



BOARD SEEKS WATER MITIGATION WAIVER FROM PLANNING BOARD

BOARD MEETS WITH TOWN OFFICIALS TO DISCUSS STORM DRAINAGE AND RETAINING WALLS

Vice President John Prokos, Board member Roland Mattison and CHA staff met with town officials in May to discuss recent issues related storm water drainage and construction of retaining walls.

STORM WATER DRAINAGE

Lincoln does not have a local building inspector, nor have they adopted the state building code. However, the town passed an ordinance that set requirements for storm water mitigation and site retaining walls. The storm water regulations now require an engineering design approved by the town. The planning board hired a civil engineer to review the designs.

The fire chief took photos of storm water runoff from a unit that is under construction. The water was running downhill toward the Pemi river due to recent rains which violated the local ordinance.

The planning board said they realize it is their responsibility to enforce the storm water regulations, but they requested the Association note in the building

specifications that this is a town requirement and must be followed for all new construction.

CHA staff informed the owner about the need to address the runoff issue. Owners building new units must submit an acceptable mitigation plan within their site boundaries. In view of the size of lots, this may not be possible and they will probably need to utilize common land.

We suggested that the ordinance only apply if the home disturbs more than 50% of the available common land around the home.

If the home disturbs more than 50% of the available common land, an underground retention tank could be required which would be very expensive.

WAIVER REQUESTED

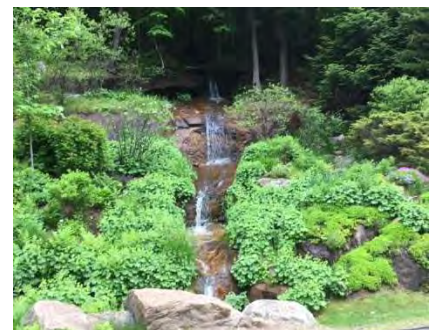
The ordinance states that the planning board **may** require mitigation and it **has authority to waive some or all of the requirements** by a majority vote of the planning board. The Board requested a waiver of the

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BOARD CLARIFIES POLICY ON ROOF MAINTENANCE

At its April meeting, the Board approved a new policy on the repair and maintenance of roofs. All new constructions must have standing seam roofs. Standing seam roofs are the preferred option for roofs that need to be replaced. However, corrugated materials **may** be used for replacement if the materials, pattern and color match the existing roof.

Previous policy required that standing seam roofs would be required when a roof needed to be replaced. Association members were concerned about the high cost of standing seam roofs and the policy was revised in response to those concerns.



Spectacular time at Coolidge Falls



Meeting from page 1

requirements, given the Association's history of strong oversight of the construction process, which is described in our bylaws. The Association stated that it would provide copies of correspondence, permits and approvals relating to storm water management.

CASE BY CASE WAIVERS

On June 12, 2017, the planning board informed the Association that it is not willing to grant a "blanket waiver to the Town's Storm Water Management Ordinance. Rather the Town will consider waivers on a case by case basis." The letter stated that the town's engineer is working with the owner's engineer to address the water management issues on their lot. The steps that will be taken can be used as a template to address storm water management going forward in a way that satisfies the Town's concerns but will not be overly burdensome to the Association."

The Board said that, while a blanket waiver was not granted, the planning board is sensitive to our concerns and did leave the door open for waivers on a case by case basis. Meanwhile, the two engineers are working to develop a standard approach that will be useful going forward.

RETAINING WALLS

The Town requires engineer stamped construction documents for retaining walls. The engineer must also certify post construction, that the walls were built according to the local ordinances. Permits will not be issued until these are provided.

The fire chief described some recent site wall failures and walls that did not appear to be built per plans and specifications. We informed the planning board that our bylaws place responsibility for construction and maintenance of walls on the owner.

We do cite the town's requirements in our building specifications. A major point of discussion however was who has responsibility for the walls that are built outside of the lot on common land as part of a home's construction.

In practice, the owner is responsible for these walls but the town wants a written acknowl-

edgement as part of the permitting process that the lot owner is responsible for the walls.

Meeting summary by John Prokos

TREASURER'S REPORT

Final revenues and expenses for 2016 were presented to the Board in April. Total spending for 2016 was \$523,119 which included \$382,721 for dues related expenses, and \$81,530 for Time Warner Cable. We used \$58,867 from the operating surplus to pay off the mortgage on the maintenance building.

Dues related spending was \$1,360 over budget. We spent \$1,700 more than budgeted for vehicle expenses due in part to replacing tires for the trucks and repairs to the tractor. Infrastructure spending was \$1,639 over budget. Landscaping spending was \$2,232 less than budgeted and payroll expenses were \$1,808 less than budgeted.

We ended the year with a balance of \$153,476 plus \$64,248 in the road reserve.



BY-LAWS CHANGES TO BE VOTED ON AT ANNUAL MEETING

A subcommittee began a major review of the Associations' By-Laws this Spring. The proposed changes will be presented at December's annual meeting.

Changes to Part A of the By-Laws requires an affirmative vote by 67% of the total voting power of the Association. There are 128 units which have two votes each. There are 24 lots which have one vote each for a total of 280 votes. The proposed changes will need 188 votes to pass.

BENCH RECOGNIZES 33 YEARS OF SERVICE TO COOLIDGE FALLS

A new park was built to celebrate Jim Dauphine's 33-year tenure at Coolidge Falls. The park is located at the intersection of Highview and Coolidge Falls Roads. Jim will retire in the fall and the park is a thank you for his dedication and service. The bench is inscribed in his honor.

The inscription reads, "Dedicated to Jim Dauphine a man that puts his heart and soul into beautiful Coolidge Falls."

WELCOME TO NEW MEMBERS

The Association welcomes Karen Whiteknact of Boston, Mass who purchased 27 Bridgeview Road in May.

Gerard and Rosemary Lavoie of Rehoboth, Mass, 4C Blueberry Road.

Benjamin and Angela Cavallo, Dedham, Mass 14B Bridgeview.

Tim and Sharon Murphy, Cohasset, Mass who moved from 4A Blueberry to 99 Flume Road.

BUILDING ACTIVITY

Six new units are under construction at Coolidge Falls. Domenico Gallinelli will finish construction this summer at 2 Blueberry Road.

Thomas and Linda Ricciardelli are building a duplex unit at 48 A&B Westview.



Jim's bench



48 A&B Westview Road

The foundation was poured for a duplex unit on Highview Review for units owned by Andrew and Pam Norden, and Michael and Melisa Stuchins.



Foundation poured on Highview

Trees will be cleared and construction will begin this summer at 28 Flume Road by Miller and Tara Hamilton.



Falls at the corner of Flume and Coolidge Falls Roads

ALTERNATE RAIL DESIGN

An alternate rail design was adopted at the December 2016 Annual Meeting. The design may be used in new or existing buildings.

Requirements for the top rail remain the same - vertical dark above. Brown metal pipe balusters by "Deckorator", spaced 4" apart and attached to a 2x4 (or 2x6 depending on post spacing) bottom rail, 4" above the deck surface. A mockup of this rail is available for viewing at the CHA Office. All wood will be painted cordovan brown.



Deck rail at 90 Coolidge Falls Road

HIGHLAND GAMES

The Highland Games will be back at Loon Mountain from Friday, September 15 to Sunday, September 17, 2017.

The Loon Mountain website calls it, "One of the largest Scottish festivals in the country, the Highland Games will feature top Scottish bands, classic Highlander cuisine, Scottish heavy athletics, and dozens of other unique cultural attractions."

For more information, go to www.loonmtn.com.

<http://loonmtn.com/experience/events>.



Reminder

Check the Coolidge Falls website the end of July for the minutes of the Board's next quarterly meeting!



Spring time at Coolidge Falls

Painting this year?

Homeowners who are painting their units this year, or their contractors, should contact the office to be sure they have the latest painting specifications.

Winter Issue

**Share your comments on Coolidge Falls.
Sends your comments for the next winter issue of the newsletter to rmollica@aol.com**

Coolidge Homeowners' Association

Stratton Smith President;
Joel Spiller, Board; Roland Mattison, Board;
John Prokos, Vice President; Bob Mollica, Treasurer;
Kathy Margerison, Secretary

Bob Mollica, Editor