

ARCHITECTURAL REVIEW COMMITTEE

May 21, 2024,

PRESENT: John Dillworth, Kevin Middleton, Susan Holt, Gary Murrey, Michael Galello
ALSO PRESENT: Elaine Brady (Board Liaison), Joshua Vickers (Chief Inspector)

John called the meeting to order at 1:04 p.m.

Public Comments:

- N/A

Variance or Exception:

- **71 PINEHURST ROAD – Variance to affix a mesh garden fence inside the wooden fence. Approx. 2ft from the ground:**

Mrs. Bishop came in to ask for the mesh fencing to remain on the property. Dog the owner pervious had escaped the fence before they installed the wire mesh fence. The improvement of the wire mesh has stopped and is a hope that the new neighbors will have the same issue. Kevin made a motion to decline the request for variance and Susan seconded the motion.

- **160 SEAFARER LANE – Variance for wooden picket style fence 5ft outside of setback, 4ft in from property line:**

Mr. and Mrs. Durbin came in today to ask for a variance for a wooden picket style fence outside of the setback, 4ft in from the property line. Kevin made a motion to accept the variance of 5 ft to the property lines, 10 feet from the rear, fence can only be 4 ft tall, an up-to-date survey is required, plantings will need to be installed, and a picture of the type of fence and will not need to return to another meeting and can apply for the fence. Susan Seconded

Minutes:

Susan made a motion to approve the minutes from the May 7th, 2024; with changes, Kevin seconded the motion, all were approved.

Old Business/ New Business:

- 111 Tail of the Fox, sent in a permit for two signs, john said the first permit had to be applied for by the homeowner, but it could only be one additional sign. The Committee said this sign does not fall into **Section 600. Sign regulations**, which are stated below:
 - **600.1**
 - **General** states that subject to sections 600.3, 600.4, and 600.5 below, all signs, billboards or advertising structures of any kind are prohibited except upon application to and written permission from the ARC.
 - **Intent** states that subject to sections 600.3, 600.4, and 600.5 below, the ARC will permit (not issue a permit) temporary signs only if it deems them essential and in general interest of the community, do not adversely affect property values and strictly adhere to the criteria of 600.2
 - **Section 600.2 General Criteria:**
 - **Size:** max 4 sq ft provided no side shall be greater than 38”
 - **Height:** not to exceed 5 ft from ground level to top of sign
 - **Location:** shall not be fastened in anyway to a tree, cannot be in easement
 - **Materials:** wood is recommended, other material may be considered
 - **Colors:** natural wood or brown background with complimentary letters
 - **Wording:** shall be clear and concise and limited to pertinent information
 - **Number:** in addition to an address plate, only -one sign of any type shall be permitted on any numbered lot
 - **Placement:** sign must be placed no sooner than the approved date and removed within 3 days of the removal date.

- **600.3 Specific Sign Criteria**
 - **Name/Address Plate**
 - Allowed on house and driveway
 - **Construction Sign**
 - Temporary will work is begin performed and removed within 1 week of completion
 - **Real Estate Sign**
 - Not allowed other than Open House Signs
 - **Real Estate for Sale/Lease Sign**
 - Temporary sign limited to 1 must say "For Sale by Owner" or "For Rent by Owner"
 - **Real Estate Stakes**
 - 2" x 2" or 1" x 3" no higher than 3' with approved colors
 - **Open House Signs**
 - Self-standing
 - Limited to 1 on parkway, and one to direct to house
 - **Real Estate Flags**
 - Are not allowed
 - **Brochure Boxes**
 - One and only 2 designs are allowed
 - **Yard, Garage, Rummage, Etc. Sale Signs**
 - Limited to Saturday and Sunday during 6am to 4 pm
 - Only allowed 4 per year
 - Must remove sign no later than 5pm
 - **Advertising and Direction Signs for Temporary Functions of Community Organizations and Churches**
 - any color combo
 - 4 sqft
 - May be placed on common grounds with owner's permission
 - No sooner than 3 weeks prior, direction sign no sooner than 24 hrs. prior and must be removed 24 hrs. after event
 - May be granted for 3 consecutive years
 - **Section 600.4 Political Candidate and Referendum Signs**
 - Has to have property owners' approval
 - Common ground with homeowner permission
 - Can be placed 30 days before election and removed 7 days after
 - 600.2 criteria don't apply to these signs
 - **Section 600.5 OPBC and Referendum Signs**
 - Must have property owner approval
 - 600.2 criteria don't apply to these signs, exclude color and material
 - Can be placed 30 days before election and removed 7 days after
 - In conclusion the above 111 Tail of the Fox Sign does not meet any of the above criteria and was denied, furthermore go forward, there is no permit for a yard sign unless listed under 600 if needed.
- Need to check the state if the variance portion is public allowed
 - Talk about sign restricting
 - Talk about flags
 - Discuss on meet days and times
 - Mondays at 9:30 a.m.
 - 10 days before meeting for ARC Packets so they can review and have site visits
 - Add on new app to allow ARC to visit properties
 - Starting the new Time and Day are on June 17th, 2024
 - Michael has Volunteered to be the front runner for entering the property and taking pictures for the site visits
 - Final comments and words to and from John Dillworth in reference to his last Meeting as Chair of ARC

Adjournment:

John moved to adjourn, Kevin made a motion to adjourn, Susan, and Gary seconded the motion; all were in approval. The meeting adjourned at 3.55 p.m.