

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk  
FROM: Kyle Parag, Plan Reviewer - CAA  
DATE: September 30, 2024  
RE: Planning/Zoning/Architectural Guidelines review – 6306 Hwy 9

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

**Zoning Regulation analysis –**

Proposal: A new single-family residence with an attached garage. The proposed 2 story, 4 bedroom, 3 bath home, includes 3431 s.f. of living space and an attached 671 s.f., 2 vehicle garage for a combined 4102 square feet.

Zoning district: R-1

Lot Size: ~ 20,000 sq. ft.  
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 155'  
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Architecturals documents measured the height incorrectly, height is 30'8"

Garage Stds: The proposed garage is ~671sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking. The exterior parking space will partially be in the side setback.

**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
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
<b>DEVELOPMENT STANDARD</b>		
Article 3: Easements	Several easements are located on the property, access easements and pedestrian easement, with blue river road extending past the easement onto the property. Utility easement on the Hwy 9 side may be missing. From the information known, it appears compliant.	Y
Article 4: Buildable Area/setbacks	Setbacks appear to be measured correctly	Y
<b>Article 5 Building Design Standards</b>		
Article 5-20 Building Height	Height is indicated at 23', but is more accurately determined to be 30'-8", which complies	Y
Article 5-60 Foundation	Foundation is not exposed, covered with siding	Y
Article 5-70 Roofs	Main roof design is a gable roof with a slope of 2.5:12, less than 4:12 requires discretionary review.	PC
Article 5-80 Garages	Shows general conformance	Y
Article 5-90 Window and doors	Windows are sized to complement the home.	Y
Article 5-100	Vertical wood is indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	Chimney is indicated on the north side of the home, shows general conformance	Y
<b>Article 6 Building Materials and Colors</b>		
Article 6-20 Materials	Siding is LP smart side	Y
Article 6-30 Colors	Colors are not provided	N
<b>Article 7 Accessory Improvements</b>		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 671 Sqft	Y
Article 7-50 Driveways	Width indicated at 12'. Slopes are minimal. 16B-7-50 (c) (2) requires an agreement approved by the Town attorney, <b>not provided. Snow storage calculations are not provided</b>	N
Article 7-60 Parking Areas	<b>Parking comprises of 2 interior spaces and one exterior space. The exterior space is partially in the side setback. 3 spaces are required.</b>	N
Article 7-100 Decks	Large deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
<b>Article 8 Signs</b>		

Article 8 Signs	None indicated	Y
<b>Article 9 Lighting</b>		
Article 9 Lighting	Lighting details are not provided	Y
<b>Article 13 Environmental Regulations</b>		
Article 13-20 Wetlands	None indicated, however the river is adjacent.	Y