

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – JUNE 9, 2015
4 NIBANG AVENUE, 5:00 PM

A Special Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Tuesday, June 9, 2015. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Valerie Bulkeley, Patsy Jones, David Savin, Honey Adams, Susan Webster (Alternate – arrived during item #4).

Members Absent: Matt Myers, Joan Wright, Pam Christensen (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Larry DeBlasiis, Brook Girty, Ginny Robinson.

1. Call to order.

Vice Chairman Bulkeley called the meeting to order at 5:00 p.m. and a quorum was established (Bulkeley, Jones, Savin, Adams).

2. Public Hearing: 4 Nibang, map 10, lot 1. Borough of Fenwick, owner and applicant; Application HDC15-007 to replace front door, steps and landing.

L. DeBlasiis presented. He stated that the front door and screen door will be replaced. The door, which is 8 feet tall, will be an in-kind replacement; the screen door will be aluminum with a full screen and will be painted green. He added that they had intended to replace the steps and landing to make them handicapped accessible but since the contractor cannot complete the work before summer, they will defer this to the fall and will return when better drawings are available.

After discussing the proposal with the applicant, **on a motion by D. Savin, seconded by P. Jones, it was voted unanimously to close the public hearing and go into special session.**

For: Bulkeley, Jones, Savin, Adams.

Against: None.

Abstain: None.

3. Possible Action on Application HDC15-007, 4 Nibang Avenue.

Members agreed that the new doors will look better than the existing doors.

Based on the discussion in and following the hearing, **D. Savin moved to approve the application without the outside rail and landing and to grant a Certificate of Appropriateness for Application HDC15-007, 4 Nibang Avenue to replace the front door as presented. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Savin, Adams.

Against: None.

Abstain: None.

On a motion by P. Jones, seconded by D. Savin, it was voted unanimously to go back into public hearing.

For: Bulkeley, Jones, Savin, Adams.

Against: None.

Abstain: None.

4. **Public Hearing: 10 Mohegan Avenue, map 10, lot 13.** Two Seventy Three Water Street LLC, owner; Brooke Girty Design, applicant; Application HDC15-004 to construct new stone fence and bluestone patio.

B. Girty presented. She stated because the area is subject to storms and the garage floods frequently, they were proposing to build a stone wall to protect the grill and firewood and keep them from blowing around in a storm; that the wall will be similar to the retaining wall at the front of the house; that the view of the water from the driveway will be maintained; that the location will be approximately where the tarp-covered firewood is in the photo submitted with the application; that there is existing bluestone on the porch and under the pergola which this will match; that the wall will be 3 feet in height; and that the dimensions are on the plan. V. Buckeley submitted an additional, more recent photo of the location.

After discussing the design with the applicant, **on a motion by P. Jones, seconded by D. Savin, it was voted unanimously to close the public hearing and go into special session.**

For: Bulkeley, Jones, Savin, Adams.

Against: None.

Abstain: None.

5. **Possible Action on Application HDC15-004, 10 Mohegan Avenue.**

Members noted that the design seems to fit with the rest of the property.

Based on the discussion in and following the hearing, **D. Savin moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC15-004, 10 Mohegan Avenue, to construct a new stone fence and bluestone patio. H. Adams seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Savin, Adams.

Against: None.

Abstain: None.

On a motion by P. Jones, seconded by D. Savin, it was voted unanimously to go back into public hearing.

For: Bulkeley, Jones, Savin, Adams.

Against: None.

Abstain: None.

At this time, S. Webster was seated as a voting member.

6. **Public Hearing: 41 Agawam Avenue, map 10, lot 34.** Louisine & Sarah Frelinghuysen, owners and applicants; Application HDC15-008 to replace steps and landing on south façade.

V. Robinson presented. She stated that they would like to repair and replace the steps to the living room. They will be using IPE rather than the Trex noted in the application so it will be an in-kind replacement. However, the height and depth of the steps will change slightly to meet building code.

After discussing the design with the applicant, **on a motion by D. Savin, seconded by P. Jones, it was voted unanimously to close the public hearing and go into special session.**

For: Bulkeley, Jones, Savin, Adams, Webster.

Against: None.

Abstain: None.

7. **Possible Action on Application HDC15-008, 41 Agawam Avenue.**

Members had no issues with the proposal; there will be no significant change in appearance.

Based on the discussion in and following the hearing, **D. Savin moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC15-008, 41 Agawam Avenue to replace the steps on the south façade of the building. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Savin, Adams, Webster.
Against: None.
Abstain: None.

8. **37 Sequassen Avenue, map 11, lot 5.** David Savin, owner and applicant; Modification Application HDC 15-009 to place tempered glass behind screen at pool.

D. Savin recused himself for this application and presented. He stated that the glass will act as a security barrier to the pool and will comply with building code. He demonstrated on the photos where the glass will extend between porch posts and where a door of the same glass will be placed. All agreed that from a public way this will not appear any different from the original proposal.

Based on the discussion, **P. Jones moved to approve the application as presented and to grant a Certificate of Appropriateness for Modification Application HDC15-009, 37 Sequassen Avenue to place tempered glass behind the screen at the pool. H. Adams seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Adams, Webster.
Against: None.
Abstain: None.

9. **Golf Course Starter's Shack, map 10, lot 1.** Borough of Fenwick, owner and applicant; Modification Application HDC15-010 to install sections of split rail fence adjacent to starter's shack for safety purposes.

L. DeBlasiis presented. He stated that two sections of split rail fence are proposed for safety purposes because of the change in grade; one will be to the south of the starter's shack and one will be on the west; the sections will be the same design and length as the existing fence sections. A picture with a golf cart in the area of the proposed fence was submitted.

Based on the discussion, **D. Savin moved to approve the application as presented and to grant a Certificate of Appropriateness for Modification Application HDC15-010, Golf Course Starter's Shack, to install 2 sections of split rail fence adjacent to the starter's shack for safety purposes. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Savin, Adams, Webster.
Against: None.
Abstain: None.

10. **Statutory Approvals:** None.

11. **Administrative Permits:**

- a. 30 Pettipaug Avenue (Bulkeley) – in-kind deck railing replacement

12. **Approval of minutes:** May 26, 2015.

D. Savin moved that the minutes of the previous HDC meeting on May 26, 2015 be accepted as distributed. P. Jones seconded the motion and it passed unanimously.

For: Bulkeley, Jones, Savin, Adams, Webster.
Against: None.
Abstain: None.

13. Old Business / Other Business.

7 Pettipaug Avenue. Members noted the new sign on the building at 7 Pettipaug Avenue. M. Ozols stated that this was also noted at the P&Z meeting; signs are prohibited in the current regulations so this sign is not permitted. It was also noted that at the January HDC meeting where approval was requested, it was pointed out to the owner's agent that a sign is not permitted under zoning and even if a variance could be obtained, the HDC would not look favorably on an application.

15 Agawam Avenue. The owners need to install a railing at the back door for accessibility purposes as soon as possible. They propose to install a wrought iron railing that matches the railings at the front door. An application will be submitted for the next meeting, but because of the urgency they will need to install the railing prior to that time. Members discussed the use of wrought iron and noted that it is not typical of Fenwick and they do not want to establish a precedent, but it could be considered in this location since there is already an existing wrought iron railing on the house. The consensus was that in this instance they will consider favorably matching the wrought iron rail that is existing on the front of the house but would not otherwise find wrought iron appropriate.

Nibang and Sequassen Avenues. It was noted that a split rail fence was installed along Nibang and Sequassen Avenues at the direction of the Warden because of safety issues created by the change in grade following reconstruction of the road. This was an emergency issue and an application will be submitted for the next HDC meeting. Members suggested that plantings adjacent to the fence be considered.

21 Neponset Avenue. V. Bulkeley reported that the property owner was very upset with the decision of the Commission at the last meeting and did not want to move the shed.

Regulations. M. Ozols reported that according to the Historic District Handbook, expirations can be placed on Certificates of Appropriateness. She will draft regulation modifications regarding this and transfer of ownership for discussion at the next meeting prior to scheduling a public hearing.

Birdhouses. The LPLT will be submitting an application for the birdhouses.

14. Adjourn.

On a motion by P. Jones, seconded by H. Adams, it was voted unanimously to adjourn at 5:50 p.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk