



Sudden Valley Community Association Architectural Control Committee

Date 01/23/2025

Time 5:00 PM

Location Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Jo Jean Kos, Dan Vink, Patric Zwolenski, Linda Tessier
Excused Absence:	N/A
Attendees:	Diane Bruneau, Joel Carter, Allen Helvajian
Observers:	John Gordon (Items 3 & 19), Scott Davis (Items 5 & 6), Matt Lynch (Items 5, 6, 7, 11, 12, 13, 14), Chad Schmitt (Items 5, 6, 7, 11, 12, 13, 14), Peter Fu (Item 9), John Quigg (11 & 12), Ed Danch (Items 15 & 16), Gary Corsiglia (Item 17), J Young (Item 21)

Item – 1	Approval of 01/23/2025 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 01/09/2025 ACC Meeting Minutes
Item – 3	72 Windward Dr, G1, New Construction Resubmission
Item – 4	72 Windward Dr, G1, Variance (Setback)
Item – 5	10 Inlet Cir, G1, New Construction
Item – 6	10 Inlet Cir, G1, Variance (Height)
Item – 7	5 Spinnaker Ln, G1, New Construction
Item – 8	124 Windward Dr, G1, Tree (Remove 1)
Item – 9	88 Windward Dr, G1, Tree (Remove 2)
Item – 10	11A Par Ln, G1, Ext Alt (Deck Chg) Resubmission
Item – 11	4 Sanwick Pt Ct, G1, New Construction
Item – 12	4 Sanwick Pt Ct, G1, Variance (Setback)
Item – 13	6 Sanwick Pt Ct, G1, New Construction
Item – 14	6 Sanwick Pt Ct, G1, Variance (Setback)
Item – 15	22 Hillside Pl, G3, New Construction Resubmission
Item – 16	41 Maple Ct. G3, Construction Chg (Paint & Propane)
Item – 17	11 Bramble Way, G5, Tree (Remove 1)
Item – 18	368A Sudden Valley Dr, G9, Ext Alt (Greenhouse)
Item – 19	34 Morning Glory, G9, New Construction Resubmission
Item – 20	28 Lost Lake Ln, G13, Ext Alt (Siding & Paint)



Item – 21	21 Lost Fork, G13, Construction Chg (Lighting)
Item – 22	110 Sudden Valley Dr, G13, Tree (Remove 1) <i>Resubmission</i>

Meeting Called to Order 05:03 PM

Item – 1	Approval of 01/23/2025 ACC Meeting Agenda	Video 00:00:27 – 00:00:40
Comments:		
Discussion:		
Action:	Approved	Motion: John Unanimous

Item – 2	Consent Agenda – Approval of the 01/09/2025 ACC Meeting Minutes	Video 00:00:42 – 00:01:00
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 3	72 Windward Dr, G1, New Construction <i>Resubmission</i>	Video 02:38:00 – 02:58:40
Comments:	The house is too large and the roof is too high.	
Discussion:		
Action:	Denied with Comments	Motion: John Majority (Patric opposed)

Item – 4	72 Windward Dr, G1, Variance (Setback)	Video 02:57:40 – 02:59:09
Comments:	Denied as submitted	
Discussion:		
Action:	Denied with Comments	Motion: Dan Majority (Patric opposed)

Item – 5	10 Inlet Cir, G1, New Construction	Video 01:36:45 – 02:10:13
Comments:	Leave Tree #10 alone	
Discussion:		
Action:	Denied with Comments	Motion: John Unanimous

Item – 6	10 Inlet Cir, G1, Variance (Height)	Video 02:07:20 – 02:11:58
Comments:	Get input and sign-off from the neighbor at 15 Inlet Circle	
Discussion:		
Action:	Denied with Comments	Motion: John Unanimous

Item – 7	5 Spinnaker Ln, G1, New Construction		Video 03:21:54 – 03:39:02
Comments:	Apply a broom finish on the surface of the driveway.		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

Item – 8	124 Windward Dr, G1, Tree (Remove 1)		Video 03:40:02 – 03:40:55
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 9	88 Windward Dr, G1, Tree (Remove 2)		Video 00:06:58 – 00:10:57
Comments:	Resubmit request for Tree #1 with an arborist's report		
Discussion:			
Action:	Approved #2 Tree ONLY Denied Tree #1	Motion: John	Unanimous

Item – 10	11A Par Ln, G1, Ext Alt (Deck Chg) <i>Resubmission</i>		Video 03:41:08 – 03:41:48
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 11	4 Sanwick Pt Ct, G1, New Construction		Video 00:12:50 – 01:08:02
Comments:	1) Home appear to be too large for the lot, 2) Submit three (3) neighbors' written input regarding the common easement , 3) Submit a detailed tree plan, 4) Submit a detailed storm water plan, 5) Submit detailed plan showing how the access to the easement will flow during construction and mitigation for the least impact to the neighbors, 6) Provide details for retaining wall on west side of easement		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 12	4 Sanwick Pt Ct, G1, Variance (Setback)		Video 01:08:40 – 01:09:35
Comments:	Denied as submitted pending approval of new construction.		
Discussion:	Submit future requests as a group with 6 Sanwick.		
Action:	Denied with Comments (Patric opposed)	Motion: John	Majority (Patric opposed)

Item – 13	6 Sanwick Pt Ct, G1, New Construction		Video 01:09:55 – 01:26:30
Comments:	1) Home appears to be too large for the lot, 2) Submit three (3) neighbors' written input regarding the common easement , 3) Submit a detailed tree plan, 4) Submit a detailed storm water plan, 5) Submit detailed plan showing how the access to the easement will flow during construction and mitigation for the least impact to the neighbors, 6) Provide details for retaining wall on west side of easement		
Discussion:			
Action:	Denied with Comments	Motion: John	Majority (Patric abstained)

Item – 14	6 Sanwick Pt Ct, G1, Variance (Setback)		Video 01:26:44 – 01:27:20
Comments:	Denied as submitted pending approval of new construction.		
Discussion:	Submit future requests as a group with 4 Sanwick.		
Action:	Denied with Comments (Patric opposed)	Motion: John	Majority

Item – 15	22 Hillside Pl, G3, New Construction <i>Resubmission</i>		Video 02:16:18 – 02:34:55
Comments:	Provide stake & string markers for plot lines and house corners. More information (HxWxL) on retaining		
Discussion:	wall. Resolve Driveway grade and slope.		
Action:	Denied with Comments	Motion: John	Unanimous

Item – 16	41 Maple Ct. G3, Construction Chg (Paint & Propane)		Video 02:36:38 – 02:37:10
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 17	11 Bramble Way, G5, Tree (Remove 1)		Video 00:03:22 – 00:06:38
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 18	368A Sudden Valley Dr, G9, Ext Alt (Greenhouse)		Video 03:42:08 – 03:48:15
Comments:	Need to provide stake & string of property line. Need to know where the greenhouse on the property.		
Discussion:			
Action:	Denied with Comments	Motion: Dan V	Majority (Jo Jean opposed)

Item – 19	34 Morning Glory, G9, New Construction <i>Resubmission</i>		Video 03:06:45 – 03:21:01
Comments:	Request more information about the driveway slope. Construction & design plan should keep the slope		
Discussion:	to less than 15 percent.		
Action:	Denied with Comments	Motion: Dan V	Unanimous



Item – 20	28 Lost Lake Ln, G13, Ext Alt (Siding & Paint)	Video 03:49:50 – 03:51:00
Comments:		
Discussion:		
Action:	Approved	Motion: John Unanimous

Item – 21	21 Lost Fork, G13, Construction Chg (Lighting)	Video 01:32:05 – 01:35:20
Comments:	Re-do with initially approved downward shining light fixture.	
Discussion:		
Action:	Denied with Comments	Motion: John Unanimous

Item – 22	110 Sudden Valley Dr, G13, Tree (Remove 1) Resubmission	Video 03:51:33 – 03:51:44
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Meeting Adjourned 08:58 PM