

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: May 30, 2023
RE: Planning/Zoning/Architectural Guidelines review –
311 Wagon Rd

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed at 0311 Wagon Rd

Staff Recommendation:

Staff recommendation is to approve the planning review. A thorough understanding of the impacts and appearance of the front retaining wall should be understood. Final colors should be understood by the board, as they were not located by the reviewer, but expected to be natural colors. Other elements of concern such as now storage and parking will be addressed in subsequent reviews.

Zoning Regulation analysis –

Proposal: A new single-family residence in the design with stone. Total living area is indicated at 3,711 Sqft plus two separate garages totaling 782 sqft.

Zoning district: R1

Lot Size: ~ 30,433 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 141'
100 ft. Required - Complies

Setbacks: Setbacks are indicated and comply with the zoning requirements.
Retaining wall is in the front setback.

Height: Height is indicated on the drawings at 34' 11", measured from the lowest finish floor level to the top of chimney. Town measurement definition has an estimated height of 29' 2", Complies.

Garage Stds: The proposed garage is 782, which is under the maximum of 1200 sqft permitted for this property.

Parking Stds: Parking requirements will be met through the proposed garage parking.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
VI. B. Building Envelope	The proposed principal residence is properly sited within required setbacks. The submitted site plan depicts compliance.	Y
VI. C. Building Siting	The property has a slope down to the back of the property to the Blue River. The home sits forward on the lot and that created the need for a large retaining wall to access the forward facing garages.	Y
VI. D. Grading and Drainage	Final grading is proposed to avoid unnaturally broad, flat surfaces. Grading is indicated to gradually slope down to river, minimally impacting natural drainage.	Y

VI. E. Driveways	Proposed driveway without an indicate of material. Snow storage area calculations are not provided, and snow storage is not provided. Retaining wall reduces the snow storage potential in front of home. Snow storage was left bank on application. Driveway width is scaled at 13'9" Culvert is indicate to drain from the retaining wall to under driveway.	
VI. F. Parking / Garages	The proposed attached two separate garages with a combined 3 cars meets the minimum standards. The single garage is indicated as storage, not as parking on the drawings. If that garage is not designed for parking, the exterior parking will be within the setback and not permitted.	
VI. G. Exterior Equipment and Satellite Dishes	No exterior equipment is indicated	Y
VI. H. Easements and Utilities	Easements are indicated	Y
VI. I. Recreation Facilities	No facilities are indicated	Y
VI. J. Signage	No signage is indicated	Y
VI. K. Pathways /Walkways	No walking paths are proposed or indicated	Y
VI. L. Wetlands	Wetlands are partially identified on the plan. The exact location of wetlands has not been surveyed. Army Corps of Engineers survey may be required prior to permit issuance	Y
VI. M. Wildfire Regulations	Many of the required regulations are operational requirements post-construction. Firewise construction details are proposed and compliant	Y
ARCHITECURAL GUIDLINES		

VI. B. Building Forms	Proposed foundation walls merge with the existing grade. Foundation walls are omitted from the elevation views and materials or coverings are not indicated. Base mass is not indicated. Exposed foundation walls are not permitted.	
VII. C. Setbacks	The proposed structures sit within the required setbacks per the submitted site plan.	Y
VII. D. Building Height	Building height is indicated at 34' 11" but is not measured according to Blue River definitions. The actual height is indicated is estimated at 29'2" which is compliant.	
VII. E. Roofs	Roof design is gabled. Roof material is standing seam metal. Color could not be located. Roof slopes are not clearly indicated, but appear compliant in elevations	Y
VII. F. Exterior Wall Materials	Exterior walls are primarily a combination of horizontal and vertical wood slates with largely stone front of home. Colors could not be located.	Y
VII. G. Exterior Trim	Trim colors are not indicated. Sizing appears appropriate.	Y
VII. H. Windows and Doors	Windows, doors, and garage doors are proportional to the structure and appear in general compliance.	Y
VII. I. Balconies and Railings	Railings are cable design with substantial posts.	Y
VII. J. Chimneys and Roof Vents	Two chimneys are indicated, both substantial in size and blend with the materials and design of the home.	Y
VII. K. Exterior Colors	Color Board could not be located. Application packet indicates the colors are located on page 43, which is not located.	
VII. L.	Trash and storage areas are not indicated.	Y

Solid Waste Collection and Service Areas		
SITE ELEMENTS		
VIII. A. Retaining Walls, Landscape Walls, Fences, and Screening	Retaining wall is located in front of property. Retaining wall is indicated as boulder retaining wall. Retaining walls are not permitted in the front setback. Retaining wall is constructed in possible current snow storage area for the Town roads. Landscaping is not indicated on the top or bottom of the wall as recommended in the guidelines. Final height is 4-6' as indicated on C1.1	N
VIII. B. Terraces, Patios, Walkways and Decks	Deck is in the building envelope and complements the site and structure.	Y
VIII. C. Driveway Paving Surfaces	Driveway and parking area material is not provided, assumed gravel.	
VIII. D. Exterior Landscape Lighting	Proposed exterior lighting is in general conformance. Specific information could not be located.	Y