

**BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING – July 13, 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, July 13, 2019. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers, Deborah Neely, Beverly Keeney, Patsy Jones, Valerie Bulkeley, Christine Duncan (Alternate).

Members Absent: Lucy Borge (Alternate), Suzanne Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Brooke Girty, Hall & Connie Wilson, Ralph Keeney, Frank Gilhool.

1. Call to order.

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

2. Election of Officers. Moved until later in the agenda.

3. Public Hearing: 37 Pettipaug Avenue, map 5, lot 120. Hall Wilson, owner; Brooke Girty, applicant. Application HDC19-012 to construct new cedar shingled, single-family dwelling with attached garage.

B. Keeney and P. Jones indicated that although they are abutters, they can review the application objectively.

B. Girty presented. She stated that there has always been a lot between Keeney and Gilhool and the addition of this house will make more sense of the neighborhood and will make Sequin Avenue appear to be more of a lane. She added that the Wilsons want a small house, which will be in keeping with the neighbors' houses, and she displayed a site plan that included the footprints of the neighboring houses. She continued that there is no real pattern to the house locations in the area so the plan is to line this cottage up with the Keeney and Gilhool cottages in order to make Sequin Avenue feel like a lane with nice, smaller cottages and that the design proposed is consistent with the neighborhood. She provided photos of the location relative to the abutters and stated that the Gilhools should still be able to see "down the aisle" from their porch to the water. In response to a question, she stated that the setback from the property line on the Sequin side is 18 feet.

B. Girty stated that the design is based on the Navarro cottage with enough changes so that they won't look the same. She added that the design includes simple, cottage-y forms, pointed out the porches, entry, garage, gables, and typical Fenwick windows; and indicated that there would be

- cedar shingles,
- Azek painted like wood,
- clad windows with simulated divided lights,
- "pretty" crown trim,
- a brick chimney,
- a railing that looks like wood,
- beadboard ceilings, and
- a cedar roof (at this time; if budget constraints necessitate a change to asphalt, they will come back to the Commission)

She reviewed all of the elevations noting that

- the two garage doors face Sequin Avenue;
- the small golf cart door is on the west side;
- they will plant out the Gilhool side;
- the mechanicals are hidden behind lattice and they will set the generator test time to noon on Monday to match the neighbors;
- the garage doors have panels with glass above so that they don't look lower;
- the base/lattice will be landscaped on all sides so that it is not visible

B. Girty added that it is a smaller cottage with simple forms and a recognizable precedent, so they feel that a model is not necessary and the applicant's resources are better put into the construction. Members discussed the need for models in general and agreed that it is dependent on the particular proposal including its location and the intricacy of its design.

M. Myers opened the floor to the public.

Frank Gilhool, 35 Pettipaug Avenue (10 Sequin Avenue) stated that he thought the house would be set back more; this location will block the view from his living room.

H. Wilson responded that they will certainly consider anything that will help all the neighbors, adding that they don't want to impact the neighbors to the west either. F. Gilhool suggested that they stake the location on the site to see where it falls. B. Girty noted that the septic design is not yet complete and that will determine how far the house might be able to be moved. M. Myers asked if the porch could be lined up with the other houses in order to move the house back and H. Wilson responded that moving the house the full depth of the porch would be too much, but there is a view through the porch. B. Girty added that the porch was pulled to the east side in order to not look out on the Keeney driveway. V. Bulkeley stated that she has the same concern with the view but understands that the houses in the second row do not have the same view opportunity as those on the water. B. Girty added that the porch needs to be a minimum size to be useful and H. Wilson added that the current location is centered on two French doors in the living room so moving the porch will affect the design of the interior. It was also suggested that wrapping the porch from the south porch around to the east be considered as a possible means for reducing the size of the main porch. Members further discussed various location and size options but did not recommend any specific change.

Members described the proposal as "exciting" and "great". H. Wilson stated that the intent is to preserve the shingled look and it will be stained to look like old Fenwick.

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, Neely, Jones, Keeney, Bulkeley.

Against: None.

Abstain: None.

4. Possible Action on HDC19-012, 37 Pettipaug Avenue, map 5, lot 120.

V. Bulkeley stated that they did an excellent job; her only concern is how far the porch extends, but she did not see anything that needed to be addressed. She reminded the applicant to return for exterior lighting and any other changes, and she requested that they consider moving the house slightly to the west. P. Jones and D. Neely agreed with V. Bulkeley and members added that they would have liked to see the site plan that was submitted at the meeting as part of the original submission. M. Myers agreed with the design but also expressed a desire to see it moved 6' – 8' to the west. All agreed that they would like the applicant to investigate moving the building, but this should not be a stipulation. Members concurred that they did not need to review individual elevations.

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 HDC19-012, 37 Pettipaug**

Avenue, to construct a new cedar shingled, single-family dwelling with attached garage. P. Jones seconded the motion and it was approved unanimously.

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

5. Election of Officers.

M. Myers reviewed the current officers noting that he had been chair for several years, and V. Bulkeley had been able to be Vice Chair. All agreed that they should keep the same officers.

D. Neely moved to keep the current slate of officers and elect Matt Myers as Chairman, Valerie Bulkeley as Vice Chairman, and Deborah Neely as Secretary. P. Jones seconded the motion and the slate was approved unanimously.

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

6. Approval of Minutes: May 4, 2019.

P. Jones moved that the minutes of the previous HDC meeting on May 4, 2019 be accepted as written. M. Myers seconded the motion and it passed unanimously.

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

7. Old Business / Other Business.

- a. **10 Mohegan Avenue.** Work had taken place after Hammer Laws went into effect. M. Ozols stated that this was a misunderstanding of the extent of the prohibition and had been addressed.
- b. **6 Mohegan Avenue.** The tent has been set up again without HDC application or C of A. M. Ozols will address.
- c. **27 Pettipaug Avenue.** A fence has been erected around the garden area without HDC application or C of A. M. Ozols to address.
- d. **Landscape Vehicles.** These have become a greater issue than contractor vehicles. This is a Burgess issue.
- e. **34 Pettipaug Avenue.** There is a new hedge installed without HDC application or C of A. [Landscape planting is not a regulated activity.]
- f. **New property owners should receive information about HDC requirements.**
- g. **Design Criteria.** Continued identification of items to be addressed in update of Design Criteria.

Members will continue to review the samples from other municipalities and list items noted in the Borough that should be considered in updating the Design Standards. Limiting hedge heights to 4' and reminding applicants that it is their obligation to prove consistency with the design standards had been identified previously. Other items identified were:

- i. Outdoor kitchens and built-in grills.
- ii. Hot tub screening requirements.
- iii. Outdoor, large screen TV's.

iv. Additional clarification on hedges.

8. Adjourn.

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

Respectfully submitted,
Marilyn M. Ozols, Acting Clerk