

ARB Special Meeting July 7, 2020

1. Called to order at 6:31

In attendance: Brenda Seefeldt, Laurie Holloway, Lori Domenech, Darryl Hawkins, Carol Bailey
Excused Absence: Doug Kastens, Ryan Dillard, Johnathan Torres

2. Exterior Elevation Application
 - A. ARB2020-005 - 430 Mill Street - Fence Application

The applicant submitted a written statement which was given to each ARB member to read, though it was not read aloud.

ARB members were asked to consider the following Town Codes in order to make a decision on the application:

1. Town Code section 33.49 (I) "vote and announce its decision on any matter properly before if not later than 14 days after the conclusion of the hearing on the matter unless time is extended by mutual agreement between the Board and the applicant"
2. Town Code section 157.175 (7) The extent to which the building or structure will promote the general welfare by:
 - a) Preserving and protecting historic places and areas;
 - b) Maintaining and increasing real estate value;
 - c) Generating business;
 - d) Creating new positions;
 - e) Attracting tourists, students, writers, historians, artists and artisans, and new residents;
 - f) Encouraging study of and interest in American history;
 - g) Stimulating interest in and study of architecture and design;
 - h) Educating citizens in American culture and heritage; and
 - i) Making the town a more attractive and desirable place in which to live.

The Town Attorney read the section of the Design Guidelines pertaining to fences.

Fences and Walls

If fences and walls are to be used as screens or accent elements, the design, colors, and choice of materials shall be consistent with the design and materials of the building. Landscaping can be used in conjunction with these structures to strengthen their screening properties. Chain link, stockade, bamboo, and snow fencing are not considered appropriate.

Discussion was had on stockade, snow and chain-link fences not being allowed. Design, color and choice is governed by ARB.

There was discussion regarding the question of whether the fence complements the building it is paired with and if it is consistent with the design or materials used in the buildings. Also discussed was whether the fence was erected for privacy, safety or screening. There was some question as to whether the fence that was installed should be considered stockade in style.

The original site plan indicated that there would be a stairway going from the new construction to the Rockledge property indicating an opening through which Rockledge could be viewed. The fence as built blocks that view.

Laurie Holloway asked the town Attorney if it mattered that the fence was already installed. It does not.

ARB members were instructed that if approval was denied, reasons for denial would need to be stated. Those reasons would have to be consistent with existing regulations.

Questions to be considered in deciding whether to approve:

- a) Is the fence "stockade"? It has vertical slats but not pointed tops on slats.
- b) Does the fence obstruct the view of Rockledge?
- c) Are materials consistent with the rest of the project?

The applicant was not in attendance to answer questions. Town code does not specifically require attendance. The applicant asked the ARB to make a decision on his application in his absence although his signed application indicated that he must be present.

A Motion was made by Brenda Seefeldt; do we approve this application despite the unanswered questions (see above). Carol Bailey 2nd.

Votes:

Lori Domenech - No

Laurie Holloway - Aye

Darryl Hawkins -No

Carol Bailey - No

Brenda Seefeldt - No

Meeting adjourned 7:02 pm