

**BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING – JULY 7, 2018
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, July 7, 2018. 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, Patsy Jones, Deborah Neely, Suzanne Webster (Alternate), Christine Duncan (Alternate).

Members Absent: Joan Wright, Lucy Borge (alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, B. Girty, A. Pulver, A. Jones.

1. Call to order.

Chairman Myers called the meeting to order at 9:04 a.m. and seated S. Webster as a voting member. A quorum was established (Myers, Bulkeley, Jones, Neely, Webster).

2. Public Hearing: 29A Pettipaug Avenue, map 10, lot 20-1. Robert & Ann Pulver, owners; Brooke Girty Design, applicant. Application HDC18-011 to replace existing wood shingle roof with asphalt shingles; retain existing skylight instead of constructing new dormer. **Continued from June 2, 2018.**

(V. Bulkeley and P. Jones each had previously indicated that although they are abutters, they can review the application objectively. All seated members were present for the first part of the hearing on June 2.)

B. Girty presented. She stated that part of the issue is the need for headroom in the bathroom and this is afforded by the skylight. She displayed a photo of the north side of the house and, noting that the skylight is white, offered to paint it to match the roof so it would not be as noticeable. She added that a dormer to match the existing dormer would not be wide enough; they could use a skylight like the one on the side, but the maximum size made is 44” so they would need two in order to extend for the existing 5 feet; the current skylight was made to fit the space; the eye has a lot to see before it hits the skylight. C. Duncan suggested that they paint it to see if that works and then readdress the issue if it does not, but it was agreed that HDC cannot accept it as a “trial”. V. Bulkeley noted that it is not an attractive feature because it has a point, but it would be less intrusive if painted. She added that flashing that creates a shiny edging would not be acceptable. M. Myers asked if replacing the skylight with a dormer to match the existing dormer would allow the required headroom and B. Girty responded that it would not.

A. Pulver, owner, stated that they had had a builder look at the room and he indicated that since the skylight extends into the shower, they will need to restructure the shower if they change the skylight. She added that their first option was to replace the skylight, but it is an unusual size which means they have fewer options; they care what the house looks like, but it is expensive to add a gable or redo the bathroom and then reroof. She believes that the skylight will be less of an issue if it blends in more. B. Girty added that this is a “funky house” with a skylight that was added in the early 1970’s, and reiterated that their proposal is to keep the existing skylight but paint it to match the roof.

V. Bulkeley reminded everyone that it was the applicant that originally submitted a plan to replace the skylight with a dormer and that HDC had waived the replacement temporarily until the time that the roof was done. She added that painting the skylight to match the roof should be fine.

After asking for public comment or any additional input, **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, Bulkeley, Jones, Neely, Webster.
Against: None.
Abstain: None.

3. Possible Action on HDC18-011, 29-A Pettipaug Avenue.

Members agreed that painted to match the roof should help and definitely won't be any worse than the current status.

Based on the discussion in and after the hearing, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-011, 29A Pettipaug Avenue, to replace the existing wood shingle roof with asphalt shingles and retain the existing skylight instead of constructing a new dormer with the stipulation that the skylight frame will be painted to match the color of the roof. S. Webster seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Jones, Neely, Webster.
Against: None.
Abstain: None.

4. 24 Agawam Avenue, map 10, lot 49. Edith & E. Clayton Gengras III et al, owners, Brooke Girty Design, applicant. Modification Application HDC18-015 to add landscape rock barrier at propane tank fill.

B. Girty presented. She displayed photos showing the rock locations and stated that the underground propane tank is close to the driveway and the rocks were placed for safety purposes. She added that walls are discouraged in the regulations and the rocks are a better solution than bollards; and that placing the fill pipe in the middle of the yard is a problem because of golf carts. M. Ozols explained that normally cement stanchions would be required, but the building official allowed the rocks in this visible location. V. Bulkeley noted that the rose bushes will grow to cover the rocks but expressed concern about setting a precedent for landscape rocks. M. Ozols stated that the regulations are now clear that landscape rocks fall under the jurisdiction of HDC; these were placed for safety purposes but going forward the building official will remind people that they need HDC approval before doing this. D. Neely stated that the location of any underground tank should be shown on the original plan submitted to HDC in order for the Commission to address any need for a barrier early on. All understood the safety issue but emphasized that if the location is shown on the initial plans, it can be addressed at that time.

Based on the discussion, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-015, 24 Agawam Avenue, to add a landscape rock barrier at the propane tank fill pipe. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Jones, Neely, Webster.
Against: None.
Abstain: None.

5. 18 Pettipaug Avenue, map 10, lot 44. Christopher & Eileen Millard, owners, Brooke Girty Design, applicant. Modification Application HDC18-016 to install lattice safety barrier at second floor porch.

B. Girty presented. She stated that the lattice was installed as a safety issue; the ductwork to the sunroom went up and over in the attic and was covered with a built-in bench against the back wall of the sunroom; the building official considered this a floor and required a higher railing or barrier in front of the screen; they thought that the lattice would be more appropriate than creating a jog in the railing height; the lattice was put in place because it was a safety issue that would hold up the CO; they can remove the lattice, but will then need to adjust the railing height. Members discussed the lattice further and did not have any issues.

Based on the discussion, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-016, 18 Pettipaug Avenue, to install a lattice safety barrier on the second floor porch. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Jones, Neely, Webster.
Against: None.
Abstain: None.

6. Approval of Minutes: June 2, 2018; June 26, 2018.

V. Bulkeley moved that the minutes of the previous HDC meetings on June 2, 2018 and June 26, 2018 be accepted as written. D. Neely seconded the motion and it passed unanimously.

For: Myers, Bulkeley, Jones, Neely, Webster.
Against: None.
Abstain: None.

7. Old Business / Other Business.

Members requested a list of members with terms.

The next meeting is September 8; election of officers will take place at that meeting.

8. Adjourn.

On a motion by V. Bulkeley, seconded by P. Jones, it was voted unanimously to adjourn at 9:35 a.m.

Respectfully submitted,
Marilyn M. Ozols, Acting Clerk