

**Town of Coupeville
Design Review Board Meeting
June 17, 2008
9:00 a.m.**

BOARD MEMBERS PRESENT: Chairperson Millie Fonda, Board members Carol Thrailkill, Lynda Richards, and Randy Williams. Absent: Stig Carlson, Chuck Poust and Jill Usher

STAFF PRESENT: Town Planner Larry Kwarsick, Utility Clerk Nanc Garner

CALL TO ORDER:

The meeting was called to order by Chair Fonda at 9:06 a.m.

APPROVAL OF MINUTES:

The Minutes of April 15, 2008 were approved as presented with the addition to page 4 – DRB 08-05 - Plat of Coupeville Reserve – 504 NE Fourth Street – New Single Family Home – Omitted was the comment from the Board to the applicant that the homes should not all look the same and that they should have added and/or different distinctions to them.

NEW BUSINESS

DRB 08-06 and DRB 08-07 - East Bay Construction – Lots #6 and 7 (506 & 508 NE Fourth Street) – New Single Family Homes

Planner Larry Kwarsick explained that the applicant has filed two building permit applications for single family homes in the recently approved Coupeville Reserve Plat. The proposals lie outside the historic restoration overlay zone. The homes are proposed on adjoining Lots 6 & 7 with side-loaded garages accessed behind the homes via a joint driveway to NE Fourth Street. The standard lot size is 9,600 sq. ft. but it has been reduced to 7,874 sq ft.

Boardmember Thrailkill asked if this was George Churchill's project and Planner Kwarsick responded that Churchill and Darrell Wallen are partners in the plat but are constructing the homes separately.

Board Action: A motion was made by Boardmember Thrailkill, second by Boardmember Williams, to approve DRB 08-06 and DRB 08-07 - East Bay Construction – Lots #6 and 7 (506 & 508 NE Fourth Street) – New Single Family Homes based on the findings of fact and conclusions of law identified in the staff report, with the following four conditions:

Conditions:

1. The applicant shall submit drainage and landscape plans to include a rain garden as conditioned by the Town Public Works Director. The rain garden shall be constructed prior to the issuance of occupancy permits for the homes.
2. The applicant shall be required to include in the landscaping plan the addition of mixture of street and rear yard trees which may include smaller species in keeping with the surrounding buildings and gardens.
3. The covered porch on Lot 7 should be modified to include railings.
4. The landscape plan for Lot 7 must include a total of 3 trees within the front yard per the conditions of final plat approval.

The motion passed unanimously.

DRB 08-08 – Regina Currier – 412 North Main Street – New Roof and Exterior Paint (Formerly Doctor Anderson’s Office)

Larry Kwarsick explained that the applicant is moving her practice to the commercial building and proposes to paint the exterior body and trim of the structure (formerly known as Doctor’s Anderson’s Office). Color samples were provided to the Board. There are issues with the roof and leakage, and the applicant proposed a new composition roof replacement. Mr. Kwarsick also explained that Dr. Courier has a sign at the current location but will need a new sign permit for signage when she relocates. The building is a nonconforming structure, not an historic structure but lies within the Historic Restoration Overlay. The parking is grandfathered in as it was pre-existing and there should be no parking spaces eliminated and no changes of the parking use. This business is not a change-in-use of the property. Chairperson Fonda commented that she liked the colors and Boardmember Williams asked about the condition of the siding of the house. The applicant’s husband, Steve Gordon, responded that some of the siding may be replaced with horizontal siding over time when repairs are needed. The applicant also plans to keep ‘Anderson’ as the name of the building.

Board Action: A motion was made by Boardmember Williams, second by Boardmember Thrailkill, to approve DRB 08-08 – Regina Currier – 412 North Main Street – New Roof and Exterior Paint (Formerly Doctor Anderson’s Office) based on the following three Findings of Fact and Conclusions of Law, and the following three Recommendations and Conditions:

Finding of Fact and Conclusions of Law:

1. The applicants submitted a complete application and review fee on June 5;
2. The building lies within the Historic Restoration Overlay zone; and
3. The proposed exterior paint colors and roof modification conform to the Community Design Standards.

Recommendations and Conditions:

1. An occupancy permit for the new medical office is required.
2. A new sign permit is required even though the applicant’s existing sign was previously approved at a different location.
3. No reduction in the number of parking spaces is allowed or expansions of the structure/change in use of the building without conforming to the current town parking standards, to include landscaping and screening.

Motion was approved unanimously.

INFORMAL DISCUSSION

Boardmember Richards announced that there would be a window restoration workshop at the Rueble Barn on Ft. Casey Road, Saturday, June 21 from 10 – 3 pm.

ADJOURNMENT: 9:38 a.m.