

## BOROUGH OF FENWICK

### HISTORIC DISTRICT COMMISSION

#### REGULAR MEETING & PUBLIC HEARING – SEPTEMBER 9, 2017

#### 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, September 9, 2017. 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, Joan Wright, Deborah Neely, Susan Webster (Alternate).

Members Absent: Matt Myers, Christine Duncan (Alternate), Lucy Borge (alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Hope Proctor, Sabrina Foulke, Julia McCurdy, Frank and Beverly Keeney, Tullia Lindsten and Craig Thompson, Steven and Emily Warren, Bill Webster.

#### 1. Call to order.

Vice Chairman Bulkeley called the meeting to order at 9:00 a.m. and seated S. Webster as a voting member. A quorum was established (Bulkeley, Jones, Wright, Neely, Webster) and M. Ozols read the legal notice into the record.

#### 2. Public Hearing: 39 Pettipaug Avenue, map 5, lot 119. Frank, Ralph & Jeffrey Keeney, owners, Ralph Keeney, applicant; Application HDC17-015 for above ground propane tank.

P. Jones indicated that although she is an abutter, she can review the application objectively.

Frank Keeney presented on behalf of his brothers. He stated that they want to reinstall a propane forced air furnace to replace the oil fired furnace that was removed several years ago; heat will make the cottage more comfortable in the spring and fall; there will be an outside 120 gallon propane tank in the courtyard that is screened by the house, garage, and fence. In response to a question about underground versus aboveground tanks, he stated that this is determined by size and since their purpose is simply to extend the season, the tank is small, 54" tall and 30" in diameter. He added that the location is the one to the right of the door and although no planting is planned, the tank could be screened with vegetation if it is a Commission stipulation.

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

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

Against: None.

Abstain: None.

Members indicated that the location is fine but it can be seen from a public way through the opening in the fence and should be screened with either vegetation or lattice.

Based on the discussion in and following the hearing, **J. Wright moved to approve the application and to grant a Certificate of Appropriateness for Application HDC17-015, 39 Pettipaug Avenue, for an above ground propane tank as presented with the stipulation that it be planted with evergreen vegetation so as not to be seen from a public way. P. Jones seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

V. Bulkeley closed this portion of the meeting and reopened the public hearing.

3. **Public Hearing: 3 Old Fenwick Road, map 5, lot 107.** Elizabeth Plonka & John Gagne, owners, Sabrina Foulke, applicant; Application HDC17-016 for exterior stair on south elevation.

S. Foulke presented. She indicated the existing small stair and roof deck on a photo of the house, stated that the owners would like to connect the stair to the deck, and displayed a photo simulation of the proposed change. She acknowledged that the stair will block a window and that there is a second floor door to the deck, but noted that the proposal is the owner's preference. Members noted that it looked like a fire escape and detracted from what is a charming replacement for what was there previously. V. Bulkeley reminded the members that there is precedent for an outside stair at the McDowell house and S. Foulke stated that she had tried to keep it as seamless as possible and the rear of the house is very minimally visible from any public way.

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

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

Against: None.

Abstain: None.

V. Bulkeley noted that they have seen the drawings and the plans. Joan stated that she is against the proposal because the stair looks like an add-on that denigrates the house. P. Jones referred to the Design Guidelines about the rhythm of openings and expressed the opinion that this does not fit the rhythm. D. Neely and S. Webster stated that they do not have a problem with the design although it is unfortunate that the window is blocked. V. Bulkeley noted that if the stair is difficult to see from a public way, that is an extenuating circumstance that differentiates it from other locations in the Borough.

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 HDC17-016, 3 Old Fenwick Road, for an exterior stair on the south elevation. S. Webster seconded the motion and it was approved 3-1-1.**

For: Bulkeley, Neely, Webster.

Against: Wright.

Abstain: Jones.

V. Bulkeley closed this portion of the meeting and reopened the public hearing.

4. **Public Hearing: 112 Sequassen Avenue, map 11, lot 23.** William & Susanne Webster, owners, CSM Development, applicant; Application HDC17-018 to raise generator.

S. Webster recused herself for this application.

E. Glance presented. He stated that the proposal is to raise the generator to get it out of the floodplain and he indicated the location and design on a photo simulation. He added that the fence will be about 36" high to cover the 30" high generator or about 7' in total height from the ground and it will be shingled; part of the wall in the back will swing open for access. He displayed a picture of the current generator location and a plan view to show the interior layout.

After asking for public comment and any additional input, **on a motion by P. Jones seconded by J. Wright, it was voted unanimously to close the public hearing and go into regular session.**

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

Against: None.  
Abstain: None.

J. Wright indicated that they had done a good job screening the generator and that the photos showed that there is also vegetation in the area to act as additional screening.

Based on the discussion in and following the hearing, **J. Wright moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC17-018, 112 Sequassen Avenue, to raise the generator. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Wright, Neely, Webster.  
Against: None.  
Abstain: None.

S. Webster resumed her seat at this time.

V. Bulkeley closed this portion of the meeting and reopened the public hearing.

**5. Public Hearing: 5 Neponset Avenue, map 10, lot 9.** Craig Thompson & Tullia Lindsten, owners and applicants; Application HDC17-019 for pea stone driveway with cobble apron and edging.

D. Neeley indicated that although she is an abutter, she can review the application objectively.

C. Thompson presented. He stated that they are requesting cobble edging for their driveway because of the unintended consequence of road paving, which was done appropriately but, because the cottage sits below grade, drains down the driveway. This was worsened by the development of the Davis property where the new driveway and garage created additional impervious surface which now also drains towards them. The proposal is to match the Davis apron by installing 4 feet of cobble up to the road grade which will restore the previous drainage pattern toward the natural gully between the Thompson and Scatterday properties. He reviewed the location of the drainage and explained that even though the driveway is pea stone, it is not pervious because the stone dust base is impervious. Relative to the sides, he stated that they would like to extend the cobblestone as edging similar to what is at the Scatterday house. They will match the Belgian block used on the Davis and Berluti properties. They prefer not to use metal as it will need to be high enough to contain the stone and will create a solid edge that will not allow any driveway runoff toward the sides. He added that they could eliminate the cobble if they use asphalt for the driveway but they prefer to keep the pea stone and match the neighbors. Members agreed that the proposal is preferable to macadam.

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

For: Bulkeley, Jones, Wright, Neely, Webster.  
Against: None.  
Abstain: None.

J. Wright stated that she is fine with this as proposed because of the drainage issue and because four feet is the minimum necessary to address the drainage, but clarified the circumstances for the precedents in that the Berluti driveway was done without prior approval and the Hartnett driveway plan was modified by the Commission. P. Jones noted that the runoff could be redirected with a drain across the driveway. S. Webster noted that the Commission had approved the apron on the Davis driveway but had previously discouraged Belgian block edging. J. Wright again noted that there were extenuating circumstances in this case and it is being done appropriately.

Based on the discussion in and following the hearing, **J. Wright moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC17-019, 5 Neponset Avenue, for a pea stone driveway with cobble apron and edging. D. Neely seconded the motion.**

Members further discussed the motion with P. Jones indicating that metal edging similar to that at the Davis property is preferable but in this case may not serve the intended purpose.

**The motion was approved unanimously.**

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

Against: None.

Abstain: None.

V. Bulkeley closed this portion of the meeting and reopened the public hearing.

**6. Public Hearing: 10 Sequin Avenue (aka 35 Pettipaug Avenue), map 9, lot 64.** Sequin Cottage LLC, owner, Brooke Girty Design, applicant. Application HDC17-021 to replace lattice, screens, shingles, roof, back door, gutter, and garage doors; add window boxes, railing on 2<sup>nd</sup> floor porch, bluestone terrace, trellis, retractable awning, and lanterns.

V. Bulkeley recused herself for this application; and D. Neeley acted as chair. P. Jones indicated that although she is an abutter, she can review the application objectively.

J. McCurdy presented and indicated that they are proposing a number of aesthetic and functional changes: cover the exposed concrete block with Azek lattice and trim; add a removable Azek lattice panel at the opening to the crawl space; add new screens and a screen door, and replace existing screens; add window boxes; copy the turned shingle rake that is on the north side on the south side; replace the roof with a new cedar shingle roof; replace the door in the courtyard and add muntins; add new light fixtures (sconce/lantern/jelly jar); pull the roof under the existing dormer on the south side to match the other dormer; add a retractable awning; replace the sliders on the south with two matching sliders with muntins; add a bluestone terrace; add a new railing on the existing flat roof that will match existing railing details; replace the garage doors with new carriage style doors; replace the fence with a western red cedar fence (square off the jog) that will be left to weather. She added that the trim board will be continued although it is not shown on the drawing of the north elevation; she believes the garage doors will be vinyl; and they will be changing the trim color to white to brighten it up. Members reviewed all of the changes and indicated that they will need more specific information on the awning, light fixtures, garage door material; and size of the two sliders on the south side.

After asking for public comment and any additional input, **on a motion by P. Jones seconded by J. Wright, it was voted unanimously to close the public hearing and go into regular session.**

For: Jones, Wright, Neely, Webster.

Against: None.

Abstain: None.

Based on the discussion in the hearing, **P. Jones moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC17-021, 10 Sequin Avenue aka 35 Pettipaug Avenue, to replace lattice, screens, shingles, roof, back door, gutter, and garage doors; add window boxes, railing on 2<sup>nd</sup> floor porch, bluestone terrace, trellis, retractable awning, and lanterns with the stipulation that the applicant return with the garage door material, light fixture specifications, awning information, and sliding door sizes. J. Wright seconded the motion and it was approved unanimously.**

For: Jones, Wright, Neely, Webster.

Against: None.

Abstain: None.

V. Bulkeley and resumed her seat at this time.

7. **Public Hearing: 20 Fenwick Avenue, map 10, lot 52.** Carol Robertson, owner, S. D. Hallahan Housewright, applicant. Application HDC17-022 for phase 1 restoration including 2<sup>nd</sup> and 3<sup>rd</sup> floor windows and miscellaneous details.

**WITHDRAWN.**

8. **41 Pettipaug Avenue, map 5, lot 122.** Lafayette Keeney, Trustee, owner; Hope Proctor, applicant; Application HDC17-020 for various modifications to C of A HDC17-008.

P. Jones indicated that although she is an abutter, she can review the application objectively.

H. Proctor presented and reviewed the changes to each elevation.

West. Remove trim belt (it was more invasive on the wall than anticipated which created additional expense); replace rake board with new pvc to match existing; depict elevated deck more clearly than before.

North. Remove trim belt and replace rake board as on west elevation; show utility pad on deck; modify window as requested; show sconces as per previously approved design on either side of trellis. F. Keeney noted that they recognize the concern with the existing ratio of wall to glass or something else and are addressing that with increased window size, plus the trellis and sconces.

East. Change oval window to rectangle; change two windows to one double hung; remove porch screen (but retain flexibility to add removable screens); move steps to address setback requirement; locate lights (traditional onion previously approved); add small, rectangular deck lights flush with deck skirt board.

South. Expand length of deck; add single door with four adjacent windows.

H. Proctor noted that they are showing the base of the deck as pvc plank rather than lattice and asking the Commission to reconsider the planks. F. Keeney noted that this is not unique in the borough and that it will be planted so won't be readily visible. D. Neely indicated that she does not have an issue with the planks. P. Jones stated that even if it will be planted out, the lattice is more consistent with Fenwick. B. Keeney expressed concern that the shower enclosure and deck base should be consistent and indicated that they like the old boarded look. F. Keeney requested flexibility to change to shower enclosure to match the deck lattice if they determine that is better for consistency.

Garage. Added lattice as discussed previously; showed shower enclosure.

J. Wright expressed the opinion that the sconces by the trellis do not appear to be in an appropriate location. H. Proctor stated that they help address the blank wall and F. Keeney noted that they also help with yard lighting instead of spotlights. He indicated that the plan is to remove the old wall lights, including those on the garage and replace them with the approved styles. Commission members indicated that the actual changes will need to come before them.

Relative to the generator, H. Proctor indicated that it is well screened and the front of the house is so blank, this created an opportunity to add vegetation. V. Bulkeley noted that it was also previously approved.

Based on the discussion, **D. Neely moved to approve the application as presented with the exception of the planks at the base, and to grant a Certificate of Appropriateness for Application HDC17-020, 41 Pettipaug Avenue, for various modifications to C of A HDC17-008, allowing the applicant the option of utilizing either planks as shown or lattice for the shower enclosure and the option of screening or not screening the porch (drawings for both were provided). The applicant is required to return if there are any changes to the light fixtures. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Wright, Neely, Webster.  
Against: None.  
Abstain: None.

**9. Approval of Minutes:** July 25, 2017 and August 30, 2017.

**P. Jones moved that the minutes of the HDC meetings on July 25, 2017 and August 30, 2017 be accepted as written. J. Wright seconded the motion and it passed unanimously.**

**For: Bulkeley, Jones, Wright, Neely, Webster.**  
**Against: None.**  
**Abstain: None.**

**10. Draft 2018 Meeting Schedule.**

The draft schedule was included in the packet. Members reviewed the schedule and it appeared that no proposed date would have a quorum issue.

**11. Proposed Amendments to Regulations / Design Guidelines.**

M. Ozols stated that the items she had for review are:

- clarification that all exterior lighting is included
- clarification that the 30 day maximum for temporary structures includes any location on the property
- addition of outdoor kitchens/living areas and outdoor televisions or projection equipment to the list of regulated items
- clarification of the term “movable”

Members concurred with these items. Relative to curbs and signs in the public way, members agreed to keep curbs on the list but not “street, traffic, and directional signs”, although they encouraged the Burgesses to keep the signs consistent.

V. Bulkeley suggested the following wording relative to outdoor kitchens be added to the Design Guidelines: “Outdoor kitchens are discouraged, but if to be installed must be out of the public view”. Members also suggested adding that cobble driveway aprons are discouraged with some indication of consistency with the neighborhood, noting that they currently exist in only a few locations.

**12. Old Business / Other Business.**

J. Wright noted that continuity on the Commission is important so that there is a continuing awareness of the history of decisions.

**13. Adjourn.**

**On a motion by J. Wright, seconded by P. Jones, it was voted unanimously to adjourn at 10:40 a.m.**

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk