

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING –SEPTEMBER 12, 2020
VIRTUAL MEETING, 9:00 AM

A Regular Meeting and Public Hearing of the Fenwick Historic District Commission was held using the Zoom meeting format on Saturday, September 12, 2020. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and on the website.

Members Present: Matt Myers, Valerie Bulkeley, Deborah Neely, Beverly Keeney, Patsy Jones.

Members Absent: Mike Reynolds (Alternate), Ashley Gengras (Alternate), Scott Pulver (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Brooke Girty, Meg Reynolds, Tullia Lindsten, Craig Thompson, Chuck Chadwick, Bar Chadwick, Frank Keeney, Lucy Borge.

1. Call to order.

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

2. Public Hearing: 5 Neponset Avenue, map 10, lot 9. Tullia Lindsten & Craig Thompson, owners and applicants. Application HDC20-028 to replace pea stone garden path with bluestone path.

D. Neely indicated that although she is an abutter, she can review the application objectively.

T. Lindsten and C. Thompson presented. T. Lindsten stated that they are proposing to replace the existing pea stone path with blue stone, which will harmonize with the two other blue stone paths on the property and will be 3 feet rather than 4 feet wide allowing for more green space. D. Neely stated that she had walked the area; B. Keeney added that it made sense; and M. Myers noted that it is in accordance with the design criteria.

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

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

Against: None.

Abstain: None.

3. Possible Action on HDC20-028, 5 Neponset 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 HDC20-028, 5 Neponset Avenue, to replace the pea stone garden path with a bluestone path. P. Jones seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

On a motion by V. Bulkeley, seconded by P. Jones, it was voted unanimously to go back into public hearing.

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

Against: None.

Abstain: None.

4. **Public Hearing: 2 Agawam Avenue, map 10, lot 8.** Michael Reynolds, owner, Brooke Girty Design, applicant. Application HDC20-029 to add porches; revise dormers; remove existing brick; add French doors, outdoor shower, generator, and outdoor car charger.

B. Girty and M. Reynolds presented. M. Reynolds referred members to the plans that had been submitted and stated that they are proposing a front porch and balcony above in keeping with the Fenwick style, French doors in two locations, an outdoor shower, a charger for an electric car which is only 6"x12" and will be screened with plantings, and a generator outside the large shrubbery in the back which will be screened with more plantings.

D. Neely stated that there are a lot of changes including in the roofline but no model or 3d drawing was submitted; it's difficult to see the ins and outs of the building in a 2d flat drawing. M. Reynolds stated that the original submission was a sketch and now they have real plans; a model would be a large expense for a relatively minor change that respects the Fenwick character. D. Neely indicated that this expense should not be incurred in a 3d drawing.

P. Jones stated that what is proposed enhances the house.

V. Bulkeley agreed but asked for some clarifications:

- On the east elevation, what looks like a single French door appears to be an overhang. Is this the area of the existing balcony? M. Reynolds responded that it is.
- The roofline is good; the perspective can be seen on the floor plan and it is not a complicated change. Is there a dormer? M. Reynolds responded that it is at the balcony over the porch.
- The shower enclosure looks heavy. M. Reynolds stated it needs to be solid because it is a shower; they can plant it out if required but it is not really visible because it is quite far back.
- There are no copies of abutter notifications in the file. M. Reynolds stated that she believed they had been notified and she had spoken informally with the Harnett's.
- How close is the new porch to the road? D. Neely stated that it is indicated to be 27 feet from the porch to the property line.

B. Girty stated that she had submitted a 3d sketch, drawings to scale, and photos of the existing houses with porches sticking out. She added that if the members put all three together in their minds they can see that the proposal is consistent with the neighborhood.

M. Myers summarized that the proposal looks nice and is an improvement.

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, Jones, Neely, Keeney.
Against: None.
Abstain: None.

5. **Possible Action on HDC20-029, 2 Agawam Avenue.**

Based on the discussion in the hearing and with the understanding that the abutters had received notice, **P. Jones moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC20-029, 2 Agawam Avenue, to add porches; revise dormers; remove existing brick; add French doors, an outdoor shower, a generator, and an outdoor car charger. V. Bulkeley seconded the motion and it was approved unanimously.**

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

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

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

- 6. Public Hearing: 17 Pettipaug Avenue, map 10, lot 24.** Charles Chadwick, owner, C. Chadwick & B. Chadwick, applicants. Application HDC20-030 to replace cedar roof shingles with asphalt shingles and add asphalt shingles to shed.

B. Chadwick presented. She stated that the information had been submitted; they are proposing an architectural shingle in “weather wood” which will pull out the gray in the house; they will reroof the whole house and also replace the existing asphalt shingles on the shed so that they will match; and that the same shingle can be viewed on the house at 212 Maple Avenue. She added that she had emailed all of the abutters and heard positively from all of them except one who did not respond.

M. Myers stated that is it a straightforward application and a definite improvement. Members concurred.

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, Jones, Neely, Keeney.
Against: None.
Abstain: None.

- 7. Possible Action on HDC20-030, 17 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 HDC20-030, 17 Pettipaug Avenue, to replace cedar roof shingles with asphalt shingles and add asphalt shingles to the shed. P. Jones seconded the motion and it was approved unanimously.**

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

At this time members agreed to hear the application for 37 Pettipaug Avenue before going back into public hearing.

- 8. 37 Pettipaug Avenue, map 5, lot 120.** Hall Wilson, owner, Frank Keeney, applicant. Modification application HDC20-031 to add weathervane to cupola.

B. Keeney recused herself for this application.

F. Keeney presented. He stated that he had submitted the application on behalf of the owner because this was a housewarming gift from his brothers, himself, and their wives to the Wilsons; that it is a simple arrow design; that the materials are stainless steel, brass and copper; that it extends 24” above the cupola; that the arrow is 36” in length; that it was custom designed for this cupola; and that pictures had been submitted.

M. Myers stated that it is a neat addition to the building and Fenwickian appropriate. Members concurred.

Based on the discussion, **V. Bulkeley moved to approve the application as presented and to grant a Certificate of Appropriateness for Modification Application HDC20031, 37 Pettipaug Avenue, to add a weathervane to the cupola. P. Jones seconded the motion and it was approved unanimously.**

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

B. Keeney resumed her seat at this time.

On a motion by V. Bulkeley, seconded by P. Jones, it was voted unanimously to go back into public hearing.

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

9. **Public Hearing: Proposed Amendments to HDC Regulations and Design Standards** to amend definitions, regulated activities, and submission and notification requirements; clarify existing design standards and add standards for lighting and site elements.

Members reviewed each of the proposed revisions and recommended the following changes:

- Regulations:
 - Page 6 #9. Change the word “chairperson” to “commission”.
 - Page 6 #10c lines 6 and 7. Change “hearing” to “hearing/meeting” and add “or agenda as appropriate”
 - Page 8. Delete #5.
- Design Criteria:
 - Page 17. Add “We discourage tents, canopies, cabanas, and other similar free-standing structures.”

No members of the public were present and no written comments were received.

After asking for 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, Jones, Neely, Keeney.
Against: None.
Abstain: None.

10. Possible Action on Proposed Amendments to HDC Regulations and Design Standards.

Based on the discussion in the hearing, **D. Neely moved to adopt the proposed changes to the HDC Regulations and Design Standards as presented with the modifications noted, effective October 1, 2020. P. Jones seconded the motion and it was approved unanimously.**

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

11. Approval of Minutes: July 11, 2020.

D. Neely moved that the minutes of the previous HDC meeting on July 11, 2020 be accepted as written. V. Bulkeley seconded the motion and it passed unanimously.

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

12. Old Business / Other Business.

a. Supplemental Submission Material table.

V. Bulkeley stated that this would be very helpful and show clearly what is required in each application. It was agreed that additional changes should be made to the draft in order for it to correctly reflect Fenwick requirements. It will be carried on the next agenda for this purpose.

b. 23 Pettipaug Avenue.

M. Ozols stated that the generator had originally been placed inside the ac enclosure where there was not enough separating distance and it had failed and needed to be replaced. The proposal is to reduce the size of the ac enclosure and install a new generator in a similar position outside the enclosure. The generator

is on site in the approximate location but not installed. The Albani's would like to be able to complete the installation and then meet with HDC to determine the most appropriate planting to screen it from the sidewalk which is a good distance away. Members stated that the Albani's should make application and discuss the screening prior to installation. They agreed to schedule a special meeting when the application is received and to view the site from the sidewalk so as to be familiar with it.

13. Adjourn.

On a motion by V. Bulkeley, seconded by D. Neely it was voted unanimously to adjourn at 10:49 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk