

**PROJECT REVIEW COMMITTEE
MEETING MINUTES
OCTOBER 2, 2017**

LOCATION: 12 Gemini Road

ATTENDING COMMITTEE MEMBERS: Co Chairmen's, Kevin Newby, and Gerald Dubiel.
Committee Members: Richard Johnson, Paul Rantalalo, Leo Keeler.

ATTENDING LANDOWNERS: Ia Williams, Claudette Dirkers, Donna Lash/Anderson, Jenny Helmbrecht, and Don Helmbrecht.

VISITOR: Sally Muto

Call To Order: 7:08 PM by Kevin Newby

Topics: SG 94 Residence application, NG 32-B1 Garage application; NG 51C Residence Application.

SG 94 Residence:

Discussion: Field inspection revealed proper staking of property and easement lines, buildings, boundaries, roads and the existence of a well and 15 foot hole newly required by Park County sanitation rules. Office review showed that all fees were proper and all paperwork supplied, with the exception of an approved septic permit, which property owners Mr. & Mrs. Helmbrecht stated had been applied for and was being processed.

Motion: Leo motioned, and Kevin seconded, "The PR Committee present the Project Application to the Board as being complete, with the exception of the septic permit, and request the Board approve the project subject to receipt of a copy of the septic permit, and subject to reseeded all disturbed lands on completion of the Construction.

Vote: Motion passed unanimously.

NG 31 B1.

Discussion: Field inspection by Leo, Kevin, and Paul revealed all GLA requirements had been fulfilled. All fees paper work had been submitted and all fees had been paid.

Motion: Kevin motioned, and Leo seconded "that the Project Committee request the Board to approve the project subject to reseeded all disturbed ground on completion of the project.

Vote: Gerald recused himself as the owner of Lot 32-B1, Kevin, RJ, Paul and Leo all voted Yes.

NG 51 C:

Discussion: Review of application identified the proposed building height of the two-story building to be listed as 31 feet 4 inches, which exceeds the GLA maximum height of 30 feet. Concern was expressed that the location of the building may be on the top of a ridgeline which would violate Masterplan 2.0 Building Placement “*Buildings shall be set back from ridges and hilltops with no more than one (1) story visible above the ridgeline so that the building is not the predominant feature of the landscape.*”

The project was rejected from further review and consideration. Gerald and Paul were asked to complete their assignment of reviewing the application with the landowner to address the design and location issues preventing further review. The application will be reconsidered after a report is filed by Gerald and/or Paul.

ADDITIONAL DISCUSSIONS:

Mr. Helmbrecht asked if the application information GLA provides could present more detail on the costs and process of meeting the County sanitation permitting. The new County requirement for a 10-foot hole to verify no ground water is present requires a hiring an excavator and increases costs to landowners.

New construction and impacts to visual are becoming a major issue, with some feeling North Glastonbury has been destroyed.

Committee members could not verify the construction of new dwellings in 2017 that could be reported to the Treasurer for proper billing. Each Committee member was assigned to do a review and report new dwellings.

Meeting adjourned at 8:30 PM.