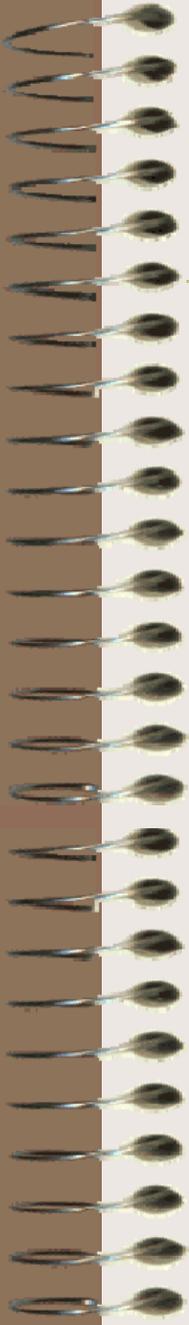


The image shows the cover of a spiral-bound notebook. The cover is a light beige or tan color with a fine, woven fabric texture. A silver metal spiral binding is visible along the left edge. The text is centered on the cover in a dark, serif font. The main title is in all caps and is the largest text on the page. Below it, the date and event name are also centered but in a smaller font size.

# PROPOSAL FOR DESIGN GUIDELINES

Public Hearing

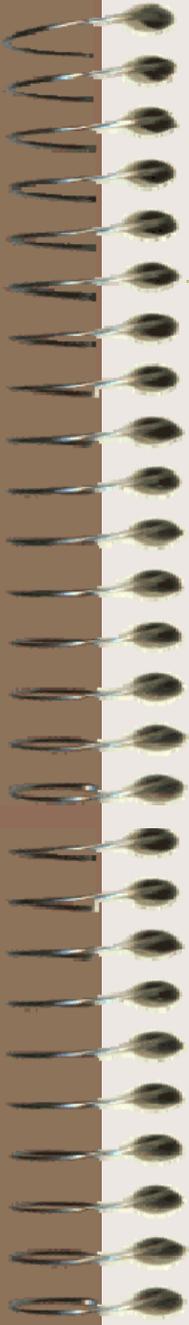
Nov. 15, 2011



# SUMMARY OF PROPOSAL

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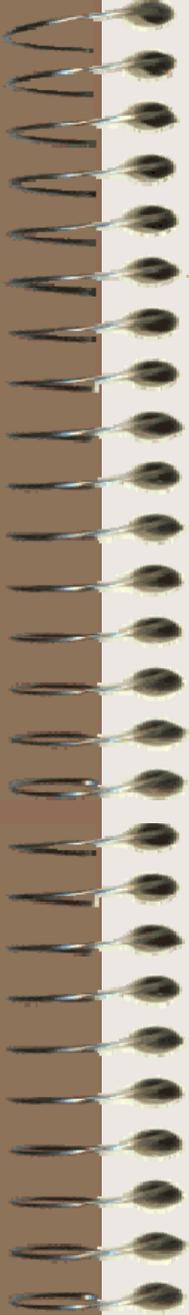
- Include general design guidelines in site plan approval process – guidelines, not standards
- New development should complement and enhance, not mimic, existing neighborhood
- Design professional show Planning Commission that guidelines have been considered – cooperative process
- No changes to other zoning regulations
- No additional steps in site plan process



# RELATIONSHIP TO COMPREHENSIVE PLAN

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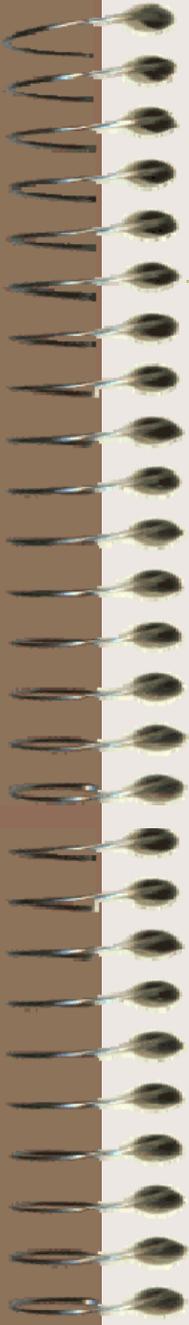
- Comprehensive Plan 2006 calls for establishment of flexible design guidelines
- As a resort, Town's appearance has major impact on economic health
- Future development primarily infill
- New development should complement existing neighborhood
- Design guidelines can protect property values



# PROJECTS SUBJECT TO GUIDELINES

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- All development outside of Downtown districts subject to guidelines
- Additions subject to guidelines



# DESIGN ELEMENTS

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- Accepted architectural practices should be observed
  - Neighborhood sensitivity
  - Siting and location of building
  - Building envelope
  - Openings
  - Finishes and materials
  - Roof detail
  - Color

# ADDITIONS

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- Additions to existing buildings should be carefully designed
  - Not dramatically change appearance
  - Scale and mass
  - Placed on side or rear of existing building
  - Roof
  - Windows
  - Materials

# PROCESS

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- Site plan review process not changing (Administrative or Planning Commission)
- No additional steps - design would be an additional codified requirement
- Appeal to BZA