

## BOROUGH OF FENWICK

### HISTORIC DISTRICT COMMISSION

#### REGULAR MEETING & PUBLIC HEARING – NOVEMBER 4, 2017

#### 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, November 4, 2017. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers, Valerie Bulkeley, Deborah Neely, Lucy Borge (alternate), Susan Webster (Alternate).

Members Absent: Patsy Jones, Joan Wright, Christine Duncan (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, C. Robertson, Jr., S. Scatterday, B. Libby, S. Libby, B. Girty, C. Chadwick

#### 1. Call to order.

Chairman Myers called the meeting to order at 9:01 a.m. and seated L. Borge and S. Webster as voting members. A quorum was established (Myers, Bulkeley, Neely, Borge, Webster).

#### 2. Public Hearing: 20 Fenwick Avenue, map 10, lot 52. Carol Robertson, owner and applicant. Application HDC17-023 restore and replace porch in similar fashion to original.

C. Robertson presented. He stated that the proposal at this time is part of a larger project that will restore the house to what it looked like in the past. This winter they would like to restore the porch on the south and east sides; they prioritized this portion of the project because it was discovered during recent foundation work that the current porch is pitched toward the house and the drainage is causing structural issues. He displayed a historical picture of the house and indicated that the elevations that were submitted are as close as they can get to replicating what used to be there. The current plan is to tear off the existing slate porch, correct the slope of the decking, and then rebuild a porch to replicate what is shown in the picture. They have not determined the details for the balustrades and other features, but need to start the main work in order to address the structural issues; they will present these details at a future meeting. He added that the portico will be untouched in this phase but the roofed porch will extend along the whole eastern side.

D. Neely noted that in the long run, the restoration will be beautiful. M. Myers added that they are returning to the original and from an HDC perspective, they can't ask for anything more. Members reminded C. Robertson that those items like railings, screens, etc. that are not shown cannot be installed until HDC approval is obtained. C. Robertson acknowledged this and indicated that he anticipated returning probably in March with the details.

After asking for public comment and any additional input, **on a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to close the public hearing and go into regular session.**

**For:** Myers, Bulkeley, Neely, Borge, Webster.

**Against:** None.

**Abstain:** None.

#### 3. Possible Action on HDC17-023 20 Fenwick 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 HDC17-023, 20 Fenwick Avenue, to**

restore and replace the porch in a similar fashion to the original. **D. Neely seconded the motion and it was approved unanimously.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

**On a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to go back into public hearing.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

4. **Public Hearing: 7 Neponset Avenue, map 11, lot 12.** Samuel Scatterday, Trustee, owner, Margaret & Samuel Scatterday, applicants. Application HDC17-024 to install generator and Belgian block driveway apron.

S. Scatterday presented. He stated that they are proposing to install a generator in the rear of the house and a Belgian block apron at the end of the driveway. He provided pictures to show the location of the proposed generator, which will be at the northeast corner of the house in the area of the existing hydrangea. The hydrangea will be relocated to the side of the porch and grasses will be planted around the generator to screen it from view. D. Neely noted that the location will be next to the Berluti garage, which should reduce any impact. S. Scatterday added that he had talked with all of his neighbors and they were all aware of the proposal.

Relative to the driveway, S. Scatterday stated that they are proposing six rows of Belgian block to address road drainage issues and that the apron will be similar to the apron recently installed at the new Davis house. V. Bulkeley noted that HDC does not encourage Belgian block aprons and does not want to see them throughout Fenwick. M. Myers noted that when the road was repaved, it created drainage issues and Belgian block has been the material of choice in this area to address the drainage. S. Scatterday noted that the aprons are on both sides of Neponset Avenue and D. Neely added that the apron keeps the pea stone out of the road, which is an added benefit.

C. Chadwick, 17 Pettipaug Avenue stated that many municipalities require an apron at the roadway to keep loose material in private driveways from landing on the public road and causing damage to the road, which eventually needs to be repaired at taxpayer expense. He suggested that HDC may want to consider allowing aprons in the area between the road surface and the property line.

After asking for public comment and any additional input, **on a motion by D. Neely, seconded by L. Borge, it was voted unanimously to close the public hearing and go into regular session.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

5. **Possible Action on HDC17-024, 7 Neponset Avenue.**

All members indicated that they had no issues with the application.

Based on the discussion in and following the hearing, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC17-024, 7 Neponset Avenue, to install a generator and a Belgian block driveway apron. V. Bulkeley seconded the motion and it was approved unanimously.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

**On a motion by D. Neely, seconded by V. Bulkeley, it was voted unanimously to go back into public hearing.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

**6. Public Hearing: 8 Agawam Avenue, map 10, lot 5.** Jennifer McCann, owner, Belden Libby, applicant. Application HDC17-025 to install 2 new ac/heat units and Belgian block driveway apron.

B. Libby presented. He stated that the owner would like to install a heat pump and a Belgian block driveway apron. He displayed a picture of the apron at 4 Agawam Avenue and indicated that they are proposing four rows of similar blocks; the apron will prevent loose stone from going into the road and creating a hazard for bicyclists. He stated that the heat pump is proposed for the west side of the carriage house, facing the tennis courts; the lines will be on both the north and west sides of the house and will be covered with PVC line cover; and the unit will be hung off the side of the building and screened with vegetation. He clarified that the proposal is only for the carriage house which does not now have any heat because the geothermal is no longer working.

M. Myers expressed concern with the external conduits. B. Libby stated that there would be significant cost to running the conduit inside the wall because of the foam insulation. Members recalled the proposal for 28 Fenwick Avenue where HDC did not allow the conduit across the front of the house, but acknowledged that this was the road side of the house and conduit was permitted on the side and rear. It was noted that in this case the arborvitae by the tennis courts will provide screening and the distance from the golf course to the rear of the house will minimize the visual impact. They added that the cedar cover used along the porch roofline at 28 Fenwick would not be appropriate in this location up the side of the building. B. Libby offered to blend the color of the line set cover with the color of the house and, on the north side, to bring the conduit up along the window and across the soffit to make it less visible.

After asking for public comment and any additional input, **on a motion by S. Webster, seconded by V. Bulkeley, it was voted unanimously to close the public hearing and go into regular session.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

**7. Possible Action on HDC17-025, 8 Agawam Avenue.**

Based on the discussion in the hearing, **D. Neely moved to approve the application and to grant a Certificate of Appropriateness for Application HDC17-025, 8 Agawam Avenue, to install two new building mounted ac/heat units and a Belgian block driveway apron with the following stipulations:**

- **the line cover for the piping shall match the house color;**
- **on the north side, the piping will be brought along the side of the window and across at the soffit so as to be less visible;**
- **vegetation to provide year round screening shall be planted around the compressors.**

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

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

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

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

C. Chadwick noted that the question of HDC jurisdiction over color has been well litigated in Connecticut. A Historic District Commission has no jurisdiction over color, but a Village District or an association can regulate color.

8. **Public Hearing: 18 Pettipaug Avenue, map 10, lot 42.** Christopher & Eileen Millard, owners, Brooke Girty, applicant. Application HDC17-026 to close in shed with shingled walls, new doors and windows; add mudroom, wrap around porch with partial screens, and second floor porch; replace sunroom windows.

B. Girty presented.

Shed. B. Girty stated that it is currently an open shed which is used for storage and is hard to keep neat, so the proposal is to enclose it. Using pictures of the existing shed and elevation drawings of the proposal, she pointed out the changes noting, in particular, the doors, garbage enclosure and trellis.

House. B. Girty used the proposed floor plan and elevations to indicate the changes, pointing out the proposed bay with double hung windows that emulates the bay under the porch at 26 Fenwick Avenue, the wraparound porch, and the second floor screened porch above the sunroom. She noted that the purpose of the sloped roof is to tie the new construction into the rest of the house, the “exterior stair” is enclosed with a partial wall inside the porch, and one window has been removed to accommodate the stair. She noted that the elevations had been revised since the submission and she submitted the revised drawings for the record.

D. Neely noted that the house will be more interesting to look at with the proposed changes. Concern was expressed with the “ski slope” on the west elevation but all agreed that it was preferable to a “bump” in the area of the new construction, that it would not be the focus from the street, and the view from the chapel is not as severe as it looks in the drawing since the area slopes back. B. Girty added that they may, in the future, include gables in the area but they are not in the current plan.

M. Myers noted that the proposal does not violate the criteria and V. Bulkeley added that the house fits better into the community around it because of the additional height.

C. Chadwick, 17 Pettipaug Avenue, stated that at one time there were six one story slab houses in the Borough and this has been changing over time; he commended the owner in this case for working with what was already there, rather than demolishing and rebuilding.

After asking for public comment and any additional input, **on a motion by V. Bulkeley, seconded by S. Webster, it was voted unanimously to close the public hearing and go into regular session.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

9. **Possible Action on HDC17-026, 18 Pettipaug Avenue.**

Based on the discussion in the hearing, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC17-026, 18 Pettipaug Avenue, to close in the shed with shingled walls, new doors and windows; add a mudroom, a wraparound porch with partial screens, and a second floor porch; replace the sunroom windows. S. Webster seconded the motion and it was approved unanimously.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

**On a motion by S. Webster, seconded by L. Borges, it was voted unanimously to go back into public hearing.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**  
**Abstain: None.**

- 10. Public Hearing: Proposed Amendments to HDC Regulations and Design Criteria.** HDC Regulations Section 3c to clarify regulated items (landscape lighting, landscape rocks, sculpture, temporary structures, outdoor kitchens/living areas, outdoor televisions/projection equipment) and non-regulated items (easily removable fixtures, street/traffic/directional signs); HDC Design Criteria to address outdoor kitchens.

M. Myers reviewed the proposed changes to the list of regulated activities and to the criteria:

- Add clarification to lighting fixtures to include landscape lighting,
- Add landscape rocks and permanently placed sculpture,
- Delete street, traffic and directional signs,
- Clarify the wording for temporary structures,
- Add outdoor kitchens or living areas and outdoor televisions of projection equipment,
- Clarify “movable”,
- Include specifics for outdoor kitchens – “outdoor kitchens are discouraged, but if to be installed must be out of the public view”.

Members discussed the clarification of movable but left it as proposed since the wording is consistent with the term as used in the zoning regulations. Members also noted that deleting traffic signs was discussed at the last meeting and is being removed because the Burgesses have jurisdiction over roads.

After asking for public comment and any additional input, **on a motion by V. Bulkeley, seconded by S. Webster, it was voted unanimously to close the public hearing and go into regular session.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**  
**Against: None.**  
**Abstain: None.**

**11. Possible Action on Proposed Amendments to HDC Regulations and Design Criteria.**

Members noted that the changes should go on the website and should be highlighted in a blast to Borough residents.

Based on the discussion in and following the hearing, **S. Webster moved to approve the amendments as proposed with an effective date of December 1, 2017. V. Bulkeley seconded the motion and it was approved unanimously.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**  
**Against: None.**  
**Abstain: None.**

**12. Approval of Minutes: September 9, 2017.**

**V. Bulkeley moved that the minutes of the HDC meetings on September 9, 2017 be accepted as written. D. Neely seconded the motion and it passed unanimously.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**  
**Against: None.**  
**Abstain: None.**

**13. Old Business / Other Business.**

**a. 2018 Meeting Schedule**

The 2018 meeting schedule with deadlines was distributed. Members requested that in addition to posting on the website, the schedule should go out as a blast.

**On a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to approve the meeting schedule as proposed.**

**For: Myers, Bulkeley, Neely, Borge, Webster.**

**Against: None.**

**Abstain: None.**

#### **14. Adjourn.**

**On a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to adjourn at 10:09 a.m.**

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk