

**BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING – JANUARY 7, 2017
4 NIBANG AVENUE, 9:00 AM**

A Regular Meeting of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Saturday, January 7, 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, Patsy Jones, Deborah Neely (Alternate), Christine Duncan (Alternate).

Members Absent: Joan Wright, David Savin, Susan Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Hope Proctor, Ethel Davis, Martha Staniford.

1. Call to order.

Chairman Myers called the meeting to order at 9:02 a.m. and seated D. Neely and C. Duncan as voting members. A quorum was established (Myers, Bulkeley, Jones, Neely, Duncan).

- 2. 6 Neponset Avenue**, map 11, lot 10. Ethel Davis/EFD Trust, owner, Hope Proctor, applicant; Application HDC16-031 for modifications including ac unit relocation, changing driveway material from grass paver to crushed shells, windows, screens, handrails, light fixtures, light post, and garage ramp.

H. Proctor reviewed the proposed changes:

- They are adding windows inside the back second floor turret where there was only a door before and are requesting removable screens in the turret porch.
- They are adding a handrail on one side of the steps on the north and west sides of the house. The material will be white cedar which will gray the same as the house. (The submitted elevations do not show the handrail on the west steps.)
- They are moving the compressor to the southeast corner where it will be screened by a white cedar lattice fence and bushes. This location allows more flexibility in the future for the area between the house and garage and will be closer to the electric meter, the location of which was determined by the electric company.
- They are moving the garbage can pad to the west side of the garage and enclosing it with white cedar lattice.
- They are adding a small, bluestone on dirt ramp at the rear of the garage to allow golf cart access.
- They are adding a light post at the curve in the driveway (photo displayed).
- They are adding spotlights in two locations on the south elevation (photo displayed). The lights will be directed downward.
- They are changing the foundation material from stone to concrete. Only about 8” – 12” is visible above grade and it will be screened by foundation plantings.
- They are moving the window on the garage over about 2’.

Members discussed the ac unit location. M. Myers, speaking as the public, noted that the location chosen is the closest to his patio and it will be very visible; he suggested moving it to the northeast corner of the house, which would also block the sound better. M. Staniford stated they will look out at the fence; there are other less visible places that could handle the compressor; a rear location affects the birdfeeders, wildlife and impacts the view and general activity on Neponset, which is to the rear of the houses. H. Proctor indicated that the proposed location is over 50’ from the property line; they could add plantings to increase the screening; from an aesthetic point of view, it seems awkward to put it in the front of the

house. She noted that they had made every effort with their total design to be a good neighbor; the fence is only 4' in height, will match the house and won't be seen because of the bushes. The type of planting was discussed and it was agreed that it should be evergreen, but not necessarily boxwood.

Relative to the trash enclosure, it was noted that many people in the Borough keep their trash cans in the garage but there are a number of trash enclosures. E. Davis stated that she would likely do the same but wanted to have this option.

Relative to the spotlights, E. Davis stated that the proposed lights are shielded and pointed downward.

Based on the discussion, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for modifications including ac unit relocation, changing driveway material from grass paver to crushed shells, windows, screens, handrails, light fixtures, light post, concrete foundation, and garage ramp. D. Neely seconded the motion.**

After further discussion, members determined that they preferred to vote on each item separately. D. Neely withdrew her second and **the motion failed for lack of a second.**

M. Myers and D. Neely, neighboring property owners, recused themselves at this time.

Based on the discussion, **P. Jones moved to approve as presented the application for the windows on the house wall inside the turret and removable screens for the turret porch and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for house windows inside the turret and removable screens on the turret porch. C. Duncan seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, **C. Duncan moved to approve the application for spotlights on the south elevation and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for spotlights on the south elevation with the stipulation that they face down at less than a 90° angle. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, **C. Duncan moved to approve the application for a concrete foundation and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for a concrete foundation. P. Jones seconded the motion. After discussion that the full height of the foundation would be screened by plantings, it was approved unanimously.**

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, **C. Duncan moved to approve the application for a trash enclosure as presented and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for a trash on the west side of the garage. P. Jones seconded the motion. After discussion that an enclosure with a lid would be preferable, the motion was denied.**

For: None.
Against: Bulkeley, Jones, Duncan.
Abstain: None.

Based on the discussion, **C. Duncan moved to approve the application for a trash enclosure and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for a box**

for trash on the west side of the garage with the stipulation that the applicant will submit a final drawing to the HDC prior to construction. P. Jones seconded the motion and it was approved unanimously.

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, C. Duncan moved to approve the application for handrails as presented and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for handrails on one side of the steps on the north and west elevations. P. Jones seconded the motion and it was approved unanimously.

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, C. Duncan moved to approve the application for a ramp and window relocation on the south side of the garage as presented and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for a bluestone ramp and window movement on the south side of the garage. P. Jones seconded the motion and it was approved unanimously.

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, P. Jones moved to approve the application for driveway modifications as presented and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for grasspavers on the semicircular portion of the driveway and crushed shells on the entrance to the garage. C. Duncan seconded the motion and it was approved unanimously.

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, C. Duncan moved to approve the application for a lamp post and light as presented and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for a lamppost and light at the driveway end of the bluestone walkway. P. Jones seconded the motion and it was approved unanimously. Members noted that the light matches the previously approved house lights and the pole is white like the house trim.

For: Bulkeley, Jones, Duncan.
Against: None.
Abstain: None.

Based on the discussion, C. Duncan moved to approve the location and look of the ac unit as presented and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for the ac unit. P. Jones seconded the motion.

Members further discussed the proposed ac location noting that the previously approved location was visually the best but created a functional issue. The front location might not be the most appropriate for compliance with the HDC standards but it would not be visible if heavily screened and would not be inconsistent with other ac unit placements in the Borough.

V. Bulkeley called for a vote on the motion on the table for a C of A for the ac unit and the motion failed 0-3-0.

For: None.
Against: Bulkeley, Jones, Duncan.
Abstain: None.

Based on the discussion, **P. Jones moved to approve the ac unit at the front and in the northeast corner of the house with heavy evergreen screening to block the view from the public way and to grant a Certificate of Appropriateness for Application HDC16-031, 6 Neponset Avenue, for the ac unit as stipulated. C. Duncan seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Duncan.

Against: None.

Abstain: None.

M. Myers and D. Neely resumed their seats as voting members.

3. Approval of Minutes: December 3, 2016.

V. Bulkeley moved that the minutes of the previous HDC meeting on December 3, 2016 be accepted as submitted. P. Jones seconded the motion and it passed unanimously.

For: Myers, Bulkeley, Jones, Neely, Duncan.

Against: None.

Abstain: None.

4. Old Business / Other Business.

V. Bulkeley reported that the Board of Burgesses accepted the recommendation of the Historic District Commission and set the application fee for a C of A for birdhouses at \$75. No application is required for birdfeeders or small wren houses on existing fences.

5. Adjourn.

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

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk