

**BOROUGH OF FENWICK  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING & PUBLIC HEARING – MAY 5, 2018  
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, May 5, 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, Lucy Borge (alternate), Christine Duncan (Alternate).

Members Absent: Joan Wright, Patsy Jones, Deborah Neely, Suzanne Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Julia McCurdy, Peter Brainard, Rowena Okie.

**1. Call to order.**

Chairman Myers called the meeting to order at 9:07 a.m. and seated L. Borge and C. Duncan as voting members. A quorum was established (Myers, Bulkeley, Borge, Duncan).

**2. Public Hearing: 27 Pettipaug Avenue, map 11, lot 2.** Peter Brainard, Trustee, owner, Peter Brainard, applicant. Application HDC18-008 to add storm panel mounting hardware for 7 replacement windows and pea stone driveway apron in new opening in north hedge.

P. Brainard presented. He stated that there are two parts to the application. One is to add storm panel mounting hardware for 7 replacement windows and the other is to create an opening in the hedge and add a pea stone driveway apron. He noted that the application indicated that the opening will be on the north side, but it will actually be on the west (Grove Avenue) side. He explained that in the past, cars had entered the yard over the Grant property and they are now trying to correct that so that cars can enter the property directly; they have removed and relocated 16' of privet hedge and will be adding more in order to block entrance from the Grant property; and they are asking to add a 16' x16' pea stone apron in the opening along Grove. He submitted a revised drawing to indicate the location. The mounting hardware is required by building code as an option to hurricane resistant windows, which are more expensive than regular windows, and will be either left as metal or painted green. Members noted that as long as white is not used, the hardware will not be very visible from a distance; it has been approved in other locations in the Borough. P. Brainard added that they also will be enlarging the window in the third floor, east dormer because the current window does not comply with egress requirements. According to the specifications, the proposed window will be 23<sup>13/16"</sup> by 35<sup>3/4"</sup>. This was not noted in the original application but is part of the project.

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

For: Myers, Bulkeley, Borge, Duncan.

Against: None.

Abstain: None.

**3. Possible Action on HDC18-001, 27 Pettipaug 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 HDC18-001, 27 Pettipaug Avenue, to add storm panel mounting hardware for 7 replacement windows with the inclusion of an enlarged 3<sup>rd</sup> story east window and a pea stone driveway apron in a new opening in the west hedge. L. Borge seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Borge, Duncan.  
Against: None.  
Abstain: None.

4. **12 Neponset Avenue, map 11, lot 8.** M. Myers & M. Staniford, owners and applicants. Modification Application HDC18-005 to change porch columns from round to square.

M. Myers recused himself for this application and V. Bulkeley chaired. M. Myers presented. He stated that when the porch was approved, they anticipated round columns, but round columns cannot accommodate the two tracts required for the screens and vinyl panels. He added that the builder had installed the columns even though he was told not to, presented pictures to demonstrate what they look like, and noted that the request now is for HDC to accept the columns as built. Additionally, he stated that they had met with the landscaper who advocated edging the flower beds with steel, and he submitted a marked-up survey and photos to indicate the locations. V. Bulkeley clarified that the edging is only for the flower beds along the house and noted that the problem with the columns is that they were installed prior to the application and the increased fee will be required. M. Myers indicated that he is aware of this and understands. Members noted that design wise, square posts are used elsewhere in the Borough.

Based on the discussion, **C. Duncan moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-005, 12 Neponset Avenue, to change the porch columns from round to square and to add metal edging along the gardens around the house, with the understanding that an after the fact fee will be submitted. L. Borge seconded the motion and it was approved unanimously.**

For: Bulkeley, Borge, Duncan.  
Against: None.  
Abstain: None.

M. Myers resumed his seat at this time.

5. **18 Pettipaug Avenue, map 10, lot 44.** Christopher & Eileen Millard, owners, Brooke Girty Design, applicant. Modification Application HDC18-006 to relocate fence, add gates, and install mechanicals.

J. McCurdy presented. She stated that they are requesting modifications to the previously approved plans, mostly relating to landscaping, and provided a revised plan to clarify the information previously submitted. She reviewed the changes:

- 1) a gate that was not previously approved adjacent to the garage and matching the design of the garage doors;
- 2) a gate centered on the pool and in the arborvitae hedge on the east side;
- 3) a gate by the chapel which will be replaced in the same design as on the east side;
- 4) a fence and hydrangea hedge in front of the pool on the south side;
- 5) a relocated and wider gate in the front fence to allow vehicle access;
- 6) a split rail and mesh backing pool fence;
- 7) a bluestone walkway and new gate at the new mudroom entry, centered on the entry, with gate details to match the entryway gable;
- 8) a trellis over the back door, like a pergola without posts, that will soften that side of the building;
- 9) mechanical (generator, ac, and pool) locations – pool mechanicals are in the same location as previously.

V. Bulkeley commented that it is unfortunate that the gate to allow vehicles into the back yard is not as attractive as the other gates. J. McCurdy noted that it is in keeping with the split rail fence which is more rustic and is visible through the hydrangeas; it is a farm style gate with strap hinges. L. Borge suggested that it might be more appropriate as a double gate opening backward and not into the hydrangeas, similar to the one at the pier. Members agreed that a gate similar to the one at the pier would be less obtrusive and more aesthetically pleasing. J. McCurdy noted that the other gates relate to more formal spaces and

therefore are different designs but agreed that splitting this gate into two sections will make it less obtrusive.

Based on the discussion, **L. Borge moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-006, 18 Pettipaug Avenue, to relocate the fence, add gates, and install mechanicals with the stipulation that the 9'6" gate in the south side of the pool be two sections. V. Bulkeley seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Borge, Duncan.

Against: None.

Abstain: None.

6. **28 Fenwick Avenue, map 31, lot 28.** Anne Munn, owner, Brooke Girty, applicant. Modification Application HDC18-007 to replace asphalt driveway with gravel; add bluestone walks, landing, terrace; relocate railing; replace screen door and panel.

J. McCurdy presented and reviewed a number of "little" changes:

- 1) a new blue stone path from the driveway to the back door;
- 2) on the Fenwick avenue side, a relocated railing and a new screen door and side panel to address the current location of the railing which is not centered on the stairs;
- 3) bluestone applied over the existing concrete path (same location and size, covering the existing concrete)
- 4) on the south side, a replacement step that follows the angle of the house;
- 5) an 11'x14' bluestone patio off the new step on the south side with plantings along the perimeter (not hedge or exceeding 4' in height);
- 6) replacing the asphalt driveway with a metal edged pea stone driveway.

Members noted the improved appearance of the house and that the pea stone driveway was a welcome change that is more in line with their standards.

Based on the discussion in and following the hearing, **L. Borge moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-007, 28 Fenwick Avenue, to replace the asphalt driveway with gravel and metal edging; add a bluestone path and landing at the side door; add bluestone over the existing concrete at the front door; relocate and rebuild the existing railing; replace the screened door and revise the side panel; revise the landing at the south side porch; and add an 11'x14' bluestone terrace. V. Bulkeley seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Borge, Duncan.

Against: None.

Abstain: None.

7. **Approval of Minutes:** March 24, 2018.

**C. Duncan moved that the minutes of the previous HDC meeting on March 24, 2018 be accepted as written. L. Borge seconded the motion and it passed unanimously.**

For: Myers, Bulkeley, Borge, Duncan.

Against: None.

Abstain: None.

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

- a. **Use of Synthetic Material, in Particular Roof Material.** Discussion is scheduled for the June 2 regular meeting. Members were asked to individually look at the section of roof on the Chadwick house, which has now been in place for almost five years, prior to the meeting. L. Borge noted that asphalt is also a synthetic material as is Azek and these materials have all been used in the Borough. M. Myers noted that there is a vast difference between a synthetic where one can't tell

the difference from 20 yards away and a synthetic where one can readily see the difference from 100 yards away.

**9. Adjourn.**

**On a motion by V. Bulkeley, seconded by L. Borge it was voted unanimously to adjourn at 10:00 a.m.**

Respectfully submitted,  
Marilyn M. Ozols, Acting Clerk