

**Minutes**  
**Village of Maple Bluff Building Board**  
**Tuesday, September 8, 2009**  
**5:15 p.m.**  
**Maple Bluff Village Center**

Members Present: Chair Eric McLeod, Members Tony Arneson, Greg Collins, Mary Duff, and Kate Zbierski.

Members Absent: David Easton and Colleen O'Meara.

Others Present: Jeffrey Levy of 829 Lakewood Blvd., Carl & Sue Weston of 166 Lakewood Blvd., Don Richards, Architect for the Weston's, Don & Roberta Thornton of 166 Kensington Drive, Maureen Wall of 825 Lakewood Blvd., Janet Battista of 154 Kensington Drive, Jane Sulzer of 159 Kensington Drive, Michael Browne & Kristen Carreira of 371 Woodland Circle, Joe McNeil of 151 Kensington Drive, Shirley Levine of 200 Lakewood Blvd., Building Inspector Kelly Green, and Chief Tim Krueger.

Chair McLeod called the meeting of the Building Board to order at 5:15 p.m.

A motion was made by Member Duff and seconded by Member Arneson to approve the agenda as presented. Motion carried unanimously.

A motion was made by Member Duff and seconded by Member Collins to approve the minutes of the August 11, 2009 Building Board meeting. Motion carried unanimously.

Request of M. Wall of 825 Lakewood Blvd. to replace a four foot fence with a six foot fence.

Maureen Wall appeared to present the project. A motion was made by Member Duff and seconded by Member Zbierski to approve the project as presented. Jeffrey Levy appeared to express his concerns regarding the fence. He distributed photos of the properties. Items discussed included the need for the fence on only one side of the property, potential property value decrease, and sunlight blockage for his perennial garden. Maureen Wall stated that the side the fence that will be installed is the only side that she has issues with and that the fence should not interfere with sunlight for the perennial garden. Chair McLeod stated that privacy fences are discouraged, but not prohibited. The existing trees will not have to be removed to install the new cedar fence. Motion carried unanimously.

Request of Michael Browne and Kristen Carreira of 371 Woodland Circle to install a four foot picket fence.

Michael Browne and Kristen Carreira appeared to present the project. The fence has been moved closer to the street from the previously submitted plans and will be made of pressure treated wood.

A motion was made by Member Duff and seconded by Member Collins to approve the project as presented. Motion carried unanimously.

Request of Carl & Sue Weston of 166 Lakewood Blvd. to build a new single family residence at 101 Roxbury Road. The address of the home will be 111 Roxbury Road. The Weston's are Chair McLeod's in-laws; therefore he will not be voting on this project. Don Richards reviewed the plans and said that they are ready to bid out the project subject to approval. All setbacks have been met; the tennis court and some fencing will be removed. Member Duff questioned the unbroken space on the east elevation. Don Richards stated that the window size may be awkward. Other subjects discussed include the landscape plan, roof and siding materials, glass on south elevation, open lattice "sun screen" roof, and mechanicals location. Jane Sulzer appeared to express her concerns regarding water management. She distributed a letter to the Board members. Don Richards indicated that the side of the lot will be built up to grade and that the landscaping will include a rain garden. Donald & Roberta Thornton appeared and asked if any trees will be removed. Sue Weston said that on the Thornton side only the dead trees will be removed. Janet Battista appeared and expressed her concerns regarding the ponding that takes place on the property and asked that it get special attention. Shirley Levine appeared and expressed her concerns regarding the height of the chimney. Joe McNeil appeared and inquired about neighbors receiving a copy of the building plans and the number of buildable lots. Chair McLeod stated that if the Weston's build the home as proposed, another one could not be built on the remaining lots, they would be non-conforming. Chief Krueger stated that a site plan will be needed that included massing information and exterior elevations. Member Arneson asked if there was a plan for the back yard. Don Richards said that there will be a paved terrace in the back. Sue Weston stated that the blueberry patch that is there will be kept, and that the pole barn may be moved or removed.

A motion was made by Member Duff to grant preliminary approval with a friendly suggestion to consider a 2 x 2 window on the east elevation. Member Collins restated the motion to conditionally approve the project upon submission of the following: Grading Plan, Landscape Plan, Construction Materials, and consider one or more windows on the east elevation. The motion was seconded by Member Arneson. Motion carried with Chair McLeod abstaining.

A motion to adjourn was made by Member Collins and seconded by Member Zbierski.

Respectfully submitted,

Rene Dopkins  
Deputy Clerk