



Town of Charlotte

ESTABLISHED 1762

Design Review Committee
26 May 2016

Members Present: Robin Coleburn and Robin Pierce

Staff: Daryl Benoit

Others Present: Peter Fenn.

4:00 p.m. Agenda Item: Design Review for ZBA-16-48-CU for 1012 Flat Rock Road.

The Design Review Committee convened at 1012 Flat Rock Road to conduct a site visit and review the applicant, Peter Fenn's plans.

Access to the proposed driveway alteration from Flat Rock Road was discussed. Robin Coleburn asked what type of plants were proposed to be planted in the area where the driveway would be removed.

Mr. Fenn pointed out the trees that were proposed to be cut down to make way for the new driveway, and explained that the tree warden had already approved and marked them. It was observed by the DRC members that the large trees to be taken down are already dying.

The applicant noted that the current structure is located below upon a semi-steep grade where the ground floor nearly makes contact to the earth. The applicant wishes to build the foundation of the proposed structure significantly higher than the current structure (please see the application plans [at this link](#)) in order to avoid contact with the ground. When asked about the proposed foundation, Mr. Fenn explained that pier-style pilings would be used for support around the outside edges of the structure, and a central cement interior foundation (set back from the edges) would be built and used as a storage area (see page 7 [of the plans](#)). The DRC asked what Mr. Fenn proposed to use to cover the open edges of the foundation. He replied that he would be willing to use either diagonal or square lattice panels. Robin Pierce requested that Mr. Fenn update his drawings to reflect this.

The proposed structure will additionally include a one-room second story, which will overlook the abutting property to the north (on Lot 129). Previous to this meeting, the neighbors on that lot had raised an issue with respect to their privacy, and had requested that a berm be constructed (with trees planted on top of it) on Mr. Fenn's proposed lot, between their lots. The DRC denied the prospect because it would appear unusual and could also kill the existing trees.

There was discussion regarding the roof and color of the building. Mr. Fenn stated that colors of the proposed building would be earth tones, and that the roof would be a raised seem metal roof (in a similar style to that of the building to the south on Lot 127, but not copper due to the high expense). Mr. Pierce asked about the height of the chimney with regard to the second story. Mr. stated that the average roof height for Thompson's Point was 26 ft. and that his building would be 23 ft. high plus an



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43 additional 2 ft. for the chimney. Staff stated that this was still below the Shoreland Seasonal Home
44 Management District Standard maximum allowable height of 30 ft.

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46 **Adjourned at 4:42 p.m.**

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