

The committee discussed the points brought forth in Chris Dalzell 10/8/24 email. Below is the result of that discussion:

- The parking lot screening has been a reoccurring communicated concern from the very beginning of the review process. HARB has maintained a position that a brick wall and/or mature plantings around the perimeter of the lot would be required to mitigate its aesthetic impact. As per Chris's request, the committee revisited the current requirement and will drop the minimum height of plantings in the designated region to 36".
- As per Chris's request, the committee reconsidered the brick element requirement. It is disappointing that this opportunity to improve the neighborhood's curb appeal will be lost but Chris's objection is valid so the committee will rescind this requirement.
- As per Chris's request, the committee reconsidered the mid lot ribbon requirement. These ribbons were purely an aesthetic consideration to break up visually the long expanse of the lane. It turned out very nicely for the property at 7 Pearl. The proposed lane at 60 Bruin is by far the biggest driveway in the neighborhood so it was the opinion of the committee that this would be aesthetically pleasing on this property as well. As per Chris's request, the committee will rescind this requirement solely based on the liability concerns raised. It is again disappointing that this opportunity to improve overall presentation will not be undertaken.

A new approval letter will be drafted and sent out sometime in the near future reflecting the items above.