

**BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING – May 4, 2019
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, May 4, 2019. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers, Deborah Neely, Beverly Keeney, Patsy Jones, Lucy Borge (Alternate).

Members Absent: Valerie Bulkeley, Christine Duncan (Alternate), Suzanne Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Brooke Girty, Barry Gosin, Norm Walton, Scott Pulver, Ann Pulver, Pam Christensen, Frank Gilhool.

1. Call to order.

Chairman Myers called the meeting to order at 9:00 a.m. and seated L. Borge as a voting member. A quorum was established (Myers, Neely, Keeney, Jones, Borge).

2. Public Hearing: 43 Pettipaug Avenue, map 5, lot 118. Julia Walton & Nancy Marikar, Trustees, owners; Karl Walton, applicant. Application HDC19-009 to replace wood frame window with composite frame window.

B. Keeney indicated that although she is an abutter, she can review the application objectively.

N. Walton presented. He stated that this is one of the last original windows; the sill has failed, and water has penetrated the wall; the new window will be an exact match to the other windows which were replaced previously; and the siding to be replaced will be identical to the existing siding. He pointed out which window will be replaced on the photo previously submitted, and noted that the house will look the same as it does now.

Members agreed that this is a straightforward request and there are no issues.

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

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

3. Possible Action on HDC19-009, 43 Pettipaug Avenue.

Based on the discussion in the hearing, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC19-009, 43 Pettipaug Avenue, to replace a wood frame window with a composite frame window. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

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

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

4. **Public Hearing: 41 Pettipaug Avenue, map 5, lot 122.** Frank Keeney, Trustee, owner; Beverly Keeney, applicant. Application HDC19-010 for solar fountain and exterior light fixture.

B. Keeney recused herself for this application and presented. She stated that it is a solar, resin, double-tiered, water fountain bird bath that is removed in the winter. It is 36" tall as shown in the photo and the location is shown on the plan. Also, a lantern light is proposed next to the golf cart door as shown in that photo. It is from Northeastern Lantern Company, is brass and copper, and matches what is on the house now. She added that the light will be on only when it is needed, and the birdbath is not as visible when the plants grow in.

P. Jones noted that the fountain fits in the Criteria.

P. Christensen, 34 Pettipaug Avenue, stated that it is tucked into the garden, blends in and is appropriate. She added that there are a lot of other bird baths in the Borough.

F. Gilhool, 10 Sequin Avenue, stated that, as the abutter who will see it, he thinks it's fine.

B. Girty, 10 Pettipaug Avenue, stated that it should be identified as a bird bath, not a fountain. Members agreed that this is more appropriate.

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

For: Myers, Neely, Jones, Borge.

Against: None.

Abstain: None.

5. **Possible Action on HDC19-010, 41 Pettipaug Avenue.**

Based on the discussion in the hearing, **L. Borge moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC19-010, 41 Pettipaug Avenue, for a solar birdbath and an exterior light fixture. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Neely, Jones, Borge.

Against: None.

Abstain: None.

B. Keeney resumed her seat at this time.

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

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

6. **Public Hearing: 29A Pettipaug Avenue, map 10, lot 20-1.** Robert & Ann Pulver, owners; Brooke Girty Design, applicant. Application HDC19-012 to install pool within deck.

P. Jones indicated that although she is an abutter, she can review the application objectively.

B. Girty presented. She distributed earlier photos of the house, which she said has come a long way and is now more conforming with the Borough. She stated that they are proposing a 9'x19' plunge pool with access only from the deck, and noted that you can't get a full view of it from many locations because of the neighbor's hedge. She pointed out the proposed location in photos of the existing house and noted that the pool is set into the deck so no fence will be required; it will look like a wrap-around porch deck. In response to a question, she indicated that no fill is required because the pool is set into the deck.

M. Myers stated that it looks similar to the pool at the Savin's; it is in-ground but at deck level.

B. Girty added that it looks like part of the deck, so it is not really seen. The deck area around the pool is one foot wide.

L. Borge stated that the pool can't really be seen at all.

A. Pulver added that there will be shrubbery around the pool deck and the pool will have a cover for safety.

F. Gilhool, 10 Sequin Avenue, stated that he has seen the plans and it looks great.

M. Myers stated that it is a nice addition.

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

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

7. Possible Action on HDC19-012, 29A Pettipaug Avenue.

Based on the discussion in the hearing, **P. Jones moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC19-012, 29A Pettipaug Avenue, to install a pool within a deck. B. Keeney seconded the motion and it was approved unanimously.**

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

8. 10 Mohegan Avenue, map 10, lot 13. Barry & Jacqueline Gosin, owners; Brooke Girty, applicant. Modification Application HDC19-011 for revised north side vestibule, glass panel railings, lanterns at front door.

B. Girty presented.

Vestibule.

B. Gosin stated that the trees that have been planted are large so that they look like they have been there for 20-30 years. The vestibule was in the original plan and connects the new structure to the building, so the house feels like it rambles. Preservation of the historic nature of the property is why he bought it and the vestibule helps the project. When the landscaping is complete, the vestibule will be shaded so that it completely disappears from view.

B. Girty used the zoning site plan to indicate the environmental setbacks and the small building area where the pavilion could go. She added that the setbacks change as the sand comes and goes and that the dune to the west, that was washed away by Sandy, is being improved as part of this project.

B. Gosin added that he intentionally bought the lot to the west so that there could never be another house there.

B. Girty continued that they are preserving the view on the west and it will be carefully planted with native plants when it is complete. The HDC approved a one-story addition to the house with rooflines that matched. The trees had to be removed for construction and the site looked "awful" for a while, but with the dune and the trees replanted, the addition will be tucked in. She noted that this house was never really meant to match Fenwick, but rather to be on its own. She displayed the elevation drawing from the original application and one showing the trees in order to indicate what will be seen behind the trees, and noted again that the vestibule helps connect the pavilion to the house.

B. Gosin stated that the original plan for the vestibule was to enclose the staircase to the second floor. Without the second floor, the staircase is not needed, but the vestibule was kept for architectural reasons and will be used primarily for storage although it you can walk through it to the pavilion. It will not be

seen from a distance because of the trees; the intent is for the landscaping to look like it has always been there.

P. Christensen, 34 Pettipaug Avenue, stated that, historically, the pavilion should appear as a porch and no other porch in Fenwick (except for the one to the tearoom at her house) is connected only by a roof. They are all enclosed; the vestibule makes the house more resolved.

L. Borge stated that whether it is open or closed becomes moot once the landscaping is in place.

B. Girty added that structurally the vestibule is the same as what was presented previously, but the drawing now includes the trees, which were there when the Hepburns were and are now being replanted.

Railings.

B. Girty stated that the house has not been raised as much as was needed for flood compliance in order to protect the historical integrity. In order to provide some protection against flooding, the pool will be raised 4 feet. Although no guardrail will be needed at the pool because of the height, the adjacent portions of the deck do need a guardrail. Rather than use the originally proposed rail and have it interrupted at the pool, they are proposing a glass rail so that it won't be visible. She displayed a photo of the existing glass rail at the Savin house to show what this one will look like.

Lanterns.

B. Girty stated that the lanterns will provide light on the steps, which can be dark at night, and will match the lanterns on the house.

M. Myers stated that the proposals make good sense. The vestibule won't be seen behind the trees and will provide more continuity to the structure.

L. Borge added that in comparing this application to the last, the landscaping makes all the difference. She thanked the property owner for attending the meeting so that he could discuss the proposal with them.

Based on the discussion, **P. Jones moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC19-011, 10 Mohegan Avenue, for a revised north side vestibule, glass panel railings, and lanterns at the wall by the front door. D. Neely seconded the motion and it was approved unanimously.**

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

9. Approval of Minutes: March 16, 2019.

D. Neely moved that the minutes of the previous HDC meeting on March 16, 2019 be accepted as written. M. Myers seconded the motion and it passed unanimously.

For: Myers, Neely, Keeney, Jones, Borge.

Against: None.

Abstain: None.

10. Old Business / Other Business.

a. Design Criteria.

M. Ozols stated that this was on the agenda because, at the last meeting, they decided that they wanted to review the Criteria and determine if any changes should be made. She added that she had emailed samples from other municipalities so that they could see what others have done.

Members discussed the criteria, including house size and massiveness, and hedge height. They decided to do more reading and to also walk around the Borough to identify features that should be addressed, with the goal to put together a package of updates by the end of the summer. The item will be carried on each

agenda until then so that suggestions can be addressed at each meeting. As a start, members agreed that tall hedges are not in character with the Borough and new hedges should be limited to 4 feet in height.

b. Public View. (HDC has jurisdiction over work visible from a public street, place, or way.)

Members discussed their jurisdiction and agreed that it includes the golf course, water, roads, and walking paths, inclusive of the public easement areas over discontinued roads.

11. Adjourn.

On a motion by D. Neely, seconded by B. Keeney, it was voted unanimously to adjourn at 10:15 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk