

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING – MAY 7, 2022

A Regular Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue and via Zoom on Saturday, May 7, 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).

Members Present via Zoom: Ashley Gengras (Alternate), Scott Pulver (Alternate).

Members Absent: Patsy Jones.

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Maura Bulkeley, Brooke Girty, Hope Proctor, Frank Keeney, Connie and Hall Wilson.

1. Call to order.

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

2. Public Hearing: 2 Agawam Avenue, map 10, lot 8. Margaret & Michael Reynolds, owners and Mike Reynolds, applicant. Application HDC22-006 to install front gate.

M. Reynolds recused himself for this application in order to present and A. Gengras was seated in his place.

M. Reynolds displayed photos of the proposed gate and the proposed location. He stated that it will be white Azek, in line with the hedges, 3 feet wide and 42 inches tall (about the same height as the bushes); the plan is to install it before June 30, provided it is available. He added that the reason for the gate is to prevent golfers from cutting through the hedge to retrieve golf balls.

Members had no issues and V. Bulkeley noted that there is precedence at the Duncan's where there is a gate in the bushes.

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 HDC22-006, 2 Agawam 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 HDC22-006, 2 Agawam Avenue, to install a front gate. D. Neely seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

M. Reynolds resumed his seat at this time.

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, Reynolds.

Against: None.

Abstain: None.

4. Public Hearing: 4 Nibang Avenue, map 10, lot 1-2. Borough of Fenwick, owner and applicant. Application HDC22-008 to replace front steps.

M. Ozols presented. She stated that the stones at the front door will be replaced with a cement landing, wider than what is there currently, and a handicapped ramp along the front of the building; the railing will be retained but moved to the left about 18" to accommodate the larger landing; the landing is about 10" above adjacent grade and the landing and ramp are barely visible from the road; the door will not be replaced at this time but will be discussed in the future in conjunction with the windows and siding. In response to questions, she indicated that the landing will be even with the sill, will be code compliant, will be graded to be only one step up in the front so no additional steps will be needed, and the work will be done before Hammer Law if funding is approved to subcontract it out or in the fall if done by maintenance.

Members had no 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, Reynolds.
Against: None.
Abstain: None.

5. Possible Action on HDC22-008, 4 Nibang Avenue.

Based on the discussion in the hearing, **B. Keeney moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC22-008, 4 Nibang Avenue, to install a cement front landing with a ramp. D. Neely seconded the motion and it was approved unanimously.**

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

6. Public Hearing: 20 Agawam Avenue, map 10, lot 51. James & Kecia Greenho, owners and applicants. Application HDC22-010 to install generator.

No one was in attendance to present this application. Members reviewed the information submitted, verified the location, and noted that it is the same lattice that was used to screen the propane tanks and the proposed generator location is not readily visible from a public way. M. Myers indicated that it is a straight-forward application similar to others submitted in the past.

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

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

7. Possible Action on HDC22-010, 20 Agawam Avenue.

Members discussed including a requirement for vegetative screening in addition to the lattice but agreed that the location is minimally visible and no additional screening is necessary.

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 HDC22-010, 20 Agawam Avenue, to install a generator with lattice screening. B. Keeney seconded the motion and it was approved unanimously.**

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

Against: None.
Abstain: None.

8. Public Hearing: Proposed Regulation Amendment to add definition for photo simulation.

M. Ozols stated that this item was not properly legal noticed and will be heard at the June 4 meeting.

9. Possible Action on Proposed Regulation Amendment.

No action.

10. 25 Pettipaug Avenue, map 10, lot 22. Maura Bulkeley, owner and applicant. Modification application HDC22-007 to add light sconces; remove sidelights and add trellises; remove brackets and increase column size on porch; add 1 ac unit.

M. Bulkeley stated that the exterior lights have been added to this application since the fixture had not been selected at the time of the last application.

B. Girty presented. She stated that they are proposing to do everything that is shown in the drawings:

north: the sidelights at the French doors will be eliminated and replaced by a trellis;

west: one ac unit will be added - they will not stick out farther than the house; the lattice shown on the north elevation is an error – no lattice will be visible from the road; the sidelights at the French doors will be eliminated; drains with downspouts will be added at the second floor deck; the porch columns will be widened, brackets eliminated, and screens added;

south: gutters will be added; the porch columns will be widened, brackets eliminated, and screens added;

east: gutters will be added; the porch columns will be widened, brackets eliminated, and screens added.

She stated that she had not done the application for the lights so had not shown them on the elevations, but can revise the drawings to indicate the locations, which are identified in the narrative.

Based on the discussion, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC22-007, 25 Pettipaug Avenue, to add light sconces; remove sidelights and add trellises; remove brackets and increase the column size on the porch; and add one ac unit with the stipulation that revised drawings indicating the locations of the exterior lights be submitted within three days. B. Keeney seconded the motion and it was approved unanimously.**

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

11. 41 Pettipaug Avenue, map 5, lot 122. Frank Keeney, owner, Hope Proctor, Applicant. Modification application HDC22-009 to extend first floor and second floor decks, add French doors, deck columns, and exterior light fixture.

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

H. Proctor presented. She displayed an elevation drawing showing the previously approved and currently proposed changes as well as a photo of the existing south elevation and a photo simulation of the proposed decks. She stated that this is a modification of the previous application which included a larger second floor deck that straddled the chimney; the first floor deck will be extended for an additional 190 square feet; the second floor deck will now only be to the side of the chimney; French doors will be added at the second floor deck; one new light fixture that matches the others will be added at the new French doors; the new railing at the second floor deck will match the existing railings; no screening is proposed.

M. Myers noted that the proposed work balances the house on the southern exposure. Members agreed and noted that this side of the house can't really be seen from a public way.

Based on the discussion, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC22-009, 41 Pettipaug Avenue, to extend the first floor and second floor decks, add French doors, deck columns, and an exterior light fixture. D. Neely seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Pulver, Neely, Reynolds.
Against: None.
Abstain: None.

B. Keeney resumed her seat at this time.

V. Bulkeley complimented the architect on the way she has vastly improved the appearance of the house.

12. 6 Pettipaug Avenue, map 10, lot 39. Jonathan Gengras, owner, Pam Christensen, applicant. Modification application HDC22-011 to add exterior lights, add railing & windows, revise door & garage door, replace window with chimney.

B. Girty presented. She reviewed the proposed changes on each elevation:

south: a railing is proposed for the second floor porch to meet code; it will match the other railings;

east: the door is changed to a Dutch door; a four square window is added on the second floor to accommodate a revised bathroom layout; this window is similar to the window on the west side; she has done this before; the smaller window adds charm to that side of the house;

north: the bay window is eliminated and is replaced by a brick chimney for a fireplace;

west: the sliding door to the garage is changed to swing doors to match the doors on the north side; a window is added under the pergola.

B. Girty stated that the exterior light locations are indicated in the narrative and can be added to the elevation drawings; they include the sconces, one ceiling fixture, and one gooseneck fixture at the garage door.

V. Bulkeley expressed concern with the window to wall ratio, which she indicated is a little extreme but may not be enough to tip the scale. M. Reynolds noted that they are adding one small window and B. Girty stated that she thought the new window adds charm to that elevation.

Based on the discussion, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC22-011, 6 Pettipaug Avenue, to add exterior lights, add a railing & windows, revise a door & the garage door, replace a window with a chimney with the stipulation that revised drawings indicating the locations of the exterior lights be submitted within three days . M. Reynolds seconded the motion and it was approved unanimously.**

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

13. Reports on Current Projects.

a. 6 Pettipaug Avenue – M. Reynolds stated that it looks beautiful and should be mostly done by Hammer Law, but they are waiting on some items.

b. 25 Pettipaug Avenue – B. Keeney stated that she had spoken with the contractor and the owners will be in by Hammer Law with a few items remaining to be completed in the fall.

14. Approval of Minutes: March 5, 2022.

V. Bulkeley moved that the minutes of the previous HDC meeting on March 5, 2022 be accepted as written.

D. Neely seconded the motion and it passed unanimously.

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

15. Old Business / Other Business.

a. Review and Possible Approval of Revised Application Form

M. Ozols stated that the primary differences are separating the section on modifications, adding a space for value of work so that the fee can be computed, and inserting the supporting materials checklist previously approved by the Commission.

V. Bulkeley moved to adopt the revised application form. D. Neely seconded the motion and it passed unanimously.

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

Against: None.

Abstain: None.

b. 6 Mohegan Avenue. M. Ozols stated that she will be meeting with the owners to discuss the pavilion.

c. 20 Nibang Avenue. M. Ozols stated that she will speak with the owners about the “fading” plants.

d. 10 Mohegan Avenue. The ospreys are using the new platform which will make them more likely to return to it next year after it is lowered this fall. The second perch was not installed.

e. 15 Neponset Avenue. M. Ozols will contact the owners about the pod in the driveway.

16. Adjourn.

On a motion by D. Neely, seconded by B. Keeney, it was voted unanimously to adjourn at 10:00 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk