

**BOROUGH OF FENWICK**  
**HISTORIC DISTRICT COMMISSION**  
**REGULAR MEETING & PUBLIC HEARING – JULY 11, 2015**  
**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, July 11, 2015. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers (arrived at 9:18 a.m.), Valerie Bulkeley (Alternate), Patsy Jones, Honey Adams.

Members Absent: David Savin, Pam Christensen (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Joan Wright, Susan Webster, Jessica Gay, Jennifer McCann.

**1. Call to order.**

Vice Chairman Bulkeley called the meeting to order at 9:02 a.m. and a quorum was established (Bulkeley, Jones, Adams).

**2. Election of Officers.**

The election of officers was deferred until later in the meeting.

**3. Public Hearing: Various Locations.** Lynde Point Land Trust, applicant; Borough of Fenwick, owner; Application HDC15-011 to install osprey platforms and purple martin, bluebird, and kestrel birdhouses.

Jessica Gay and Jennifer McCann represented the Land Trust. J. Gay stated that the plan to put up birdhouses as part of the wildlife habitat plan was presented to the Burgesses about a year ago. The exact locations and designs were not presented. In conjunction with the CT Audubon Society osprey platforms and purple martin houses were replaced and installed in new locations and new bluebird and kestrel houses were installed. Most are on public property, but some that were thought to be on public property are actually on private property. HDC members expressed concern that some were placed on private property without permission, but understood that this was not their jurisdiction. The HDC limited their review to the design. J. Gay stated that the purple martin houses are taken down between October and May each year and thus are not permanent structures. She added that the gourd design is only on the maintenance property which is not in the District. J. McCann stated that the new designs are easier to clean which helps reduce the number of harmful parasites.

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

For: Bulkeley, Jones, Adams.

Against: None.

Abstain: None.

**4. Possible Action on Application HDC15-0011, Various Locations.**

Based on the discussion in the hearing, **H. Adams moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC15-011 to install osprey platforms and bluebird and kestrel birdhouses in various locations. H. Adams seconded the motion and it was approved unanimously. (Purple Martin birdhouses are seasonal and do not require a Certificate of Appropriateness.)**

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

J. Gay stated that the LPLT may place additional osprey platforms in the future and asked if this would need to come back to HDC. This will not be necessary unless there is a design change.

HDC members noted that they had received a letter from Nancy Haviland expressing concern that the purple martin house near the second tee obstructs the photographic view to the lighthouse. Members discussed this, noted that camera angles can be adjusted, and agreed that it was not in their jurisdiction to address this as an HDC issue.

**On a motion by P. Jones, seconded by H. Adams, it was voted unanimously to go back into public hearing.**

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

5. **Public Hearing: 3 Wilson Avenue, map 5, lot 103.** John and Diane Kim, owners; Todd Day, applicant; Application HDC15-012 to replace cedar roof shingles with architectural shingles.

No one appeared to represent the applicant.

**On a motion by H. Adams, seconded by P. Jones, it was voted unanimously to close the public hearing and go into regular session.**

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

M. Myers arrived at this time, was seated, and took over as chair.

6. **Possible Action on Application HDC15-012, 3 Wilson Avenue.**

M. Ozols noted that the specifications for the shingles are included with the application and these are the same type of shingles that have been approved in other locations in the Borough.

Based on the information in the application, **V. Bulkeley moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC15-012, 3 Wilson Avenue, to replace cedar roof shingles with architectural shingles. P. Jones seconded the motion and it was approved unanimously.**

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

7. **4 Nibang, map 10, lot 1.** Borough of Fenwick, owner and applicant; Modification Application HDC15-015 to modify design of front door.

M. Ozols stated that the window sizes were modified from the approval because a door that matched the old door was not available and the replacement needed to be made before the Hammer Law went into effect. The Borough would like to keep this door. The railing is temporary for safety reasons. An application for new steps and rail will be submitted in the fall. Members concurred that the replacement was an improvement over the previous door.

Based on the discussion, **V. Bulkeley moved to approve the application as submitted and to grant a Certificate of Appropriateness for Modification Application HDC15-015, 4 Nibang Avenue, to**

**modify the design of the front door. P. Jones seconded the motion and it was approved unanimously.**

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

## **2. Election of Officers.**

On a motion by P. Jones, Matt Myers was nominated as Chairman, and Valerie Bulkeley as Vice Chairman. H. Adams seconded the motion and it was approved unanimously.

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

Election of Secretary was deferred to the next meeting.

**8. Statutory Approvals:** None.

**9. Administrative Permits:**

a. 10 Old Fenwick Avenue (Baker) – in-kind replacement flagpole and 2<sup>nd</sup> floor deck

**10. Approval of minutes: June 6, 2015.**

**V. Bulkeley moved that the minutes of the previous HDC meeting on June 6, 2015 be accepted as distributed. P. Jones seconded the motion and it passed unanimously.**

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

## **11. Old Business / Other Business.**

7 Pettipaug Avenue. M. Ozols stated that she contacted the owners and they agreed to move the sign to the interior of the building.

15 Agawam Avenue. M. Ozols stated that the owners decided not to install a railing at the back door at this time.

21 Neponset Avenue. M. Myers reported that he had met with M. Sbriglio about the shed location. He stated that he understood her disappointment but they discussed alternate locations since the current location was not approved. He noted that there is a berm in the original location that would need to be levelled to accommodate the shed, but there appears to be a location about five or six feet to the right that could accommodate the shed, although a stump would need to be removed. M. Sbriglio agreed to this location but was concerned about paying for the cost of moving the shed. HDC members noted that the cost was not within their jurisdiction to discuss but that they were willing to assist in generating a plot plan showing the new location for presentation and action at the next meeting and that they would waive fees (including after-the-fact application fees) for this review.

27 Pettipaug Avenue. A picture of the new sign at the driveway for 27 and 29 Pettipaug Avenue was presented. Members noted that signage must be presented for HDC review and this had not been. M. Ozols added that the Zoning Regulations prohibit this type of signage except for street-number and name-identification markers and plates on houses. Members agreed that they did not have an issue with the street address portion of the sign, but that the other signage was not appropriate and also did not reflect the terms of the property transfer that kept the property open to Fenwick residents. M. Ozols will follow through with the owner.

HDC Regulations. Members reviewed the draft modifications to the Regulations and agreed to bring them to public hearing at the September 12 Regular Meeting.

Special Meeting. Members discussed the special meeting date options and agreed that a new poll should be initiated for a meeting in August since too few members could attend a meeting prior to August 4. They also suggested that the presentation for 29A Pettipaug Avenue include a model and a viewshed depiction.

**12. Adjourn.**

**On a motion by V. Bulkeley, seconded by M.Myers, it was voted unanimously to adjourn at 10:12 a.m.**

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk