

**BOROUGH OF FENWICK  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING & PUBLIC HEARING – NOVEMBER 3, 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, November 3, 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, Deborah Neely, Beverly Keeney, Suzanne Webster (Alternate), Lucy Borge (alternate).

Members Absent: Patsy Jones, Christine Duncan (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Tony Scierka, Dick & Kathy Berluti, Brooke Girty, Bill Webster, Chuck Chadwick.

**1. Call to order.**

Chairman Myers called the meeting to order at 9:00 a.m. and seated L. Borge as a voting member. A quorum was established (Myers, Bulkeley, Neely, Keeney, Borge).

**2. Public Hearing: 21 Neponset Avenue, map 11, lot 14-1.** Margaret Sbriglio, owner; Tony Scierka, applicant. Application HDC18-019 to install generator.

T. Scierka presented. He stated that they had done the required mailings and there were no requests for additional information; that the owner is proposing to install a 22 kilowatt residential generator at the northeast corner of the house in the area of the existing mechanicals; that there is already vegetation in the area and a solid pvc fence is proposed, preferably lattice similar to the one in the neighboring yard. He distributed a photo of that fence and stated that this design will be more consistent with the existing screening in the whole area; that it is proposed to be wood painted white; that it will be L-shaped off the house to the existing vegetation; and that it will be 6 feet in height at the front stepping down to 4 or 5 feet at the corner. He added that the generator will be on a concrete pad, which will extend about 3 inches above grade.

D. Neely requested that the generator test be scheduled for 9:10 on Monday morning to coincide with the majority of the other houses on the street. T. Scierka agreed to synchronizing the test schedule.

Members discussed the fence height and recommended 4 feet. After discussion, it was agreed that the fence should be 5 feet in height along the front, stepping down to 4 feet on the side.

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

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

**3. Possible Action on HDC18-019, 21 Neponset Avenue.**

Based on the discussion in and after the hearing, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-019, 21 Neponset Avenue, to install a generator with the stipulation that the generator be enclosed with lattice as presented, 5 feet in height on the northeast side and 4 feet in height on the northwest side. L. Borge seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

**On a motion by V. Bulkeley, seconded by L. Borge, it was voted unanimously to go back into public hearing.**

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

4. **Public Hearing: 15 Neponset Avenue, map 11, lot 13.** Richard and Katherine Berluti, owners and applicants. Application 18-020 to install generator.

D. Berluti presented. He distributed a picture of the location and the specifications for the generator and stated that the generator is proposed for the back of the house, with the existing boxwood hedge moved out to screen it. He added that the hedge will be approximately 4½ feet high and the generator will be on a pad, either of concrete or sound absorbing polyurethane. He pointed out the location on a copy of the property survey and indicated that it will be connected to the existing propane tank and the test will be scheduled for 9:10 on Monday to match the others in the neighborhood.

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, Neely, Keeney, Borge.

Against: None.

Abstain: None.

5. **Possible Action on HDC18-020, 15 Neponset Avenue.**

Based on the discussion in and after the hearing, **L. Borge moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-029, 15 Neponset Avenue, to install a generator. D. Neely seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

**On a motion by D. Neely, seconded by B. Keeney, it was voted unanimously to go back into public hearing.**

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

6. **Public Hearing: 8 Agawam Avenue, map 10, lot 5.** Anna McCann, owner; Brooke Girty Design, applicant. Application HDC18-021 to rebuild porch; replace porch floors and stair treads with pvc; replace gutter, one window, and railings.

Brooke Girty presented. She stated that the porch has deteriorated and that it will be recreated in the same design in mahogany with Azek in locations that cannot be seen. She stated that the contractor had removed sections of the existing porch in order to use them to recreate the design. She added that the current railing does not meet building code, so it will be increased in height, but the design will remain the same.

Relative to the porch floor, B. Girty stated that the more traditional look is a gray painted floor and they are proposing to use Æratis, a pvc tongue and groove porch plank which has been used in other historic districts throughout the country. She provided a sample and the specifications for the material. She added that they are also proposing recessed step lights and provided information on the lights, which she stated will not be solar so will not stay on all night.

Finally, she stated that one window on the side facing the tennis courts rots because of its placement close to the roof below and the proposal is to shorten it in the same design to create more distance to the roof; each section of the double hung will be 2 inches shorter than the existing window.

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

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

#### **7. Possible Action on HDC18-021, 8 Agawam Avenue.**

Members discussed the proposed porch floor material and noted that it is consistent with the preference in the past to go with materials that are more durable but appear the same as the original material.

Based on the discussion in and after the hearing, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-021, 8 Agawam Avenue, to rebuild the porch; replace the porch floors and stair treads with Æratis, replace the gutter, one window, and the railings. V. Bulkeley seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

**On a motion by V. Bulkeley, seconded by M. Myers, it was voted unanimously to go back into public hearing.**

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

#### **8. Public Hearing: 11 Pettipaug Avenue, map 10, lot26.** Hall Wilson, owner; Brooke Girty Design, applicant. Application HDC18-022 to enlarge porch, living room, master bedroom, and third floor dormer; create mudroom; add bluestone terrace and paths, gravel driveway, shed, pool, pool fence and gate, and pergola.

B. Keeney recused herself for this application and S. Webster was seated in her place.

B. Girty presented. She stated that the Wilsons are not doing this project but are applying for the Arnaults who would like to purchase the property. She added that the Arnaults really tried to be here for the meeting but were unable to, so submitted a letter which had been distributed to the Commission. She stated that she understood that there had been a request for a model but that would have taken a month to do and would have put the application off until the next meeting. She added that the existing house is complicated but what they are proposing is not. D. Neely clarified that she wanted to see a model because it is hard to tell the ins and outs of the design on a flat drawing. B. Girty pointed out the porches, roofs, bays, and columns, noting that there are actually more ins and outs on the proposed than on the existing.

B. Girty described the project:

- The house now has a three car attached garage. The Arnaults do not need garage space for three cars but would like a location for a golf cart and bicycles. Because the coverage already exceeds the maximum, the proposal is to remove the garage and add a shed and small pool.
- The front porch now looks cut off compared to others along the seawall (photo displayed) so they propose taking the side porch and wrapping it up to the front (water) side matching the details and beams. It will extend out 12 feet, no farther towards the seawall than the Van Itallie house.

- The boxy porch on the west side will be removed.
- The new first floor bay on the west side will match the other bays in depth, 3 feet.
- The house is “abnormally porched” so the proposed changes are designed with this in mind.
- On the second floor water side porch, the columns are now skinnier than the original columns. They will be replaced with larger columns and the center of the porch will be filled in to create a bedroom with a porch on either side, keeping the corners.
- The first floor below will be the same with the living room expanded into the existing porch area. The first floor porch, bays, and French doors were described.
- The existing second floor, center dormer on the west side will be enlarged.
- The windows in the porch that was previously filled in will be removed to create a porch more like the original porch.
- Towards the rear, they will keep the columns and fill in the northwest area of the porch to create a mudroom.
- The wing in the rear will be removed and they will add a shed connected to the house with a pergola and lattice fence.
- The landscape plan was used to explain the proposed layout of the site. (D. Neely noted that the hedge and pool fence should not be higher than 4 feet.)
- There will be a gravel driveway with parking area for two cars and an open walkway to the mudroom door.
- The pool equipment will be on the east side of the house tucked in next to the bilco.
- The plan for the backyard is a nice scale and “garden-y”.
- On the east elevation, there is an attempt to make things line up better. The rear wing is removed; there is a new double door; and part of the porch area is filled in.
- A new terrace on the east side is raised slightly to create a little more privacy from the neighbors. A hedge separates the two properties. Side terraces work on the houses along the seawall because they create more privacy from the sidewalk.
- This is a big project but not major changes to the house.

M. Myers asked for comments on each elevation:

West: M. Myers stated that it looks really nice; it is a long house but the changes on the north that replace the old garage are an improvement. L. Borge stated that she walked around the house to see where the changes will be and it will be beautiful. It will still look like the Wilson house, but better.

South: It still has the same look.

North: The hedges should be kept at 4 feet.

East: It is a long house but the new features maintain the look of the house, which is appreciated.

C. Chadwick, 17 Pettipaug Avenue, stated that he hopes it will be approved. The proposal is a completely appropriate solution for both the seller and the buyer.

V. Bulkeley asked the diameter of the pillars. B. Girty replied that it is 12 inches on the second floor and 16” on the first; the second floor pillars are larger than what is there now, but smaller than those on the first floor.

B. Girty stated that she will return with details and light fixtures when they are determined.

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

For: Myers, Bulkeley, Neely, Borge, Webster.

Against: None.

Abstain: None.

**9. Possible Action on HDC18-022, 11 Pettipaug Avenue.**

Members discussed adding stipulations that the fence and privet hedge not exceed 4 feet in height and the second floor porch columns be one foot in diameter.

V. Bulkeley added that they have done an excellent job with a touchstone house and that it flows nicely.

D. Neely noted that no generator is shown and there is not a lot of space for one; if one is proposed it should be added before the proposal goes to P&Z and it will need to come back to HDC.

Based on the discussion in and after the hearing, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-022, 11 Pettipaug Avenue, to enlarge the porch, living room, master bedroom, and third floor dormer; create a mudroom; add a bluestone terrace and paths, a gravel driveway, a shed, a pool, a pool fence and gate, and a pergola with the stipulations that the fence and privet hedge stay at a maximum 4 foot height and the columns on the second floor south porch be one foot in diameter.**

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

For: Myers, Bulkeley, Neely, Borge, Wester.

Against: None.

Abstain: None.

B. Keeney returned to her seat as a voting member at this time.

**On a motion by V. Bulkeley, seconded by L. Borge, it was voted unanimously to go back into public hearing.**

For: Myers, Bulkeley, Neely, Keeney, Borge.

Against: None.

Abstain: None.

**10. Public Hearing: 10 Mohegan Avenue, map 10, lot 13.** Jacqueline Gosin, owner; Brooke Girty Design, applicant. Application HDC18-023 to raise garage and driveway; add mechanical roof porch, pool and pool fence, and roofed terrace; add and relocate mechanicals; replace porch railing.

B. Girty presented. She stated that the project has simplified itself over time and she reviewed the changes:

- The garage was not raised when the rest of the house was and it frequently floods. It will now be raised and the roofs will be stepped down.
- The driveway will be raised to meet the garage and the existing stone wall will now be about 6 inches above the driveway grade.
- The pool is located on the backside of the garage where there are now plantings at a similar height, so the look will stay the same.
- A covered terrace or pavilion is added at the east end of the house to provide shade adjacent to the pool. The dune plan done by GZA will extend to the side of the pavilion.
- The pavilion will be brick with wood shingles to match the existing house. It is a long house, so the pavilion will be light and open on all sides.
- The lighthouse motif in the existing railing will be removed and replaced to match normal railings.

- The outdoor fireplace on the end of the pavilion creates privacy from the beach.
- They had intended to put retractable screens in the pavilion but did not show them, so they will return with that information.

D. Neely asked why they are adding one more roofline and why it is a solid roof as opposed to a pergola which would be less obtrusive. B. Girty stated that they want a solid roof shade area by the pool. D. Neely stated that it is designed well but she has a problem with the tall roofline and the fact that it is one more protrusion that blocks views of the water, in this case from Fenwick and Agawam Avenues. B. Keeney noted that it balances out the other side of the house. L. Borge added that there are more and more house and landscape obstructions to views, but this can't be prevented when the work is not exceeding the footprint allowed and it is designed well. B. Girty added that the area is see through and the lots are being combined so there will never be a house to the west.

V. Bulkeley asked about the dormer on the south side of the pavilion. B. Girty stated that it is in the roof and intended to match the rest of the house and provide light to the area below.

B. Girty stated that there is a mechanical porch on the roof above the garage and this is where she is showing the generator, which must be raised above the flood level. There will also be some ac units in the front that will be screened. The mechanical porch is not the generator location shown on the plan for P&Z but it is what HDC is being asked to look at. If it needs to be moved, she will have to return to HDC.

V. Bulkeley noted that if the pavilion is added there will no longer be a need for the tent that has been there in recent years.

C. Chadwick, 17 Pettipaug Avenue stated that the design as proposed consolidates and puts to sleep a problematic property and he hopes it is approved.

W. Webster, 112 Sequassen Avenue stated that the proposal looks great.

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

For: Myers, Bulkeley, Neely, Keeney, Borge.  
Against: None.  
Abstain: None.

#### **11. Possible Action on HDC18-023, 10 Mohegan Avenue.**

M. Myers stated that he did not hear anything during the hearing that would require any stipulations.

V. Bulkeley noted that they will need to come back for any light fixtures or a change in the generator location from the one shown on the roof of the garage.

Based on the discussion in and after the hearing, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC18-023, 10 Mohegan Avenue, to raise the garage and driveway; add a mechanical roof porch, a pool and pool fence, and a roofed terrace; add and relocate mechanicals; and replace the porch railing. D. Neely seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Neely, Keeney, Borge.  
Against: None.  
Abstain: None.

#### **12. Approval of Minutes: September 8, 2018.**

**D. Neely moved that the minutes of the previous HDC meeting on September 8, 2018 be accepted as written. V. Bulkeley seconded the motion and it passed unanimously.**

For: Myers, Bulkeley, Neely, Keeney, Borge.  
Against: None.

Abstain: None.

**13. Old Business / Other Business.**

- a. 2019 Meeting Dates. The dates proposed will be filed. V. Bulkeley noted that she will not be available for the March meeting.
- b. 29A Pettipaug Avenue. V. Bulkeley noted that the Pulvers have used wood shingles on their roof to match what was there rather than change to asphalt and they are painting the skylight as required.
- c. Monitoring Construction. V. Bulkeley stated that a lot of complicated houses are being built or renovated and she suggested that each member have a single house assigned to them to audit during construction and to report any discrepancies to the enforcement officer. This might make it easier to track any changes and address them before they are too far along. M. Myers stated that he is in the Borough year-round and would be happy to monitor work in the winter. He was reminded that it will be necessary to bring the approved plans when viewing work in process. Members agreed with the concept but did not make any assignments.
- d. 110 Sequassen Ave. New outdoor lighting has been installed and there was no review by HDC. M. Ozols will follow through.
- e. C. Chadwick inquired about installing a buried propane tank on his property. The Commission has determined that the fill pipe does not need review, but if bollards or landscape rocks are required by the building official because of proximity to a driveway or the owner wants to use them to protect it from golf carts, that will need to be reviewed. Vegetation to protect the fill pipe does not require HDC review.

**14. Adjourn.**

**On a motion by V. Bulkeley, seconded by B. Keeney, it was voted unanimously to adjourn at 10:37 a.m.**

Respectfully submitted,  
Marilyn M. Ozols, Acting Clerk