
- The public trail along Alpine Road crosses the drainage swale and basically descends into the swale. Consideration is being given to adding a bridge to deal with drainage swale as part of the proposed driveway improvements.
- Work will be performed in the drainage channel to keep the culvert open at the driveway bridge and to clean up debris in the culvert. The desire is to also clean up the drainage channel, but preserve and enhance the more natural riparian characteristics of it.
- Once the arborist report is available, it will be reviewed to determine measures that are needed to enhance tree preservation and long-term health. It is anticipated that some tree relocation will be pursued to provide for appropriate screening and privacy. The small oaks in the area of the proposed swimming pool appear to be prime candidates for relocation.
- In response to a question, it was noted that the survey map prepared for the project did not identify a trail easement on property but that additional research would be pursued to see if any trail easement exists on the parcel.
- It is anticipated that the coyote bush along Alpine Road might “die out” over time. The final planting plan will include a program for replanting to ensure that the visual screening along the roadway corridor is preserved. Also, most of the new planting proposed on the east side of the house will be kept close to the house and new driveway loop. The intent is to preserve the views to the meadow area and also preserve the extent of the meadow.

- In response to comments in the staff report and field meeting questions, it was noted that consideration would be given to moving the proposed front yard fencing west closer to the new driveway loop so that the views across the meadow would not be interrupted. It was also noted that the driveway gate and fencing issues discussed in the staff report would be evaluated and resolved.

Public comments were requested and the following offered:

Tom Buckholz commented of the need for effective landscape screening along the parcel lines in the northwest corner of the site relative to protecting views and privacy between his property and, in particular, the proposed new pool and guest house.

Bev Lipman, WASC referenced the comments in the committee's January 20 letter, particularly those relative to the need for more plan details. She also supported the applicants proposals described at the site meeting for installation of a trail bridge over the drainage channel near the existing/proposed driveway intersection with Alpine Road and moving the pool house to save adjacent trees.

ASCC members discussed the proposal, site conditions and information received at the site meeting. Thereafter, members offered the following preliminary reactions to the project proposals:

1. The arborist report will be important in appreciating potential project impacts and to the development of the final construction staging and tree protection plans. The final plans need to be clearly responsive to the arborist evaluation of measures needed for tree protection and preservation.
2. Alternative house trim colors need to be considered that would be in conformity with town's policies relative to light reflectivity.
3. The primary concerns are the views from Alpine Road and within the Alpine Road Scenic Corridor to the proposed second story and detached garage. The house and, particularly, the second story mass need to be moved to the north so the south end of house is less visible. Consideration should be given to a hip roof form at the south end of the second story.
4. Efforts need to be made to reduce the visual presence of the garage. Consideration should be given to lowering the height, use of stone at the base and other design adjustments to reduce potential visual impacts.
5. The existing meadow area between the proposed driveway loop and front property line needs to be kept in the meadow condition. The proposed fence should be eliminated or moved into the site. Consideration should be given to a design that is consistent with the horse fence standards of the town. Further, there should be more planting close to garage so that the structure is screened, but the view across meadow remains open.
6. A complete exterior lighting plan is needed that also addresses the lighting issues described in the staff report.

7. The landscape plan should be revised to reduce scope of lawn area. Further, the plan should consider and provide provisions for ensuring that lawn watering and fertilizers will not result in adverse impacts on water quality in the drainage course or the adjacent oaks. Breen and Von Feldt emphasized the need for reducing the scope of proposed managed lawn areas and encouraged the use of native grasses.
8. The landscape plan should be revised to provide the details relative to plant materials and the program for replenishing, over time, of the coyote brush along Alpine Road. The final landscaping plan should address impacts of the proposed fill on the meadow area; and, in particular, how to prevent introduction of invasive plants and preserve the current meadow character. Von Feldt also concluded that redwoods don't belong in the oak grassland environment of the site and should be eliminated from the plan. It was recommended that an alternative native tree be selected for the desired screen planting.
9. The landscape plan should provide details for restoration of the drainage channel with appropriate riparian vegetation. It was noted that such a planting approach could also help stabilize the channel and provide protection from soil erosion.
10. The fencing and gate plans issues noted in the staff report need to be resolved.
11. Once the house plans have been adjusted, the story poles should be modified to demonstrate the changes in potential visual impacts within the Alpine Road scenic corridor.

As the above reactions were being offered, both Breen and Von Feldt stated a preference for a single story house on the property, but added they would find a two story house acceptable if the final design worked better with site conditions. Clark advised he could support a two-story design, but agreed the house should be placed further north on the building site. He added that the garage location and some tree removal might be acceptable as a "trade-off" if the second story were made considerably less visible within the Alpine Road scenic corridor.

Following discussion, it was agreed that preliminary project review would be continued at the regular evening ASCC meeting and then continued to the February 12, 2007 regular ASCC meeting. Gelpi thanked the applicants, project design members and neighbors for the presentations and input provided at the site meeting.

Adjournment

At approximately 5:00 p.m. the special ASCC field meeting was adjourned.

Chairman Pro Tem Gelpi called the meeting to order at 8:02 p.m.

Roll Call:

ASCC: Breen, Clark, Gelpi, Von Feldt, Warr
Absent: None
Town Council Liaison: Merk
Planning Commission Liaison: McKitterick
Town Staff: Deputy Town Planner Vlastic, Planning Technician Borck

Oral Communications

Oral communications were requested, but none were offered.

Introduction and welcome -- new ASCC members Clark and Von Feldt

It was noted that on January 10, the town council appointed Jeff Clark and Alexandra Von Feldt to fill the ASCC seats that became vacant with the retirement at the end of December of Laura Chase and Make Schilling. Jeff and Alexandra were welcomed to the ASCC and thanked for the willingness to serve on behalf of the town.

Election of ASCC Chair and Vice Chair for 2007

Warr moved, seconded by Breen and passed 5-0 approval of election of Gelpi as ASCC Chair for 2007.

Warr moved, seconded by Von Feldt and passed 5-0 approval of election of Breen as ASCC Vice Chair for 2007.

Approval of Minutes

(Note: action on the minutes was taken out of the agenda order, as some of the applicants for earlier agenda items were not immediately present at the start of the ASCC meeting.)

Breen moved, seconded by Warr and passed 3-0-2 (Clark, Von Feldt) approval of the January 8, 2007 meeting minutes as drafted.

Continued Architectural Review, plans for residential redevelopment, 240 Golden Oak Dive, Lamm

Vlastic presented the January 18, 2007 staff report on this proposal for residential redevelopment of the subject 1.33 acre Alpine Hills property. He reviewed the design changes and project adjustments made in response to the reactions offered during the December 11, 2006 preliminary project review. It was noted that the plan adjustments were evaluated in the staff report and presented on the following revised plans, unless otherwise noted, dated 1/10/07 and prepared by Chambers + Chambers:

Sheet A0, Project Data
Sheet 1, Boundary and Topographic Survey, BGT Land Surveying, Mar. 2006
Sheet A1.0, Site Plan
Sheet A2.1, First Floor Plan
Sheet A2.2, Second Floor Plan
Sheet A3.1, Exterior Elevations
Sheet A3.2, Exterior Elevations
Sheet L-1, Preliminary Landscape Plan, Bradanini & Associates

ASCC members considered the staff report, revised plans and January 11, 2007 letters from the project architect and landscape architect describing the plan revisions and how they respond to the preliminary review comments. Also considered was a darker color sample for the proposed stucco wall surfaces identified as “dryvit BM AF-350, Tumeric, Freestyle Smooth.”

In addition to the above plans and materials, Vlastic noted that still part of the proposal are the light fixture and fencing sheets received on 11/13/06 and discussed in the December 7 staff report. Vlastic clarified, however, that in the 1/11/07 letter from the landscape architect, it is stated that the previously proposed property line deer fencing has been eliminated from the project and is no longer shown on the project plans.

Mr. and Mrs. Lamm, project architect Barbara Chambers and project landscape architect James Bradanini presented the revised plans and offered the additional comments and clarifications:

- Photos of site and area conditions were provided for reference and included images of other two story houses in the Alpine Hills area as well as other areas of the town.
- Chambers discussed the design inspiration for the house and also stressed the desire to minimize additional site disturbance by keeping the footprint of the proposed improvements to essentially the existing, relatively level building site. She reviewed the height reduction and other design changes made to address the concerns identified at the 12/11 preliminary review meeting. She stressed that in balancing all aspects of the proposed design, it was concluded that the current approach had the least potential for added impacts on immediate neighbors or the neighborhood.
- Bradanini review the site and landscape plan adjustments, including modifications to the proposed parking area and utility yard. He discussed the modifications to the pathway system, reductions in fencing and changes to patio and lawn areas. He stressed the efforts being made to preserve existing vegetation and add plantings were needed to enhance screening and privacy.

Public comments were requested and the following offered.

Patrick Yam, 230 Golden Oak Drive, reviewed the comments in his January 19, 2007 letter to the ASCC. He noted he was the immediate downhill neighbor, i.e., to the southeast, and fully supported the proposal. He commented that the plans called for a “modest” residence that was consistent with other residences in the neighborhood.

Barbara Poole, 30 Alhambra Court, also spoke in support of the project as designed. See added that she preferred the the proposed house not be moved further to the east as this would likely require removal of key screening afforded by redwood and possibly eucalyptus trees.

No other public comments were offered. However, reference was made to the 1/12/07 communication from Susan Nycum, 35 Granada Court raising concerns with the proposed two story height reflected in the story poles placed for the 12/11/06 preliminary review meeting.

ASCC members thanked the applicants and design team members for the project adjustments. While the modifications were found generally acceptable and responsive to the concerns identified during preliminary project review, members still had some issues with the proposed height, landscaping details, exterior colors, and exterior lighting. Options were discussed for adjusting the house location to reduce apparent height of the second story. These included moving the house to the east with additional tree removal and modifications of the proposed plate height. Following discussion of options and concerns, Warr moved, seconded by Breen and passed 5-0, approval of the proposed plans subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of the ASCC prior to issuance of a building permit:

1. The house height shall be reduced by one foot though adjustments to the proposed plate height. Further the house shall be moved five (5) feet to the east.
2. The final exterior colors and materials, including all trim colors, shall be selected and field adjusted to the satisfaction of the ASCC to ensure blending and harmony with site and area conditions in line with town design guidelines. The colors shall adhere to the town's policies on light reflectivity and be similar to the range of color tones shown on the proposed colors board. The field review of the propose colors shall occur after the house has been framed.
3. A final, complete exterior lighting plan shall be provided that addresses the concerns discussed in the staff report and conforms to town guidelines for exterior lighting. Further, the final lighting plan shall identify all proposed switching patterns for exterior lights.
4. Details for the proposed chimney cap shall be provided with the objectives being reducing the apparent scale and mass of the feature.
5. A comprehensive construction staging and tree and vegetation protection plan shall be provided and once approved implemented to the satisfaction of planning staff.
6. A final, detailed landscape plan shall be presented that is generally consistent with the preliminary plan but that also accomplishes the following:
 - a. Details for all plant materials shall be specified and non-native planting removed from all locations where plant materials are proposed for screening of views. Overall, there shall be a reduction in the scope of non-native plant materials.

Further, final provisions for any planting of olive trees shall specify only non-fruiting varieties.

- b. Plant materials shall be selected for deer resistance and compatibility with the site's soil conditions. Specifically, the plant materials and details for the approaches to planting shall ensure the likelihood of long-term survival. The plans shall include measures to be taken initially and periodically after planting to ensure plant growth and survival.
- c. The proposed front yard oaks shall be placed to ensure maximum opportunity for screening of views from Golden Oak Drive. The plans shall provide for the locations deemed most appropriate, but shall include the note that the oaks shall be field placed to the satisfaction of the ASCC, to be accomplished as soon after the house has been framed as possible, e.g., at the time of field review of the proposed exterior colors.

Modifications to Previous Architectural Review Approval and "Follow-up" Compliance Submittal - Architectural Review for house and garage additions and site improvements, 320 Cervantes Road, Stringer/Harper

Vlasic presented the January 18, 2006 staff report on the subject request relative to plans conditionally approved by the ASCC on February 13, 2006 for house additions and remodeling and other improvements to 2.7 acre Arrowhead Meadows area property. He clarified that the following plans and materials, unless otherwise noted prepared by Duxbury Architects and dated 12/22/06, have been submitted to satisfy the conditions of the original approval and to also propose some plan changes and floor area additions as described and evaluated in the staff report:

Sheet G001, Cover Sheet

Civil Drawings, Lea & Braze Engineering, Inc., 6/17/05 received 12/22/06

Sheet C-1, Grading and Drainage Plan

Sheet C-2, Detail Grading and Drainage Plan

Sheet C-3, Details

Sheet C-4, Grading Specifications

Sheet ER-1, Erosion Control Plan

Sheet 1, Topographic Survey, 6/6/05

Sheet 2, Topographic Survey, 6/17/05

Landscape Drawings, Stroudwater Landscape Architects, received 12/22/06

Sheet L-101, Layout and Grading

Sheet L-102, Schematic Planting Plan

Sheet L-103, Site Sections

Sheet L-104, Site Sections

Architectural Plans

Sheet AS-101, Architectural Site Plan

Sheet AS-102, Outdoor Lighting, Electrical Plan & Schedule

Sheet AS-103, Arborist Report

Sheet AS-104, Demolition Site Plan

Sheet A-001, Main House Foundation Plan
Sheet A-101, Main House Floor & Finish Plan
Sheet A-102, Roof Plan & Venting Calculation
Sheet A-201, (Exterior) Elevations
Sheet A-202, (Exterior) Elevations
Sheet A-203, Detached Garage: Floor Plans, Exterior Elevations, Section
Sheet A-301, Building Sections
Sheet XS-101, Area Diagram

Project architect Peter Duxbury presented the plans and materials to the ASCC and offered the following comments and clarifications, primarily in response to questions posed at the ASCC meeting or concerns stated in the staff report:

- The proposed floor area over the detached garage will be “unconditioned,” unfinished space. It is to be used for a craft studio, and play area for the children.
- One approval condition called for the applicant to clarify long term plans for the four eucalyptus trees west of the detached garage. While the plans show the trees to remain, the applicant actually plans their removal due to risks from wind damage and fire hazard. It was noted that town landscape guidelines encourage the removal of such trees.
- The lighting plan has been modified to address the lighting concerns set forth in the staff report. A revised lighting plan Sheet AS-102, dated 1/21/07 was submitted with the lighting plan adjustments. It was noted that this sheet eliminates pathway lights along the driveway, one swimming pool light and other lights that were previously of concern to staff and the ASCC. In response to a question, it was agreed that fixture A shown along the stairs to the upper level of the garage would be changed to Fixture C, being the louvered “down directed” fixture.
- The revised lighting plan sheet also notes the current proposal for removal of the four eucalyptus trees.
- The skylights shown on the south side of the garage will be eliminated to address the light spill concern noted in the staff report.
- In response to staff comments relative to correct data on floor and impervious surface areas, i.e., for consistency with the data on the plans approved in 2006, revised sheets G001 and Sheet XS-101, both dated 1/18/07, were submitted.

Public comments were requested, but none offered.

Following brief discussion, Warr moved, seconded by Breen and passed 5-0 approval of the modified plan submittal, including revised plan Sheets AS-101, dated 1/22/07 and G001 and XS-101, both dated 1/18/07, subject to the following conditions to be addressed to the satisfaction of planning staff prior to issuance of a building permit:

1. The revised lighting plan dated 1/22/07 shall be modified to replace fixture A shown along the stairs to the upper level of the garage with louvered Fixture C.

2. The skylights proposed on the south side of the garage shall be eliminated from the plans.
3. The landscape plan shall be revised to eliminate or replace the proposed “forget-me-nots” and fruiting olives with native plants. Non-fruiting varieties of olives would also be acceptable.
4. Removal of the four eucalyptus trees is approved with this action.
5. A deed restriction shall be recorded against the property prior to issuance of a building permit for the garage prohibiting any conversion of the garage structure to a use inconsistent with the town’s zoning provisions. The deed restriction shall be to the satisfaction of the town attorney.

With the above action, it was understood that the original approval conditions relative to compliance with requirements of all site development permit committee members would still need to be met, and that a final construction staging and vegetation plan would also need to be provided and implemented to the satisfaction of planning staff.

Review for compliance with conditions of Conditional Use Permit (CUP) X7D-30 - proposed plans for renovation and additions to library building, 302 Portola Road, The Woodside Priory School

Vlasic reviewed the comments in the January 18, 2007 staff report on this request and explained that for the reasons cited in the staff report that application review should be continued to the February 12, 2007 regular ASCC meeting.

Public comments were requested, but none were offered. Thereafter, project review was continued to the February 12, 2007 ASCC meeting.

Request for Modifications of conditions to previous approval -- Architectural Review for remodeling of accessory space and deck additions, 6 Longspur, Klein

Vlasic presented the January 18, 2007 staff report on this request for modification of a condition of the ASCC’s September 11, 2006 approval of plans for deck and window additions and interior remodeling of existing accessory use space on the subject Portola Valley Ranch parcel. He advised that the specific condition provided that there be no sink or toilet in the remodeled space and that the applicant, by letter dated January 3, 2007, has requested that the condition be reconsidered and the ASCC allow for the desired sink and toilet to be added to the space.

Vlasic noted that the staff report includes significant background information relative to the ASCC’s September 11 review as well as project reviews conducted by the Portola Valley Ranch Design Committee; and, appeals and related issues considered by the Ranch Board of directors. Vlasic made reference to a January 22, 2007 memorandum to the ASCC from Steve and Lisa Bair, 4 Longspur, opposing the request. He also advised that he had received

a telephone call from Mita Jones, 8 Longspur, asking that her concerns with the proposal be shared with the ASCC, as she could not attend the meeting. Specifically, Vlastic stated that Ms. Jones expressed her opposition to any changes that would create a potential for intensifying the use of the remodeled studio space; and, that while she found the applicant to be a good neighbor and was not concerned about her use of the space, she did worry over long term changes in uses by future owners. Vlastic added Ms. Jones was particularly concerned due to the close proximity of structures in the area.

In response to a question from Warr as to the location of the non-living line on the subject parcel, Vlastic displayed a copy of the town approved building envelope map. He noted that the parcel does not appear to have a non-living line, as there is no lot or building envelope directly across Longspur. It was further noted that the conditions, and lack of a non-living line were similar to the building envelope situation at 4 Longspur.

Victoria Klein presented her request to the ASCC. She explained the comments contained in her January 3, 2007 letter and stressed that she was not seeking permission for the creation of a "living unit." She noted that while she had an option to add a bath to the house, close to the Yoga studio, this would require more building and use of materials and, would not be consistent with "green" building objectives that encourage minimum use of new materials and only adding floor area where it is actually necessary. She noted that the floor area desired for the sink and toilet space already exists and she is only seeking more efficient use of the studio space. Ms. Klein stated she was also accepting of a deed restriction to ensure the space would only be used for Yoga studio, workshop, storage or similar activities, i.e., as suggested in the staff report.

Public comments were requested. **Steve Bair, 4 Longspur**, reviewed the comments in his 1/22/07 memo to the ASCC. He stressed his concern that the addition of a sink and toilet would encourage use of the Yoga studio for guest living use and that such occupation would be an intrusion on the master bedroom and spa use on his property.

ASCC members reviewed the request and discussed concerns expressed by neighbors and the accessory use findings required by the town's accessory uses and second units policy statement. Members concurred they appreciated the applicants intentions regarding the limited use of the space, but continued to worry over the long term situation and possible uses by a future owner. Warr commented that while he felt the original limitation was still appropriate and consistent with the provisions of the town's policy statement, he viewed the clarification of the building envelope condition and lack of a non-living line limitation, important information.

After considerable discussion, members generally concurred that with a very carefully worded deed restriction, they might be able to find the toilet and sink addition consistent with the findings required by the town's policy statement and the provisions of the Ranch PUD statement. After further reflection, however, it was suggested that an alternative design should be explored that would include only an outside access to the partial bath with no internal connection directly to the Yoga studio space. It was stressed that the project design team should consider how such an access plan might be designed to ensure against ease of modification to provide for an internal bath connection.

Ms. Klein stated she would consider the ASCC's comments and discussion at the meeting and determine how best to proceed. It was agreed that the matter should be continue to the February 26 meeting to allow time for the applicant to consider options. Ms. Klein noted, however, that due to other more pressing matters she may not be ready to consider the matter further for some time, but that she would advise town staff of the status of her planning prior to the 2/26 meeting.

Architectural Review for "Sunroom" house additions and other site improvements, 420 Minoca Road, Kao

Vlasic reviewed the comments in the January 18, 2007 staff report on this proposal for the addition of a 189 sf sunroom to the existing residence on the subject property and for entry gate, fencing and driveway improvements. He explained that staff had yet been able to clarify floor area issues and obtain additional data needed relative to plan proposals. Vlasic, therefore, recommended that project review be continued to the February 12 regular ASCC meeting.

Public comments were requested, but none were offered. Thereafter, project review was continued to the February 12, 2007 ASCC meeting.

Prior to consideration of the following request, Warr left the meeting room noting that his firm was providing the architectural services for the project.

Preliminary Architectural Review for residential redevelopment and Site Development Permit X9H-566, 3510 Alpine Road, Hemington

Vlasic presented the January 18, 2007 staff report on this preliminary review of the subject proposal for construction of a new, two-story, 5,433 sf residence on the subject 3.1 acre Westridge subdivision parcel. He reviewed the events of the afternoon ASCC site meeting on the proposal and the preliminary reactions to it offered at the meeting by ASCC members, neighbors and a representative of the Westridge Architectural Supervising Committee. (Refer to above site meeting minutes, which include a complete listing of project plans and materials.)

Vlasic advised that the ASCC should receive addition input on the project, offer additional comments as determined appropriate and then continue project review to the February 12 regular ASCC meeting.

Kevin Schwarckopf, project architect, was present to offer clarifications on the project and receive any additional comments and input on the plans. He offered the following responses to some of the concerns and suggestions presented at the afternoon site meeting:

- The plans will be modified to move the house roughly 5 to 10 feet to the north for enhanced screening of views to the second story area. At this point, the preference is to adjust the house location and not modify the roof form.
- The front yard fence will be reconsidered and may be eliminated.

- The driveway gate and associated fencing will likely be moved back to a location that is within the building envelop.
- Further study will be made relative to the plans for planting and other improvements for the drainage channel.
- In response to a question, it was noted that the plan is for the new house to be connected to the sanitary sewer in Alpine Road.

Public comments were requested, but none were offered.

Thereafter, ASCC members reaffirmed the comments and reactions offered at the site meeting. The following additional comments were also provided:

- The detached garage and basketball court proposed on the south side of the garage will be highly visible from Alpine Road. Consideration should be given to moving the basketball court area to a less visible location and more design efforts should be made to reduce the potential visual presence of the garage.
- Relative to the garage, it was suggested that wider roof overhangs be considered and that other design adjustments made to make it appear more “barn-like,” consistent with other barn and stable structures visible along the Alpine Road corridor. Members commented that the design should also be in harmony with the adjacent meadow condition.

Members stressed that the final selection of materials and finishes should be consistent with town policies relative to light reflectivity values and design guidelines calling for harmony and blending with site conditions.

After discussion, project review was continued to the February 12, 2007 regular ASCC meeting.

Adjournment

There being no further business, the meeting was adjourned at 10:52 p.m.

T. Vlastic