

**BOROUGH OF FENWICK**  
**HISTORIC DISTRICT COMMISSION**  
**SPECIAL MEETING – MAY 26, 2015**  
**4 NIBANG AVENUE, 5:00 PM**

A Special Meeting of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Tuesday, May 26, 2015. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Valerie Bulkeley, David Savin, Joan Wright, Susan Webster (Alternate).

Members Absent: Matt Myers, Patsy Jones, Honey Adams, Pam Christensen (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Meg Gleeson, Sabrina Foulke, Brook Girty.

**1. Call to order.**

Vice Chairman Bulkeley called the meeting to order at 5:00 p.m. S. Webster was seated as a voting member and a quorum was established (Bulkeley, Savin, Wright, Webster).

In order to accommodate the applicants, item 3 below was taken up prior to item 2.

**2. 21 Neponset Avenue, map 11, lot 14-1.** Margaret Sbriglio, owner; Meg Gleeson, applicant; Modification Application HDC15-006 to modify location of shed approved in Application HDC14-026.

V. Bulkeley noted that all members had had an opportunity to view the shed in the current location. M. Gleeson presented. She stated that they had originally proposed a shed roof and placement behind the shrubs along the Rehm border; HDC asked for a peaked roof which made the building taller even though the footprint was reduced; because the revised shed would be very visible from the Rehm's and Neponset Avenue, they tucked it against the house so it appeared to disappear into the house from most directions on Sequassen and was barely visible from the Rehm's or Neponset Avenue; it couldn't be placed close to the fence because it would not comply with setback requirements; if it met setback on the side, it would be too close to the house; the site was selected in anticipation of the increased height; the shed is placed on crushed stone encased in Belgian block.

HDC members stated that this was not an appropriate location and placement should revert back to the originally approved location with the bushes allowed to grow to hide it. M. Gleeson noted that it would still be visible from Neponset Avenue. V. Bulkeley noted that there is an additional bush by the pool that will help to screen it – the shed will be tucked in with the greenery; it does not “nestle in” in the current location. M. Gleeson suggested that they could use additional landscaping in the current location to soften the look.

Based on the discussion, **D. Savin moved to deny Application HDC15-006 to modify the location of the shed approved in Application HDC14-026. S. Webster seconded the motion and after discussion it was approved unanimously.**

For: Bulkeley, Savin, Wright, Webster.

Against: None.

Abstain: None.

After discussion of additional options, V. Bulkeley clarified that the shed should be moved to its originally approved location and the bushes should be allowed to grow to better screen it. To clarify the previous vote, **V. Bulkeley moved that the shed must be removed or placed in the originally**

**approved location within three weeks (June 16). D. Savin seconded the motion and it was approved unanimously.**

For: Bulkeley, Savin, Wright, Webster.  
Against: None.  
Abstain: None.

3. **3 Old Fenwick Road, map 5, lot 107.** Elizabeth Plonka and John Gagne, owners; Point One Architects, applicant; proposed revision to front façade required as a condition of Certificate of Approval for Application HDC15-001.

S. Foulke presented. She displayed photos of the existing house, reviewed the plans for those members not present at the previous meeting, and summarized the items in addition to the front facade that were required to be changed and were shown on the revised plan: evergreen screening at the new ac location, Chippendale railing, and removal of skylights. She displayed an updated model of the house with the new front façade and noted that the ridge of the primary peak had been raised and the peaks of the two dormers lowered; additionally the left dormer had been redesigned from the previous shed dormer and windows had been changed to a more “Fenwickian” design. Members concurred that the new design was an improvement.

The Chippendale rail was discussed and all agreed to change it to vertical pickets, which S. Foulke stated would be approximately 1¼” x 2¼”, about 3” apart, and painted green. She also stated that the pillars are square with no extra embellishment and the stone paths in the garden will have metal edging.

After discussion of the front door and the amount of glass, it was determined that the wood trim would actually be wider than it was drawn and that the sidelights should be reduced from 18” to 16”.

V. Bulkeley noted that no exterior lights were presented and the applicant will need to return for approval prior to installation of any new lights.

Based on the discussion, **J. Wright moved to approve the application as presented and to grant a Certificate of Appropriateness for the proposed revisions to the front façade required as a condition of Certificate of Approval for Application HDC15-001 and the associated modifications to the rear and side facades with the following stipulations:**

- 1. reduce sidelight width to 16”,**
- 2. change Chippendale railing to vertical pickets.**

**S. Webster seconded the motion and it was approved unanimously.**

For: Bulkeley, Savin, Wright, Webster.  
Against: None.  
Abstain: None.

4. **5 Pettipaug Avenue, Map 10, lot 29.** Margaret and James Wade, owners; Brooke Girty, applicant; Modification Application HDC15-005 for exterior changes: east elevation – replace single window with pair; west elevation - change muntins at second floor window, change bluestone entry to wood deck; add light fixtures.

B. Girty presented. She stated that the light fixtures had not been installed; the photos showed existing lights which would be matched on the addition; the change from a single window to a pair was on their construction drawings but not on the drawings submitted; the muntin change occurred because the windows could not be fabricated as drawn; and the porch decking was substituted for the bluestone because the grade was higher than anticipated.

V. Bulkeley noted that none of the changes change the look of the building, but they were not done according to the plan and this is an after-the-fact application. It was determined that this application was submitted prior to the initiation of the policy for strong adherence to the after-the-fact fee so it would not

be charged, but the Commission noted for the record that they were serious about the fee schedule and it will be enforced going forward.

Based on the discussion, **J. Wright moved to approve the application as presented and to grant a Certificate of Appropriateness for Modification Application HDC15-005 for exterior changes: east elevation – replace single window with pair; west elevation - change muntins at second floor window, change bluestone entry to wood deck; add light fixtures. D. Savin seconded the motion and it was approved unanimously.**

For: Bulkeley, Savin, Wright, Webster.

Against: None.

Abstain: None.

5. **Statutory Approvals:** None.

6. **Administrative Permits:**

a. 26 Fenwick Avenue – Millard: 2nd floor deck floor replacement (behind parapets – not visible)

7. **Approval of minutes: April 25, 2015.**

**V. Bulkeley moved that the minutes of the previous HDC meeting on April 25, 2015 be accepted as amended. S. Webster seconded the motion and it passed unanimously.**

For: Bulkeley, Savin, Wright, Webster.

Against: None.

Abstain: None.

8. **Old Business / Other Business.**

**Time Limits.** Members discussed imposing time limits on Certificates of Appropriateness and whether they are transferrable to a new owner. M. Ozols will research the legality and report back to the Commission.

**Driveway Lights at 21 Neponset Avenue.** It was noted that new lights have been placed along the driveway without a Certificate of Appropriateness. It was suggested that they should be removed, but if not, an application should be made. M. Ozols will contact the owner.

**Birdhouses.** It was noted that the new birdhouses that have been placed throughout the Borough through a cooperative effort between the LPLT and the CT Audubon Society are structures attached to the ground. As such, they come under the jurisdiction of the HDC and application for a Certificate of Appropriateness should be made. M. Ozols will contact the LPLT.

9. **Adjourn.**

**On a motion by D. Savin, seconded by J. Wright, it was voted unanimously to adjourn at 6:10 p.m.**

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk