

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING – JUNE 4, 2016
4 NIBANG AVENUE, 9:00 AM

A Regular Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Saturday, June 4, 2016. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers, Patsy Jones, Honey Adams, David Savin, Valerie Bulkeley (Alternate).

Members Absent: Joan Wright, Pam Christensen (Alternate), Susan Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, J. Thompson, E. Glance, F. Adams.

1. Call to order.

Chairman Myers called the meeting to order at 9:03 a.m. and seated P. Christensen and V. Bulkeley as voting members. A quorum was established (Myers, Jones, Adams, Savin, Bulkeley).

2. Public Hearing: 106 Sequassen Avenue, map 11, lot 20. Anne & Penfield Jarvis et al, owners and Penfield Jarvis, applicant; Application HDC16-011 to replace cupola windows.

Jim Thompson presented for Penfield Jarvis. He stated that the windows in the cupola were replaced 15-20 years ago when the roof was redone after wind damage. Long windows were installed and they warped and leaked; they have been replaced three times but the owners have been unable to fix the leak problem. Therefore, they are proposing to reduce the window length and break each of the sides into 3 windows: one operable window between fixed windows. The new windows will be by the same manufacturer (Anderson) and will be the same color as the current windows. Members noted that the proposal was straightforward.

After asking for any additional input and further discussing the proposal with the applicant, **on a motion by V. Bulkeley seconded by P. Jones, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Jones, Adams, Savin, Bulkeley.
Against: None.
Abstain: None.

3. Possible Action on Application HDC16-011, 106 Sequassen Avenue.

Members noted that most people would not even notice the difference between the single window and the 3 windows.

Based on the discussion in and after the hearing, **D. Savin moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC16-011, 106 Sequassen Avenue to replace the cupola windows. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Jones, Adams, Savin, Bulkeley.
Against: None.
Abstain: None.

On a motion by P. Jones, seconded by M. Myers, it was voted unanimously to go back into public hearing.

For: Myers, Jones, Adams, Savin, Bulkeley.
Against: None.
Abstain: None.

4. **Public Hearing: 18 Agawam Avenue**, map 10, lot 53. Carol & John Coutts, Jr. et al, owners, and CSM Development, applicant; Application HDC16-012 to install ac units.

E. Glance presented. He stated that they are proposing to install two fujitsu heat pumps about 30” high between the garage and the house; he submitted photo renderings to show the location behind bushes and an existing lattice. Members noted that the proposed location is on the private side of the lattice and that the units will not be visible in this location after the bushes are planted; the units will be behind the fence and hedge and blocked from view from the road by the garage.

After asking for any additional input and further discussing the proposal with the applicant, **on a motion by V. Bulkeley seconded by H. Adams, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Jones, Adams, Savin, Bulkeley.
Against: None.
Abstain: None.

5. **Possible Action on Application HDC16-012, 18 Agawam Avenue.**

Based on the discussion in the hearing, **M. Myers moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC16-012, 18 Agawam Avenue to install 2 ac units with screening on the south side of the house. P. Jones seconded the motion and it was approved unanimously.**

On a motion by V. Bulkeley, seconded by M. Myers, it was voted unanimously to go back into public hearing.

For: Myers, Jones, Adams, Savin, Bulkeley.
Against: None.
Abstain: None.

6. **Public Hearing: 48 Sequassen Avenue**, map 11, lot 2-1. Carol & Francis Adams, Jr., owners and applicants, applicants; Application HDC16-015 to replace existing wood railing with composite railing.

H. Adams recused herself for this application. F. Adams presented. He stated that when they were having the house painted, it was discovered that the wood in the railings was soft and deteriorated. Although they prefer wood, it was recommended to them that they replace the railings with a composite material in order to prevent repeated deterioration. The railing is around the deck on the east side and two thirds of the way across the front of the house, about 75 feet all together. He displayed a sample of the Azek railing and noted that it looks indistinguishable from the existing wood. Members concurred and noted that the Azek selected has a smooth finish rather than a wood texture and the selected finish is preferred.

After asking for any additional input and further discussing the proposal with the applicant, **on a motion by V. Bulkeley seconded by P. Jones, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Jones, Savin, Bulkeley.
Against: None.
Abstain: None.

7. **Possible Action on Application HDC16-015, 48 Sequassen Avenue.**

Based on the discussion in the hearing, **V. Bulkeley moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC16-015, 48 Sequassen Avenue to replace the wood railings with composite railing. D. Savin seconded the motion and it was approved unanimously.**

For: Myers, Jones, Savin, Bulkeley.
Against: None.
Abstain: None.

H. Adams resumed her seat as a voting member. Items 8 and 9 were deferred until the end of the meeting to allow time for the applicant to arrive.

10. Statutory Approvals: None.

11. Administrative Permits:

- a. 7 Pettipaug/Bornstein: hot tub set in floor inside existing porch
- b. 10 Old Fenwick/Baker: in-kind repair/replace exterior shingles
- c. 43 Pettipaug/Walton: in-kind re-roof

12. Approval of Minutes: May 7, 2016.

V. Bulkeley moved that the minutes of the previous HDC meeting on March 18, 2016 be accepted as distributed. M. Myers seconded the motion and it passed unanimously.

For: Myers, Jones, Adams, Savin, Bulkeley.
Against: None.
Abstain: None.

13. Old Business / Other Business.

a. **21 Neponset, HDC14-026** for shed. The shed has been relocated to the approved location and Mrs. Sbriglio is in compliance with the requirement that the move be completed by May 31.

b. **Regulations and Design Standards.**

- i. proposed modifications to list of Regulated Activities. The modification shown is to indicate that free standing birdhouses are regulated. The hearing will be scheduled for the July meeting. No other additions were noted.
- ii. consideration of any other updates. No discussion.

c. **18 Agawam Avenue.** Enclosing a porch with screens will require a Certificate of Appropriateness.

d. **15 Agawam Avenue.** It was questioned whether the brick patio area outside the new back door was shown on the plans and included in the Certificate of Appropriateness.

e. **Photo Inventory.** There is an old photo inventory of all the houses in the District but nothing current. M. Myers and V. Bulkeley volunteered to photograph all houses from all four sides to create an updated photo inventory.

8. **29A Pettipaug Avenue**, map 10, lot 20-1. Scott & Ann Pulver, owners; Brook Girty, applicant; Modification Application HDC16-013 for light fixtures and shingle diamonds.

No one appeared to present this application but the Commission agreed to consider it in order to allow work to be completed prior to Hammer Laws on July 1. Members reviewed the information submitted and agreed that there were no issues with the shingle diamonds, which were also reviewed at a previous

meeting. There were also no issues with the proposed ceiling fans. Members discussed the proposed spots, noting that they are shown on each side of the house and that the spots on the sides of the house will be visible from the front. They agreed that the number is not a concern if the lights, which are shielded, are directed downward so that they do not shine off the property. There was also no issue with the screened porch ceiling light provided that it is flush with the ceiling. Relative to the wall fixtures, they stated that the only design with any charm is the lantern design proposed for the screened porch; the other wall fixture designs look industrial and are not consistent with a Fenwick style. They agreed that the porch lantern style could be used in the other proposed location or lights in these locations could be omitted. It was noted that the Commission has required consistency in light fixture style around a house in the past.

Based on the discussion, **M. Myers moved to approve the application and to grant a Certificate of Appropriateness for Application HDC16-013, 29A Pettipaug Avenue for light fixtures and shingle diamonds with the following stipulations:**

- a. the spotlights shall be pointed down at an elevation not higher than 45°;
- b. all wall lights must be the screened porch lantern style; the other lantern styles are not approved;
- c. the screened porch ceiling light is approved flush with the ceiling and with no post;
- d. the ceiling fans are approved as submitted;
- e. the basement light shall be changed to the screened porch lantern style.

V. Bulkeley seconded the motion and it was approved unanimously.

For: Myers, Jones, Adams, Savin, Bulkeley.

Against: None.

Abstain: None.

9. **23 Pettipaug Avenue**, map 10, lot 23. Attilio & Jetta Albani, owners; Brook Girty, applicant; Modification Application HDC16-014 for light fixtures, enlarged lattice, garbage enclosure, and gate.

No one appeared to present this application but the Commission agreed to consider it in order to allow work to be completed prior to Hammer Laws on July 1. Members reviewed the information submitted and agreed that there were no issues with the gate, the garbage enclosure, and the mudroom door and outdoor shower light fixtures. They expressed concern that the terrace, porch, and back garage light fixtures look industrial and do not fit with the style of the house. They also noted that these fixtures are similar to the ones disapproved at 9 Mohegan. They suggested that all wall fixtures match the front Federal fixtures for consistency and continuity. Members also noted that it appears that the east and west elevations are mislabeled in the plans submitted and they requested that corrected plans be submitted.

Based on the discussion, **M. Myers moved to approve the application and to grant a Certificate of Appropriateness for Application HDC16-014, 23 Pettipaug Avenue for light fixtures, enlarged lattice, a garbage enclosure, and a gate with the following stipulations:**

- a. the front door and garage light fixtures are accepted as presented;
- b. the garbage enclosure and the gate are accepted as presented;
- c. the outdoor shower and mudroom door light fixtures are accepted as presented;
- d. the porch, terrace, and garage back door lights are unacceptable, but the applicant may substitute the front door and lantern light fixtures in these locations for consistency.

V. Bulkeley seconded the motion and it was approved unanimously.

For: Myers, Jones, Adams, Savin, Bulkeley.

Against: None.

Abstain: None.

14. Adjourn.

On a motion by V. Bulkeley, seconded by M. Myers it was voted unanimously to adjourn at 10:17 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk