

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer/Building Official - CAA
DATE: December 19, 2022
RE: Planning/Zoning/Architectural Guidelines review – 0507 97 CIR

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 0507 97 CIR

Zoning Regulation analysis –

Proposal: A new (2) bedroom, (2) bath, (2) car garage is proposed. Access is take directly from 97 CIR with the house located delicately between existing wetlands and the adjacent setbacks.

Zoning district: R-1

Lot Size: .417 Acres

Lot Width: 187'

Setbacks: Proposed structure exterior walls are located beyond the required setbacks, but the roof overhang over the garage and front door may or may not encroach on required front setback. Elevations indicate a 2' overhang beyond garage, which would encroach.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 29'10" as measured from undisturbed soil elevation.

Garage Stds: The proposed garage is 529 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: 2 Enclosed parking spaces are provided. The property requires 3 spaces per design guidelines (F). The third parking space is provided outside but is located within the required front yard setback. Design guidelines (F) does

not permit any of the 3 to be provided in the setback.
Does not Comply

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 submitted site plan depicts compliance, significant work is proposed to be completed in the front yard setback. Landscaping (screening) is depicted in side yard setback.	Y
VI. C. Building Siting	Structure is proposed in context with natural drainage patterns, contours, and landforms.	Y
VI. D. Grading and Drainage	Cut and fill slopes have been kept to a minimum and final grading is proposed to avoid unnaturally broad, flat surfaces.	Y
VI. E. Driveways	Proposed gravel driveway. Snow storage area calculations are provided, but locations are provided beyond the driveway improved area.	N
VI. F. Parking / Garages	The proposed attached 2 vehicle garage complies, However the required third space is provided in the front setback.	N
VI. G. Exterior Equipment and Satellite Dishes	No exterior equipment was identified	Y

VI. H. Easements and Utilities	R.O.W. easements are identified on the plans. Well location is located in front setback. Other easements are not identified.	Y
VI. I. Recreation Facilities	A Hot Tub is proposed under the deck.	Y
VI. J. Signage	No signage is indicated.	Y
VI. K. Pathways /Walkways	The proposed landings, pathways, and walkways comply.	Y
VI. L. Wetlands	Wetlands are identified on the plans. Location to wetlands is immediate, and disturbance of the wetlands impracticable to avoid. Applicant will need to demonstrate proper permits or creative construction methods before proceeding.	N
VI. M. Wildfire Regulations	Many of the required regulations are operational requirements post-construction.	Y
ARCHITECTURAL GUIDELINES		
VII. B. Building Forms	Proposed foundation walls merge with the existing grade, vertical walls appear to be illustrated with appropriate materials. Remaining building elements are wood or wood like appearance. Roof will shed on to lower low slope roof.	Y
VII. C. Setbacks	Proposed structure exterior walls are located beyond the required setback, but the roof overhang over the garage and front door may or may not encroach on required front setback. Elevations indicate a 2' overhang beyond garage, which would encroach.	
VII. D. Building Height	Building complies with zoning district requirements. With a maximum height of 29' 10"	Y
VII. E. Roofs	Roof design is Gable roof. Primary slopes are 10:12 which is consistent with the suggested standards of 4:12 – 12:12 for primary roofs. The primary roof cover is identified as a standing seam metal. The proposed 2:12 slope of the metal roof depicted above garage and	Y

	front door comply with requirements for secondary roofs. Heated gutter over garage is provided.	
VII. F. Exterior Wall Materials	Proposed exterior materials are ship lap, both horizontal and vertical.	Y
VII. G. Exterior Trim	Proposed trim colors are in general conformance.	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 light in appearance and the pattern is largely open. Railing material and guard materials are proposed as a metal horizontal rail system.	Y
VII. J. Chimneys and Roof Vents	A metal flue finished to match roof is proposed. Flue is not enclosed within a chimney.	Y
VII. K. Exterior Colors	Proposed colors indicated on the color board are in general conformance.	Y
VII. L. Solid Waste Collection and Service Areas	None indicated.	N/A
SITE ELEMENTS		
VIII. A. Retaining Walls, Landscape Walls, Fences, and Screening	None indicated	N/A
VIII. B. Terraces, Patios, Walkways and Decks	Deck is cantilevered, and public view is minimal	Y
VIII. C. Driveway Paving Surfaces	Driveway and parking area material is gravel.	Y

VIII. D. Exterior Landscape Lighting	Proposed exterior lighting is not provided. Elevations indicate potentially complaint fixtures.	
IX. B. Submittal Requirements	Survey, Site Plan, roof plan, Floorplans and elevations are provided. Construction management plan is not provided.	N