



Planning Commission Minutes  
August 22, 2024  
Approved September 4, 2024

This meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole (Chair), Bob Christin, Sylvie Favret, Robert Johnson, Jeff McCrehan, and Peter Nagrod (TC Liaison) and Tim Carle representing Caruso Homes.

**Approval of Agenda:** The agenda was approved by consensus.

### **Building Permit Applications**

**328 Ridge Road:** Jeff went over his calculations for the permit evaluation for 328 Ridge. The plans conform to setback, lot coverage, and maximum enclosed space requirements. He noted that the maximum height requirement of 30 feet from grade to roof peak has been addressed by lowering the main roof ridge closer to the height of the front gable (as suggested by the HPC). Sylvie presented her evaluation with the same findings.

The Planning Commission discussed whether the changes in the plan were sufficient to satisfy the subdivision conditions. Specifically, we focused on condition #7) "As all sides of the house will be visible from the public ways, select a design that avoids single roof and wall planes and locates architectural detail on multiple sides rather than all in front." We agreed the applicant had made changes to move architectural details so all four sides of the house were enhanced. We felt, however, that not as much had been done to avoid single roof and wall planes. Mr. Carle said that Mr. Golden felt he really couldn't afford to add a porch across the back of the house, but that adding a gable as suggested in the HPC review might be possible.

Robert moved to approve the plans for 328 Ridge on the condition that the plans be modified to add the rear roofline gable. Georgette seconded the motion. *Approved: 5-0.*

Once the modified plans are received by the Planning Commission they will be reviewed by Georgette and Peter. If they agree the change is as expected, the plans will be signed and sent back to the applicant by email.

**Other Business:** There was none.

There being no other business, the meeting adjourned at 8 pm.

Georgette E Cole, PC Chair