

BOROUGH OF FENWICK

HISTORIC DISTRICT COMMISSION REGULAR MEETING & PUBLIC HEARING – JUNE 3, 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, June 3, 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, Joan Wright, Deborah Neely (Alternate), Susan Webster (Alternate),

Members Absent: David Savin, Christine Duncan (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Eric Glance, Rick Neely, Sabrina Foulke.

1. Call to order.

Chairman Myers called the meeting to order at 9:00 a.m. and seated S. Webster as a voting member. A quorum was established (Myers, Bulkeley, Jones, Wright, Webster).

2. Public Hearing: 4 Neponset Avenue, map 11, lot 11. Richard & Deborah Neely, owners, CSM Development, applicant; Application HDC17-011 to install two mini-split units and a generator.

D. Neely recused herself for this application. E. Glance presented. He indicated the proposed locations, screening vegetation, and abutting property garage on a site plan and renderings and noted that the large bush that screens the generator from Neponset Avenue is existing. R. Neely added that setback variances had been obtained from the ZBA and P&Z had approved the locations. M. Myers stated that the location is well screened and members concurred.

After asking for public comment and 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, Wright, Webster.

Against: None.

Abstain: None.

3. Possible Action on HDC17-011, 4 Neponset 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 HDC17-011, 4 Neponset Avenue, to install two mini-split units and a generator. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Jones, Wright, Webster.

Against: None.

Abstain: None.

4. 3 Old Fenwick Road, map 5, lot 107. Elizabeth Plonka & John Gagne, owners, Rick Brauchler, Jr. & Co. LLC, applicant; Application HDC17-013 to modify existing Certificate of Appropriateness to add light fixtures and gutter, and modify trim detail, column design, and shingle pattern.

S. Foulke, architect, presented. She stated that the builder and owners had made changes without HDC approval and apologized. She noted that the changes had been made onsite after the owners had seen details on other Fenwick houses that they liked. She submitted photos and reviewed the changes to the

column detailing and locations, noting that the additional posts on the steps had been required by the Building Official. J. Wright expressed concern that the scale on the building and the drawings appeared to be different. It was indicated that this may be a function of the angle of the photographs since the actual construction seems to be appropriate. S. Foulke continued that the gutters are only on the flat section of the roof and they have been integrated to look like crown molding, that they added exterior onion lights which were not originally shown, and the shingle pattern in the peak areas had been modified after the owners saw shingle patterns on other houses. J. Wright noted that the fish scale shingles are not consistent with Fenwick shingle designs.

Members stated that in addition to the changes noted on the application, the front door is different in design from what was on the plans and does not have divided lights on the sides, and the upper left dormer has a full band under it that was not on the approved drawings.

M. Myers asked the Commission if there were any changes so egregious that they should be required to undo them. Members concurred that there were not. V. Bulkeley clarified that it was not according to plan and not what was approved, but it was not egregious and did not look bad from the public view. All expressed concern, however, and noted that they are not obligated to approve changes that are made without a modification to the Certificate of Appropriateness and do have the authority to require that unapproved changes be undone in favor of the approved plan.

Based on the discussion, **V. Bulkeley moved to approve the application in arrears as presented and to grant a Certificate of Appropriateness for Application HDC17-013, 3 Old Fenwick Road, to add light fixtures and a gutter, and modify the trim detail, column design, front door, and shingle pattern, but to strongly condemn the owner and builder for not following the plans approved or coming to the HDC for a modification. M. Myers seconded the motion and it was approved 4-1-0.**

For: Myers, Bulkeley, Jones, Webster.

Against: Wright.

Abstain: None.

M. Myers suggested that in the future he have a conversation with the owner/builder for all large projects to make sure that they understand that no modifications are allowed unless prior approval is obtained.

4. Approval of Minutes: May 6, 2017.

V. Bulkeley moved that the minutes of the previous HDC meeting on May 6, 2017 be accepted as written. J. Wright seconded the motion and it passed unanimously.

For: Myers, Bulkeley, Jones, Wright, Webster.

Against: None.

Abstain: None.

5. Old Business / Other Business.

29A Pettipaug Avenue. M. Ozols reported that she had spoken with the owner and he will be adding more landscaping.

6 and 10 Mohegan Avenue. M. Ozols reported that she had not yet had time to address this issue.

28 Fenwick Avenue. V. Bulkeley stated that it appeared that the window on the west side that had been proposed to be relocated had instead been removed and that there was considerable piping along the south and west sides of the house as well as inside the porch. Members agreed that in the future they should carefully review all proposed piping along with the units themselves. M. Ozols will follow through on the window relocation.

24 Agawam Avenue. J. Wright stated that she would not be able to attend the June 8 meeting, but had reviewed the proposal and found it to be an improvement over the existing fence and to serve a safety purpose, but recommended that a crosswise plank be added to each lattice section to break it up.

6. Adjourn.

On a motion by M. Myers, seconded by V. Bulkeley, it was voted unanimously to adjourn at 9:25 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk