

**BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – JANUARY 13, 2018
4 NIBANG AVENUE, 9:00 AM**

A Special Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Saturday, January 13, 2018. 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, Deborah Neely, Susan Webster (Alternate), Christine Duncan (Alternate).

Members Absent: Joan Wright, Patsy Jones, Lucy Borge (alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Julia McCurdy, Rich Finnegan, Charlie Robertson, Jr., Bill Webster, Chuck Chadwick.

1. Call to order.

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

2. Public Hearing: 102A Sequassen Avenue, map 11, lot 18. Frank Sciame, Jr., owner, Brooke Girty Design, and applicant. Application HDC17-027 to enclose side porch, add windows above half walls, remove outdoor shower enclosure.

J. McCurdy presented. She used the elevation drawings and the floor plan to orient the members to the location of the porch that they are seeking to enclose and stated that they will keep the railings and columns but enclose the area above the railing with windows very similar to the others on the front of the house; there will be a wall behind the railing so it will still look like a railing; and there will be a full shingled wall on the east side. Members asked for clarification regarding the wall behind the railing, noting that currently one can see through the railing and that will no longer be the case. Members discussed this and agreed that if the wall is painted black, the appearance will be the same as the center picture on the display board (copy of picture marked Exhibit A for the file). It was agreed that this will cause the rail to appear essentially the same as it does now.

J. McCurdy stated that the second part of the application is to remove the existing outdoor shower so that a single blank wall will be seen.

R. Finnegan noted that he has painted a black wall behind lattice at other properties in Fenwick and the appearance is that of just the lattice.

After asking for public comment and any additional input, **on a motion by V. Bulkeley seconded by C. Duncan, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

3. Possible Action on HDC17-027, 102A Sequassen Avenue.

Members noted that they cannot stipulate a specific color but can request that the wall be painted so as to not be visible.

Based on the discussion in the hearing, **V. Bulkeley moved to approve the application and to grant a Certificate of Appropriateness for Application HDC17-027, 102A Sequassen Avenue, to enclose the side porch and add windows above the half walls, and to remove the outdoor shower enclosure,**

with the stipulation that the wall behind the railing be painted so as not to be visible. D. Neely seconded the motion and it was approved unanimously.

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

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

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

4. Public Hearing: 26 Fenwick Avenue, map 10, lot 40, Charles Millard EFT and Marylou Millard Trustees, Brooke Girty Design, applicant; Application HDC17-029 to install generator.

J. McCurdy presented. She stated that the proposal is to add a generator and she demonstrated the location on a photo of the property. She noted that they will plant two bushes similar to what is presently there but moved out to screen the generator from view.

C. Chadwick clarified for the Commission that the Zoning Regulations have been amended to allow administrative review rather than P&Z Commission review for new installations, but the criteria remains the same and if there are any questions, the ZEO will bring the application to the Commission.

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

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

5. Possible Action on HDC17-029 26, Fenwick Avenue.

Members noted that as long as it can't be seen, there is no issue.

Based on the discussion in and following the hearing, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC17-029, 26 Fenwick Avenue, to install a generator with vegetative screening. C. Duncan seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

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

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

6. Public Hearing: 9 Pettipaug Avenue, map 10, lot 27. 9 Pettipaug LLC, owner; Brooke Girty Design, applicant. Application HDC17-030 to enclose existing ac and generator with lattice.

C. Duncan recused herself for this application.

J. McCurdy presented. She stated that the generator and ac units are existing and the proposal is to extend the existing cedar fence style at a height matching the top of the units so that they will not be visible. She pointed out the units and existing fence on photos of the property.

Members agreed that this is definitely an improvement and expressed surprise that screening had not been required previously.

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

For: Myers, Bulkeley, Neely, Webster.
Against: None.
Abstain: None.

7. Possible Action on HDC17-030, 9 Pettipaug Avenue.

Members concurred that this is certainly an improvement.

Based on the discussion in and following the hearing, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC17-030, 9 Pettipaug Avenue, to enclose the existing ac units and generator with lattice. D. Neely seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Webster.
Against: None.
Abstain: None.

C. Duncan resumed her seat at this time.

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

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

8. 10 Old Fenwick Avenue, map 5, lot 105. Victoria Baker & Susan Noble, Trustee, owners, V. Baker, applicant. Application HDC17-031 to replace windows and change window trim to Azek.

R. Finnegan presented. He stated that the proposal is to replace the windows where the sill has rotted (6 on the south side and 2 on the east side); the windows will be replaced in kind but with hurricane glazing and Azek trim instead of wood in order to protect against future rot. He noted that the amount of Azek proposed is only about one one-hundredth of the total trim on the house. Members noted that they had approved the use of Azek on a number of houses for this same reason.

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

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

9. Possible Action on HDC17-031, 10 Old Fenwick 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 HDC17-031, 10 Old Fenwick Avenue, to replace 8 windows in the same size and configuration but change the window trim to Azek. D. Neely seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

10. 12 Neponset Avenue, map 11, lot 8. M. Myers & M. Staniford, owners and applicants. Modification Application HDC17-028 to add retractable vinyl panels to porch.

M. Myers recused himself for this application and V. Bulkeley chaired.

M. Myers presented. He stated that they previously received approval to extend the porch and that approval included retractable screens; they have since learned that they can have both retractable screens and clear vinyl in the same soffit so this application is to add the retractable clear vinyl. He provided a sample of the vinyl and noted that the border would be white rather than black and would be about 4" – 5" wide. He added that the vinyl would be used primarily in the spring and fall. V. Bulkeley noted that the appearance of the vinyl seems similar to a tent and requested a drawing showing the borders so that they can get a better visual of what the porch will look like when the vinyl panels are down. It was noted that since the current elevation does not show the borders, it does not indicate accurately the "glass" to wall ratio. It was also noted that the porch is not visible from Neponset Avenue, but is visible across the marsh from Sequassen Avenue. D. Neely stated that the amount of white in the border is probably negligible compared to the amount of exposed vinyl, but she would like to see what it will look like.

M. Myers stated that the retractable vinyl panels have been installed in houses in the area so he should be able to get pictures of what they look like. He agreed to provide pictures and to specify the width of the border for the next meeting. It was noted for the record that the elevation used to indicate the new porch is correct for the porch configuration but does not accurately depict the approved site development.

Based on the discussion, **D. Neely moved to table with the request that a photographic example be submitted. V. Bulkeley seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

M. Myers resumed his seat at this time.

11. 20 Fenwick Avenue, map 10, lot 52. Carol Robertson, owner and applicant. Modification Application HDC18-001 to install generator.

C. Robertson presented. He stated that the proposal is to install a generator behind the garage; the goal is to keep it out of the sight line from the street; the hedge on the north side of the property will screen it from that direction; it will be worked into the bushes as necessary so as to hide it from view.

Members had no objection as long as it will be screened from view.

Based on the discussion, **V. Bulkeley moved to approve the application and to grant a Certificate of Appropriateness for Application HDC18-001, 20 Fenwick Avenue, to install a generator with the stipulation that there will be vegetative screening as may be necessary to screen the unit from the public way. D. Neely seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

12. Approval of Minutes: November 4, 2017.

D. Neely moved that the minutes of the previous HDC meeting on November 4, 2017 be accepted as written. V. Bulkeley seconded the motion and it passed unanimously.

For: Myers, Bulkeley, Neely, Webster, Duncan.
Against: None.
Abstain: None.

13. Old Business / Other Business.

9 Pettipaug – Members reviewed the decision from the summer and noted that the height of the hedge is expected to be further reduced this spring.

10 Mohegan – The tent will be addressed as part of a comprehensive application for the property.

17 Pettipaug – C Chadwick stated that the use of synthetic materials is generally reviewed by the Commission on a case by case basis and suggested that the Commission may want to have some discussion as to establishing a policy. He indicated that he had previously requested the use of a synthetic roofing material and had installed a sample section on the south side of his house for the members to see. He added that he is reluctant to install a non-synthetic material for durability purposes and was requesting some direction as to whether it was worth his while to submit a new application for a synthetic roof material. D. Neely noted that the synthetic sample on his house is better looking than the rest of the roof. V. Bulkeley noted that it has been several years since the last application and the Commission has come a long way in its understanding of synthetic material. She agreed that it would be appropriate to have a philosophical discussion on the subject, but indicated that this should occur at a meeting when more members could be present. Members agreed to carry the item on the agenda for the June 2 meeting. C. Chadwick agreed to provide sample materials.

C. Chadwick also expressed the opinion that the Commission's previous request for submission of a drawing showing the proposed dormer exchange was onerous.

14. Adjourn.

On a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to adjourn at 9:55 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk