

REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
AND SPECIAL MEETING OF THE
ROSS TOWN COUNCIL
THURSDAY, APRIL 24, 2008

1. 5:00 P.M. Commencement.

Present: Mark Fritts, Joey Buckingham, Jim Kemp, Noreen Slivon. Dan Winey absent.

2. Posting of Agenda.

Town Manager Gary Broad reported that the agenda was posted according to government code.

3. Review of 7 Woodhaven Avenue, A.P. No. 073-021-04, Steve Bode owner, for construction of a new residence and garage/second unit.

Richard Hannum, project architect, summarized the project.

Mr. &r. Mrs. Fanoë, 8 Upper Road West, indicated that they had been talking to Mr. Bode about landscaping.

Mark & Nora Laherty, 15 Upper Road West, expressed concern for tree removals and views of the proposed roof.

Mr. Marques inquired how much further the new house would be from the location of the existing residence.

Joey Buckingham asked about effect of project on drainage. Richard Hannum responded it wouldn't have any effect.

Jim Kemp said the design evokes Levittown/Eichler. He thought articulation of roof was pretty weak and questioned mid-century design. The elevation from street was one of the least attractive elevations.

Joey Buckingham felt elevation 1 was flat and not interesting and was curious about trim and materials. She thought the front was not the most beautiful.

Richard Hannum replied that you are not seeing that wall because of landscaping and the wall in front and that they had changed that element.

Jim Kemp still thought the front entrance is more of a discovery. Richard Hannum disagreed.

Joey Buckingham thinks he had language of a courtyard house. She is really curious about all the roofs. What are people from above looking down on?

Jim Kemp inquired about fenestration.

Richard Hannum indicated it could be viewed at smartwoodnz.co.com. He said that the time of construction will be under 10 months from pouring concrete.

Joey Buckingham expressed concern about the railings. She indicated that with the mid-century design, the quality of materials is key.

Mark Fritts mentioned that the project was pushing out and then stopping.

Noreen Slivon indicated that her big concern would have been height, but it was well below that.

4. 6:00 P.M. Commencement of Town Council Special Meeting.

5. Council Workshop on Design Review Process with Advisory Design Review Group. Mayor Hunter, Council members Rick Strauss and Diane Durst present.

Council member Durst showed the Council and Advisory Design Review Group projects that had come before the Town Council, starting with 8 Sylvan Lane.

Rick Strauss - Talked about the zoning, general plan requirements and the need for design excellence.

Diane Durst - Thought comments were great.

Jim Kemp - Hardest issue is how can you tell if something is great - if detailing great, execution great, then it will be great.

Joey Buckingham - Diane is trying to define 3rd rail and would like to see more materials, design.

Jim Kemp - Would like to see projects early on; and then after

developed. Noreen Slivon -If get early enough, can find a better

solution. Diane Durst - Can then create rubric.

Richard Hannum - General Plan has important element to it.

Mike Yandle, landscape architect - Need to have certain level of

material. Scot Hunter - Execution can be a major issue.

Mark Fritts - Key component is bringing neighbor in.

Jim Kemp - Would have asked for window section on Shirley application.

Diane Durst - On hillside lots - bulk and mass increase with slopes.

Richard Hannum - How do we protect canopy? How do we deal with site disturbance because we want to protect land?

Scot Hunter, Rick Strauss and Diane Durst supported strict hillside lot ordinance. Jim Kemp - Should have basic engineering along with preliminary application.

Richard Hannum - Staff should decide on necessary information. Staff can put together a list of basic planning information.

Richard Hannum - Need to create process for neighbor to test things out.

Jim Kemp - Need architect with restoration experience for a historic project. Joey Buckingham - Agree with idea of structure, but not score.

Rubric. Joey Buckingham - Should have a zoning checklist and summary. Diane Durst - Need a structure, so don't go off topic.

Diane Durst distributed the group mission statement.

6. Adjournment

The Advisory Design Review Group and the Town Council meetings were adjourned at 7:35 pm.

R. Scot Hunter, Mayor

ATTEST:

Gary Broad, Town Manager