

**Minutes**  
**Village of Maple Bluff Building Board**  
**Tuesday, September 9, 2014 5:15 p.m.**  
**Village Center – 18 Oxford Place**

Members Present: Chair Eric McLeod, Tony Arneson, Mary Duff, John Duffy, Dave Easton, Kent Johnson and Colleen O’Meara.

Members Absent: None

Others Present: Jeff Masciopinto of 27 Bayside Drive, Andrew Braman-Wanek from Ginkgo House Architecture, Eric Donovan from TDS Custom Construction, Blake Griffin of 10 Roxbury Road, Willy Haeberli and Gabriele Haberland of 1171 Farwell Drive, Betsy Zadra & Kathleen McNeil representing the Maple Bluff Country Club, Patrick Riha of 1173 Farwell Drive, Chief Tim Krueger, Intern August McGinnity-Wake, and Deputy Clerk Rene Dopkins.

**Approval of Agenda:** A motion was made by Kent Johnson and seconded by Tony Arneson to approve the Agenda as presented. Motion carried unanimously.

**Approval of Building Board minutes dated August 12, 2014:** A motion was made by Tony Arneson and seconded by Kent Johnson to approve the minutes as presented. Motion carried unanimously.

**Citizen comment on any subject other than items on the agenda:** None.

**Request of Jeff & Sarah Masciopinto of 27 Bayside Drive to remodel, including a kitchen addition, rebuild sunroom, rebuild deck, shed dormer addition, gable dormer addition, new porch overhang, new windows, garage doors and siding:** Jeff Masciopinto and Andrew Braman-Wanek reviewed the plans. The plans were shared with the immediate neighbors prior to the meeting.

A motion was made by Kent Johnson and seconded by John Duffy to approve the plans as presented. Motion carried unanimously.

**Request of Bob & Lynn Bolz of 49 Cambridge Road to build a deck:** Eric Donovan summarized the plans. He stated that railings will be added as needed.

A motion was made by Colleen O’Meara and seconded by John Duffy to approve the plans as presented. Motion carried unanimously.

**Request of the Maple Bluff Country Club – 500 Kensington Drive to renovate the building and pool:** Betsy Zadra and Kathleen McNeil gave a presentation of the proposed changes. The pool will be reconfigured and will have eight lanes, two diving boards, a kiddie pool, deck area, snack bar, and will be ADA compliant. The changing rooms will be updated, a 2,500 sq. ft. fitness center will be built, and a 300 sq. ft. golf simulation room will be added. A wrought iron fence with brick pillars will surround the pool/deck area.

The timeline would be to close the pool on Labor Day and be all done by Memorial Day.

A motion was made by Mary Duff and seconded by Kent Johnson to approve the plans as presented, with submission of final plans to be reviewed at a later date. Motion carried unanimously.

**Request of Blake Griffin of 10 Roxbury Road to build a garage, replace windows, doors and siding:** Blake Griffin reviewed the plans. Blake stated that the garage will mimic the house in design and will be set back four feet from the house.

Blake will return with a landscape and fence plan at a future date.

A motion was made by Mary Duff and seconded by John Duffy to approve the plans as presented. Motion carried unanimously.

**Request of Patrick Riha of 1173 Farwell Drive to replace the garage and build an addition:** Colleen O'Meara recused herself from voting on this project. The plan is to convert the three season porch to four, build an addition over the porch, replace the 2 car garage, and new siding and windows.

A motion was made by Kent Johnson and seconded by Tony Arneson to approve the plans as presented. Motion carried unanimously.

Chief Krueger updated the committee about a change in the driveway at 33 Fuller Drive.

A motion to adjourn was made by Kent Johnson and seconded by John Duffy.

Respectfully submitted,

Rene Dopkins  
Deputy Clerk