

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING – JULY 8, 2023

A Regular Meeting and Public Hearing of the Fenwick Historic District Commission was held via Zoom on Saturday, June 8, 2023. Notice of the meeting was posted in a timely manner on the Fenwick kiosk, on the website, and in the Harbor News.

Members Present: Valerie Bulkeley, Deborah Neely, Beverly Keeney, Mike Reynolds, Ashley Gengras (Alternate), JD Rehm (Alternate).

Members Present via Zoom: None.

Members Absent: Patsy Jones.

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official; Brooke Girty; Kathy Rehm; Kathy Berluti.

Others Present via Zoom: Pam Christensen.

1. Call to order.

Vice Chairman Bulkeley called the meeting to order at 9:00 a.m. and appointed A. Gengras as a voting member. A quorum was established (Bulkeley, Neely, Keeney, Reynolds, Gengras). She also clarified that the Commission would be following a rotation schedule for seating alternates and that alternates not seated at a particular meeting can participate in the public hearing, but not in the deliberations on an application.

2. Public Hearing: 19 Neponset Avenue, map 11, lot 14. Jack D. Rehm, Trustee, owner; Brooke Girty, applicant. Application HDC23-005 to add screened porch and entry; add to second floor above and at attic level; modify windows and doors; replace deck with bluestone terrace; modify existing lattice fence; remove walls etc. affected by new construction.

JD Rehm recused himself for this application and assisted in the presentation.

B Girty presented on behalf of JD and Kathy Rehm. She demonstrated the original house, the previous additions, and the proposed additions on the models and site and floor plans and noted that because of the shape of the house people can't see two sides at the same time; the original house was a gambrel design and the guest house addition was a gable design; the intent then was to have the two pieces talk to each other and the intent now is to follow a hierarchy of design and go with the biggest piece; by utilizing a gambrel design on the addition, two gambrels will be visible coming down the street; the only additional footprint is the screened porch which extends 12 feet and will have roll down screens; the existing deck in the back will be changed to bluestone set in stone dust so that it does not count for coverage.

She reviewed the various elevations and the materials:

West: the increased height is a gambrel design; the original gable is outlined.

South: the new porch is shown; the addition above the porch copies the roof pitches of the existing house; there are two new attic hip dormers.

East: the original little house stays largely the same; the connecting roof is called out.

North: the north side is largely the same but windows will be replaced with a more traditional design to better match the original style; there is a little roof deck with a shed dormer.

Materials: red cedar shingles, painted Azek trim, asphalt roof shingles, bluestone porch floor.

K. Berluti stated that she liked the design and asked about the French doors on the shed side. JD Rehm stated that they are actually on the shed on the deck, not the trash enclosure.

D. Neely asked about the mechanicals and the lattice screening. B. Girty stated that they are currently reviewing the location, which they expect to be different from what is existing and is shown; they anticipate returning to HDC with the revised location in September.

B. Keeney asked about the bluestone patio, the proposed lighting, the downspouts and gutters, and the chimneys. B. Girty stated that the patio will be rectangular and slightly raised; the light fixtures have not been selected so will be presented in a modification application; and the gutters and downspouts are shown on the plan and will match the existing. JD Rehm stated that one chimney is remaining and one will be removed.

V. Bulkeley asked about the porch pillars for the screens. B. Girty stated that they will be square and painted.

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

For: Bulkeley, Neely, Keeney, Reynolds, Gengras.

Against: None.

Abstain: None.

3. Possible Action on HDC23-002: 19 Neponset Avenue.

D. Neely indicated that it would be helpful to see all of the notes in a table rather than in various locations on the elevations, and members indicated that it would also be helpful in the future to have each elevation on its own page.

It was clarified that the curved area above the door will be shingled.

V. Bulkeley stated that a modification application will be needed for the light fixtures, generator and mechanicals relocation, and anything different from what is shown on the current plans. She reminded the applicant that any changes made without prior approval will require an after-the-fact application with a \$1,000 fee.

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 HDC23-005, 19 Neponset Avenue, to add a screened porch and entry; add to the second floor above and at the attic level; modify windows and doors; replace the deck with a bluestone terrace; modify the existing lattice fence; and remove walls etc. affected by the new construction with the stipulation that light fixtures, generator and mechanical relocation, and anything not shown on the current plans will require an application for modification. B. Keeney seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Reynolds, Gengras.

Against: None.

Abstain: None.

4. Election of Officers.

B. Keeney moved to elect V. Bulkeley, Chair and D. Neely, Vice Chair. A. Gengras seconded the motion and it was approved unanimously.

For: Bulkeley, Neely, Keeney, Reynolds, Gengras.

Against: None.

Abstain: None.

D. Neely moved to elect B. Keeney, Secretary. A. Gengras seconded the motion and it was approved unanimously.

For: Bulkeley, Neely, Keeney, Reynolds, Gengras.

Against: None.

Abstain: None.

V. Bulkeley stated that the Commission will try to follow the statutes by the letter. The Borough will be scheduling a training session with Attorney Zizka for all boards and commissions in order to familiarize all with statutory requirements. It was clarified that HDC holds regular meetings on the first Saturday of every other month with an additional meeting in June. A schedule of meetings is presented for review prior to the start of the year.

5. Reports on Current Projects.

Plantings at 11 Pettipaug.

V. Bulkeley stated that there are new plantings at 11 Pettipaug that are in the discontinued road easement area and are in the form of a hedge. M. Ozols will investigate and the item will be carried on the September agenda for clarification and possible application.

Hedges.

M. Reynolds stated that the Commission spends a great deal of time on hedges and suggested that the criteria be buttoned up and reasons for exceptions be clear. It was noted that HDC jurisdiction is specific to hedges that serve the purpose of, or have the effect of, creating a wall. Hedges are also in HDC jurisdiction when they serve a specific screening purpose. Safety at intersections is not in the jurisdiction of HDC but has come to their attention frequently when reviewing hedges that are in their jurisdiction.

P. Christensen stated that as the HDC liaison, she can bring their concerns to the Board of Warden and Burgesses. It was agreed that HDC would provide her with a letter indicating their concerns and she would request that it be on the next Burgess agenda.

Osprey Platform at 10 Mohegan Avenue.

B. Keeney stated that the osprey on the lowered platform at 10 Mohegan Avenue had been attacked and were no longer nesting there. She suggested that HDC might want to rethink the condition they imposed because a viable platform in this location helps keep the osprey away from nearby roofs and lightning rods. Reconsideration will only occur if an application is received.

6. Approval of Minutes: June 3, 2023.

D. Neely moved that the minutes of the previous HDC meeting on June 3, 2023 be accepted as written.

B. Keeney seconded the motion and it passed unanimously.

For: Bulkeley, Neely, Keeney, Reynolds, Gengras.

Against: None.

Abstain: None.

7. Adjourn.

On a motion by D. Neely, seconded by M. Reynolds, it was voted unanimously to adjourn at 9:58 a.m.

The next meeting is Saturday, September 9, 2023.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk