

Glastonbury Landowners Association | Project Review Committee

Wednesday, September 3, 2025 – 7:00 PM (MDT)

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Call to Order (7:04 PM) by Doug Gill

Committee Director Members Present: Douglas Gill (President), Tim Brockett (Vice President), Ryan Kinports, Tyson Wright

Committee Landowner Members Present: Phillip Pickens

Board Members present: Claudette Dirkers (Treasurer), Debbie Newby

Committee members absent: Director Steve Anderson (without notice); Landowner John Carp w/ notice.

Landowners present: Benjamin Buford, James Everett

Tim Brockett added three items to the agenda and then moved on to the Bennett Garage project on SG 57-AC (Lot 3).

1. Bob Bennett (SG 57-AC) is proposing a two-story garage be built next to his home. The second floor will be an open room and designed for storage. Treasurer Claudette Dirkers confirmed that all assessments were up to date. Tim carefully inspected the site and found all aspects were in accordance with our governing documents, required permits and paperwork likewise were in order.

Motion – Tim made a motion for the Project Review Committee to approve the project and send it to the GLA Board for their approval. Doug Gill seconded the motion. **Unanimously approved.**

Added Agenda Items – Discussion

- Kassing, Byron (SG 84-C) A request for Final Approval was filed this morning. The PRC Members will evaluate the technical specifications of this driveway. The GLA Road and Driveway Standards require driveways and private roads to install culverts. Tim presented a new idea and asked members to think about allowing French drains to substitute for required culverts where driveways enter a road. A preliminary discussion ensued. Tyson Wright commented that French drains can work in certain scenarios but should not be seen as an equivalent substitute for a culvert. He added that some driveways may not require any culvert or french drain if drainage paths do not warrant them. Claudette Dirkers replied that the GLA Road and Driveway Standards require culverts for all driveways.
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- Lance Rushmeyer (NG 42-D) requested Final Approval for his residence and driveway project through the Board communication system. PRC Member Phillip Pickens offered to visit in 10 days or so.
- The Buford Subdivision/Family Conveyance (NG 12-B, 1-4) was discussed. The project was started with Park County, but without prior GLA notification, as required by our governing documents. The fine was paid, but the three new land assessments are outstanding, Claudette confirmed. An inspection was conducted by John Carp and Ryan Kinports. It was noted that all boundary lines are fine. But the existing single residence driveway still needs to be developed into a multi-parcel driveway. A culvert must be installed where the driveway enters Capricorn Drive. Tim noted that the new driveway must meet Park County and GLA standards.

GLA President Doug Gill adjourned the meeting at 8:05 PM

Next PRC Meeting is scheduled for October 1, 2025, at 7:00 PM

Minutes Taken by: Tim Brockett; edited by Claudette Dirkers

Minutes Approved by email vote: September __, 2025