

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF NOVEMBER 19, 2015

Those in attendance: Mr. Bruce Johnson, Chairman
 Mr. Art Garst
 Mrs. Trudy Cappiello
 Mrs. Lynn Kieffer
 Mrs. Andrea Eglinton
 Mr. Jonathan Kanipe, Town Administrator

Chairman Johnson called the meeting to order at 5:30 p.m. There was consensus to approve the minutes of the October 22, 2015 meeting.

Dr. Brown Crosby of 26 Stuyvesant Road was called for the first case. Mrs. Cappiello asked about the tree overhang in the front and if the panels will be shaded. The tree will act as 25 percent shade mostly in the summer. It is an oak tree so it will mostly hold onto its leaves for a little bit. Mr. Kanipe explained to Chairman Johnson, the solar panels were placed on display on Dr. Crosby's roof for the Board of Adjustment. This was to show the Board and other residents what the panels will look like. The glass will be less reflective to absorb more heat. Many were worried about the panels breaking with golf balls flying around. The panels are very durable. Sugar Hollow Solar put the panels on the roof twice to alleviate concerns. The project was approved.

Aaron and Laurie Pulver were called and Ward Griffin was there on their behalf. The Pulvers live at 14 Southwood. They have a tall unfinished attic and they are making a play area and guest area. They would like to add some light and add some cupolas. Mr. Griffin referenced the drawings provided to the Board and also noted a "to scale" mock up for the roof. The pictures were shown. The windows will give more light to the front and back. A new shingle roof will be put on at some point. The material is just going to be wood with clap board on the sides and painted wood. The color is going to match the body of the house. The project was approved.

A potential project for the owner at 20 Ridgfield was discussed. The homeowners are Adam & Jacqueline Berry. They want to extend the deck. Mr. Berry would like to get approval for the deck outside of the setback. Mrs. Eglinton asked what kind of materials will be used and Mr.

Kanipe said it will be treated lumber. The Board did not make a decision for this project and the project was tabled. The Board suggested Mr. Berry revise his plans and go before the Board of Adjustment.

Tom & Hillary Lynch were not in attendance for the project at 12 Fairway Place. Mr. Kanipe said they were going to replace an existing wooden canopy with a metal canopy. The Board observed the drawings and the project was approved.

The next meeting of the Design Review Board was scheduled for Thursday, January 21st, 2015 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 6:00 pm.

Bruce Johnson, Chairman

Jonathan Kanipe, Zoning
Administrator