

February 13, 2024

Narrative for modifications per meetings with Planning Board: 150 High Rocks Road

With the input obtained from the Planning Board meeting and the Site Visit provided by members of the Board, we have assembled a revision to the proposal for your consideration, and in the interest of continuing the discussion.

Existing House: No changes to proposal.

New House: Location changed to move the house east so that it is largely shielded by the existing dwelling. The plan shows the extend of northern and western extension relative to the 100' overlay zone. The house will remain two story, but remain within the rectangular footprint shown on the plan.

Poolhouse/Hammam: In lieu of the new structure that was attached to the new house in its prior proposal location, we propose to keep the existing structure and extend it north and east to allow it to accommodate the owner's requirements. This will be no taller than the existing structure.

Breezeways: Semi-enclosed breezeways will allow for the internal connection the owner seeks, but also will encircle the existing grove of trees that not only do we seek to retain, but are now an even more integral component of the solution.

Existing Garage: Aesthetic upgrades only.

Existing Carport: Aesthetic upgrades only.

New Barn: This remains as previously proposed, and remains a component of the application.

Attached:

Architectural Drawing: Partial Site Plan (of revised area) with overlay considerations.