

**BOROUGH OF FENWICK**  
**HISTORIC DISTRICT COMMISSION**  
**REGULAR MEETING & PUBLIC HEARING – JANUARY 8, 2022**

A Regular Meeting and Public Hearing of the Fenwick Historic District Commission was held via Zoom on Saturday, January 8, 2022. Notice of the meeting was posted in a timely manner on the Fenwick kiosk, on the website, and in the Harbor News.

Members Present: Matt Myers, Valerie Bulkeley, Beverly Keeney, Deborah Neely, Mike Reynolds (Alternate), Scott Pulver (Alternate), Ashley Gengras (Alternate)

Members Absent: Patsy Jones

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Bob Gay, Bill Webster

**1. Call to order.**

Chairman Myers called the meeting to order at 9:03 a.m. and appointed A. Gengras as a voting member. A quorum was established (Myers, Bulkeley, Keeney, Neely, Gengras).

**On a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to modify the order of the agenda and hear the 44 Sequassen Avenue application first.**

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

Against: None.

Abstain: None.

**2. Public Hearing: 44 Sequassen Avenue, map 11, lot 2.** Lynde Point LLC, owner, Bob Gay, applicant. Application HDC21-0024 to replace existing sliding glass door with conventional door and glass panels.

Bob Gay presented. He stated that the bottom sills of the east end sliders are rotting and pointed out the subject doors in the Zoom screen. He stated that the three panels at the top will be the same, but the lower three panels will change but be similar in appearance; the center panel will be a regular door with a full-length window; the two side panels will be full-length sash windows with a longer upper pane and a smaller lower pane that will open. He added that the existing doors are clad wood and the new windows and door will be clad wood.

Members had no questions or issues.

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, Keeney, Neely, Gengras.

Against: None.

Abstain: None.

**3. Possible Action on HDC21-024, 44 Sequassen Avenue.**

Members noted that the proposed door and windows look so similar to the existing that it would be splitting hairs to question the change.

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 HDC21-024, 44 Sequassen Avenue, to replace the existing sliding glass doors on the east side of the house with a conventional door and two windows. D. Neely seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

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

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

Against: None.

Abstain: None.

**4. Public Hearing: 10 Mohegan Avenue, map 10, lot 13.** Barry & Jacqueline Gosin, owners, Atlantis Building Co. Inc., applicant. Application HDC21-023 to install osprey platform.

No one was available to present the application. Members noted that they have seen the platform since it has already been installed. They briefly discussed whether anyone's view is impacted and noted that it appears to be taller than other osprey platforms in the Borough, which may be because it is on higher ground. They questioned whether there is a standard height or whether this is the appropriate height and indicated that they would like information on that aspect of the installation. Noting that they will be scheduling a special meeting in the near future, they agreed to continue the hearing in order to obtain information about the height.

**On a motion by D. Neely, seconded by B. Keeney, it was voted unanimously to continue the public hearing to a special meeting.**

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

Against: None.

Abstain: None.

**5. Possible Action on HDC21-023, 10 Mohegan Avenue.**

No action.

**6. Approval of Minutes:** November 6, 2021.

**M. Myers moved that the minutes of the previous HDC meeting on November 6, 2021 be accepted as written. D. Neely seconded the motion and it passed unanimously.**

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

Against: None.

Abstain: None.

**7. Old Business / Other Business.**

**a. Renewable Energy structure regulation**

M. Ozols stated that this was brought up at the last meeting. D. Neely did some research. Copies of that information as well as the current regulation and state statute were emailed as part of the packet. D. Neely summarized the information that she had provided noting that she had review a number of different regulations and these are representative, with the Brookline sample being more general and the Guilford sample being more specific. She added that the Guilford model as written would not work in Fenwick since all sides of the houses are visible from a public way, but the Commission should consider both general and specific options. It was noted that the current regulation provides criteria for evaluating proposals but does not give specific requirements. After discussion, members agreed that they should be prepared for applications, but should not box themselves in with regulations that are too tight to accommodate various options or new technology. They indicated that ground mounted panels would probably not be appropriate, and low profile units or something like solar shingles would probably be preferable. It was agreed that the current regulation likely has the teeth that they need, but that they will continue to education themselves on the subject and may consider amending the regulation in the future. M. Myers will provide information on solar shingles so that the Commission can become familiar with them.

**b. Clarification of Requirement for Renderings**

This came up in a recent application and it should be clarified whether the rendering is required only if the building itself is changing or also if there are site modifications which may affect the appearance of the building. D. Neely

stated that it is important to have renderings of all four sides of a house. Members agreed, noting that features like driveways may change the appearance. Additionally, renderings of all four sides will allow them to understand if a change on one side affects another side or to verify that there is no change proposed.

It was agreed that renderings or photo simulations are required for all four elevations of a house even if no specific change is proposed for that elevation.

**c. Reports on Current Projects**

M. Ozols stated that in the future this will be carried as an agenda item.

25 Pettipaug Avenue. B. Keeney stated that they seem to be following the plans; there have been a couple of questions, but the plans were reviewed and no issues were found.

6 Pettipaug Avenue. M. Reynolds stated that he has spoken with the builder several times and the work is consistent with the approved plans. He added that the exterior will be complete prior to Hammer Laws, but the interior work may not be done.

**d. Special Meeting**

M. Ozols stated that there are two applications that were received too late to be legal noticed for this meeting: one from the LPLT to replace an osprey platform moved during the dune construction and one for 21 Neponset for repairs where wood will be replaced with a composite material. They are both time sensitive so a special meeting will be scheduled for later this month.

**8. Adjourn.**

**On a motion by V. Bulkeley, seconded by D. Neely, it was voted unanimously to adjourn at 9:37 a.m.**

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk