

**BOROUGH OF FENWICK  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING & PUBLIC HEARING – JANUARY 5, 2019  
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, January 5, 2019. 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, Patsy Jones, Christine Duncan (Alternate), Lucy Borge (Alternate).

Members Absent: Suzanne Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Charles Renshaw, Robert Gay.

**1. Call to order.**

Chairman Myers called the meeting to order at 9:00 a.m. All regular members were present. A quorum was established (Myers, Bulkeley, Neely, Keeney, Jones).

**2. Public Hearing: 29 Pettipaug Avenue, map 10, lot 20. Benjamin Renshaw, owner; Charles Renshaw, applicant. Application HDC18-024 to install generator.**

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

C. Renshaw presented. He stated that the application is to install a generator and that he had provided photos of the proposed location as well as a site map. He added that he is a year-round resident and that he is applying on behalf of his son who is the property owner but is out of the country. Members clarified that the proposed location is approximately where the photos show a boat and noted that the area is already completely screened with vegetation and there are no issues with the location.

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

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

Against: None.

Abstain: None.

**3. Possible Action on HDC18-024, 29 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 HDC18-024, 29 Pettipaug Avenue, to install a generator. D. Neely seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

**V. Bulkeley moved to add modification application HDC19-001, 44 Sequassen Avenue to the agenda. P. Jones seconded the motion and it passed unanimously.**

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

Against: None.

Abstain: None.

**4. 44 Sequassen Avenue, map 11, lot 2. Lynde Point LLC, owner; Robert Gay, applicant. Modification Application HDC19-001 to convert window to door, eliminate one door lite, and replace garage doors.**

R. Gay presented. He stated that there were complications with the elevator installation and, although the controls can be accessed remotely, they must be in a heated area and this was requiring them to relocate the controls to a small control closet on the east living room wall. The closet will require access from the deck, so they are proposing to change the existing south facing window to a door and add a utility door facing east. The proposed doors will be smaller but look like the front door – the utility door with two solid panels, the south facing door with a window panel on top and a solid panel below. The utility door will be blocked from view by the extension of the house.

The second issue came about because the stairs wrap around the elevator inside the house requiring them to eliminate the lite on the right side of the door to accommodate the stairs. He added that design wise, this differentiates this door from the other door, making it clear that this is not the main front door. Members discussed whether it might look unbalanced with just one lite and whether it would be better to eliminate the lites on both sides of the door. R. Gay stated that the door is inside the screened porch and obscured by the screens and one of the columns and that the remaining lite addresses what is otherwise a dark interior corner.

The third issue is that the garage doors currently have no character and they would like to replace them with doors that better match the design of the house. R. Gay submitted a photograph of the proposed doors and members noted that these are preferable to the existing doors.

Based on the discussion, **P. Jones moved to approve the modification application as presented and to grant a Certificate of Appropriateness for Application HDC19-001, 44 Sequassen Avenue, to convert one window to a door and add a utility door; eliminate one door lite; and replace the garage doors. D. Neely seconded the motion and it was approved unanimously.**

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

**5. Approval of Minutes:** November 3, 2018.

**V. Bulkeley moved that the minutes of the previous HDC meeting on November 3, 2018 be accepted as written. D. Neely seconded the motion and it passed unanimously.**

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

**6. Old Business / Other Business.**

- a. Requiring Building Models. D. Neely noted that there have not been as many models presented for recent applications as there had been in the past and indicated that the visual is very helpful in making proposals more understandable. It was agreed that new houses, major renovations, or complicated proposals should have models and that staff will convey this to applicants at the time of application, advising them that if they choose to go ahead without a model, the Commission may request one and continue the application to a subsequent meeting. V. Bulkeley added that it is also important to see the proposal in context and photo simulations of the streetscape are also necessary for proper review. Members concurred.
- b. 110 Sequassen Avenue. M. Ozols stated that she will be meeting with H. Clark who will be submitting an application for the new light fixtures of behalf of the owners. She indicated that the members who do permitting were unaware that the lights had been installed by others in the group and asked the Commission members if it would be necessary to charge the after-the-fact fee. Members agreed the fee is required.

- c. Requirement to Attend Meetings. Members noted that it might be good if members who have to travel a distance did not have to attend meetings when there is a quorum without them. M. Ozols stated she could let members know a couple days before the meeting who indicated they would be there so everyone would know if there is a quorum, but it is always good to have more than a quorum present to better balance the discussion. Members who are not local indicated that they are willing to attend unless they have a specific conflict.

## **7. Adjourn.**

**On a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to adjourn at 9:40 a.m.**

Respectfully submitted,  
Marilyn M. Ozols, Acting Clerk