

**BOROUGH OF FENWICK**  
**HISTORIC DISTRICT COMMISSION**  
**SPECIAL MEETING, JULY 25, 2017**  
**4 NIBANG AVENUE, 4:00 PM**

A Special Meeting of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Tuesday, July 25, 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, Susanne Webster (Alternate).

Members Absent: Joan Wright, Christine Duncan (Alternate), Lucy Borge (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Brooke Girty, Lori and Wayne Arute.

**1. Call to order.**

Chairman Myers called the meeting to order at 4:03 p.m. and seated S. Webster as a voting member. A quorum was established (Myers, Bulkeley, Jones, Neely, Webster).

**2. 9 Pettipaug Avenue, map 10, lot 27.** 9 Pettipaug LLC, owner, Brooke Girty Design, applicant; Modification Application HDC17-014 to include outdoor kitchen in Certificate of Appropriateness HDC16-029.

M. Myers reminded everyone that it was determined at the July 8 meeting that the outdoor kitchen did not comply with the Certificate of Appropriateness issued on December 3, 2016 and an application would be required.

B. Girty presented. She submitted a photo taken from the second floor balcony of her house across the street that showed the entire area of the outdoor kitchen and noted that it would serve as the plan. She pointed out the existing plants and the areas to be planted on photographs from the street and the sidewalk and demonstrated the views with the proposed plantings. She noted that the hedge at the road would be reduced in height by about two feet, which would allow a view over it, but the proposed plantings will screen the kitchen. It was recognized that the reduction in hedge height will need to be done in a couple steps so as not to harm the plants. She also identified several neighbors whom she indicated did not have an issue with the kitchen as built. M. Myers confirmed that no change is proposed to the kitchen itself and it will remain as currently installed.

D. Neely indicated that the screening is effective in this instance but it is one more time that someone has done something prior to application and this needs to be addressed. B. Girty noted that in this instance the location within a rectangular garden bed works and the plantings soften the view. M. Myers reminded the members that the regulations should address outdoor kitchens more directly. Currently the only design criteria that might apply is the one related to massing and this appears to him to be no more massive than the Haviland wall. All agreed that there needs to be clarity in the Regulations and/or Criteria going forward.

V. Bulkeley reminded everyone that the problems in this instance were that what was built did not match what was approved for the Certificate of Appropriateness and that the kitchen is not really moveable. She added that the proposed landscape design will now block the view, but that does not provide a regulatory context going forward, which must be developed.

Based on the discussion, **V. Bulkeley moved to approve the application and to grant a Certificate of Appropriateness for Application HDC17-014, 9 Pettipaug Avenue, to include an outdoor kitchen in Certificate of Appropriateness HDC16-029 as presented. P. Jones seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

Members noted for the record that there were unique circumstances related to the design, location, and landscaping opportunities in the application that contributed to this particular approval and it in no way set a precedent for outdoor kitchens or similar structures on other properties.

### **3. Approval of Minutes: July 8, 2017.**

**V. Bulkeley moved that the minutes of the previous HDC meeting on July 8, 2017 be accepted as written. P. Jones seconded the motion and it passed unanimously.**

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

Against: None.

Abstain: None.

D. Neely reiterated her concern with work that is done prior to approval. Members noted that they are not obligated to approve work that is not in compliance with a Certificate of Appropriateness and owners may be required to remove it.

Commission members agreed that there will need to be further discussion of outdoor kitchens and similar structures, permanently installed or outdoor, wall-mounted TV's, temporary (30-day) structures, and more. Discussion of modifications to the Regulations and Design Criteria will be carried on the next agenda and members are requested to be prepared with items to be considered.

### **4. Adjourn.**

**On a motion by V. Bulkeley, seconded by P. Jones, it was voted unanimously to adjourn at 4:35 p.m.**

Respectfully submitted,  
Marilyn M. Ozols, Acting Clerk