

# **Seabrook Village Association, Inc.**

## **Architectural Control Committee Guidelines**

### **NEW CONSTRUCTION**

All new construction is required to be in compliance with the Seabrook Village Association, Inc. "Declaration of Covenants," with particular attention to sections:

C(2). Penalty Assessments ..... D. Land Use Restrictions ..... E. Construction Restrictions ..... E(1). General ..... E(2). New Home Construction, in effect at the time the "Application for New Construction Approval" form is submitted.

In order to insure the orderly development of the lands in Seabrook Village and improve the aesthetic appeal and salubrious environment, the Architectural Control Committee (ACC) requires the following items to be submitted with the "Application for New Construction Approval" form, for review and acceptance:

1. Building Plans drawn to 1/4" to 1.0" scale and include the following:
  - a. All elevations and floor plans. The first floor living area for any one-story dwelling shall be at least 1,000 square feet. Any multilevel dwelling (Cape, Colonial, Split, etc.) shall have at least 900 square feet of living area on the first floor. An attached garage is required on every house but may be omitted if the first floor living area is increased by 300 square feet.
  - b. Top of foundation house and garage wall must be the same. Wherever possible, garage doors shall open facing the side of the lot. Top of foundation wall shall be the same grade or above the crown of the road. No in-cellar or below grade garages are allowed. No more that 24" of foundation wall shall be visible from the street or adjoining property. Slab foundations are not permitted.
  - c. Dimensions and types of exterior materials must be specified. Vinyl or aluminum siding and Pre-Fab Structures are not allowed. The Board of Directors may approve a waiver to allow the use of the following, but not limited to: Vinyl Siding, Cement Board Siding, "Trex" or other composite/man-made materials for siding, trim work and decking, when used for "New Construction," "Repair" or "Alteration" of exterior surfaces, and approved by the ACC. Upon approval, a written waiver document signed by both the President and ACC Chair will be provided to the Applicant. The Board of Directors may approve a waiver to allow Pre-built new home construction, provided that the Pre-built home is equal to or better than a site-built structure and approved by the ACC. Upon approval, a written waiver document signed by both the president and ACC Chair will be provided to the Applicant.
  - d. Details of window and door types, including brand names, must be specified on plans.
  - e. Exterior finish colors must be indicated.

- f. Details of front entrance must be shown. Masonry platform and/or steps are required.
2. Site and Sewage plan must be prepared by a registered, professional engineer, in accordance with the Town of Mashpee Zoning and Board of Health. This must include a Plot Plan, outlying all new building structures, the proposed sewage disposal system and well, if any (Town of Mashpee Board of Health requires connection to the public water supply system whenever it is available at the property line for new home construction). The Plot Plan must also show existing contour, proposed new elevations and locations of abutters house structures, septic systems and wells. This plan is for ACC information purposes only; well and septic systems must be approved the the Town of Mashpee. In addition, all proposed tree removals for new home construction shall be identified on the site plan, for review and approval by ACC.
  3. Landscape Plan drawn to 1"=10' minimum scale and include the following:
    - a. Lawn grasses must be installed to cover the entire area from the front of the house to the existing pavement and from side boundary line to side boundary line, except for reasonable areas for foundation plantings, around trees and for pathways to house as approved by the ACC. Installation of an underground irrigation system is recommended but not a requirement.
    - b. Privacy plantings will be required as approved by the ACC, to maintain a lot owners salubrious environment. Plats must be a minimum of 5'0" high (Arborvitaes, Hemlocks, assorted Pines, etc. are recommended spacing for privacy).
    - c. Lawn ornamentation must be in harmony with the aesthetic environment of Seabrook Village and acceptable to the ACC. All sand boxes, wading pools, play sets/swing sets, basketball nets, etc. must be kept behind the back line of the house.
    - d. Location, size (1 gallon or larger) and type of shrubs (minimum of 14 foundation shrubs along front) plus 1 flowering ornamental tree.
    - e. Location and material of driveway must be shown (Asphalt, Concrete, Brick or Cobblestone required). Driveways must be a minimum of 20 feet wide for entire length.
    - f. Location and material of walkways must be shown (Concrete, Brick or Cobblestone required). Other materials are subject to ACC approval.
    - g. Details of other structures must be shown (no above ground pools).
    - h. Location of post lamp(s) if any.
    - i. Designate all areas to be mulched and/or wood chips.
    - j. Temporary electrical service used during construction must be made permanent and attached to the dwelling upon completion.
    - k. No satellite dish over 18" allowed.

- I. Trees 9" in diameter or larger may not be removed without the approval of the ACC unless within 10 feet from perimeter of the proposed house structure or not he site of the sewage disposal system, driveway or walkway.
4. Conservation Orders of Condition issued by the Town of Mashpee Conservation Commission must be submitted to the ACC for review prior to the start of any site work.
5. Certificate of Insurance must be provided with application indicating adequate coverage for General Liability, Workers Compensation and Employers' Liability, with the dollar limit indicated and "Seabrook Village Association, Inc., 203 Seabrook Village, Mashpee, MA 02649" designated as the Certificate Holder. The name of the insurance agent must also be designated on the certificate.

Please send all correspondence to:  
Seabrook Village Association  
203 Surf Drive, Mashpee, MA 02649  
email: seabrookvillageassoc@gmail.com