

MINUTES

The meeting was called to order by Gene Clark, Chair., at 8:00 AM at the Chimney Hill office in Wilmington, VT, Saturday, September 1, 2018. In attendance were Jane Cary, Thomas Anderson, James Bogard and Roy Schluter. Also present was Kenneth Spicer, Executive Director and Brian Lynch, owner of # B-4 Valley View.

Upon a motion duly made, seconded, and approved by Gene Clark and Thomas Anderson (Jane Cary, James Bogard and Roy Schluter abstained as they were not at the August 4, 2018 ACC meeting), it was **RESOLVED** to accept the August 4, 2018 ACC minutes.

Letters

Ken Spicer, Executive Director, reviewed the recent letters for maintenance items that were approved:

281 Old Witness Tree Lane, replacement of front deck railing and exterior of home touch up staining, same color.

652 Twin Brook Road, exterior deck painting, same color.

902 Fawn Run, shingle roof replacement (same color).

C-204 East Brook Crossing, interior renovations: installation of wood paneling in lower level (currently unfinished), finish lower level bathroom (plumbing previously in place), replace spiral staircase with traditional staircase.

New Business

B-4 Valley View, request for the construction of a shed and variance.

The committee reviewed an application for a shed. The proposed shed placement indicates 21 feet from the front property line requiring a variance of 19 feet from the 40 foot side setback requirement. The owner of the property, Mr. Lynch, explained that the topography of the lot, wetness of the property and location of the septic area prevents placing the shed in a location that meets the setback requirement. Mr. Lynch explained that the location of the shed (behind the existing rubbish bin) would not be visible from the road or neighbors' view and would be more than 60 feet from Valley View Road. After review and discussion the committee approved the shed pending the following:
1) Board approval of the setback variance.

Footnote: At the September 1, 2018 Board of Directors meeting the Board approved the variance request as recommended by the ACC.

Old Business

All open permits were reviewed:

4 Pond Loop: Garage and Renovations – no activity.

134 Big Bend Loop: Addition – framing started

182 Big Bend Loop: Addition – Upon a motion duly made, seconded and unanimously approved it was RESOLVED to issue a Certificate of Compliance for the addition at # 182 Big Bend Loop.

261/262 Fern Lane: House – foundation being backfilled.

CHIMNEY HILL OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
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531 Scattered Timber Road: Garage – foundation being poured.

595 Binney Brook Road: Screen room addition – coming along.

614 Howe's Loop: Garage – no activity – issue with neighbor concerning property line and variance (no permit has been issued).

645 Twin Brook Road: Deck addition – coming along.

B-34 Beebe Road, Addition – no activity (letter was sent concerning expiration of permit on August 31, 2018 – no response). Permit has expired and a letter will be sent to the owner indicating such.

B-127 High Top Road, Garage – Upon a motion duly made, seconded and unanimously approved it was RESOLVED to issue a Certificate of Compliance for the garage at # B-127 High Top Road.

Members Concerns/Other Business:

A letter will be sent to the owner of # 125 Chimney Hill Road for possible violations concerning construction not originally approved. Also, the owner was notified in a previous letter to complete the exterior painting of the home by mid-August, which was agreed to and has not been completed.

Next Meeting Date

To be determined.

Adjourn

A motion was made and seconded to adjourn the meeting at 8:20 AM.

Respectfully Submitted,
Kenneth Spicer, Secretary Pro Tem