

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
REGULAR MEETING & PUBLIC HEARING – NOVEMBER 6, 2021

A Regular Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue and via Zoom on Saturday, November 6, 2021. Notice of the meeting was posted in a timely manner on the Fenwick kiosk, on the website, and in the Harbor News.

Members Present: In Person: Matt Myers, Beverly Keeney, Deborah Neely, Patsy Jones, Mike Reynolds (Alternate)

Via Zoom: Valerie Bulkeley

Members Absent: Scott Pulver (Alternate), Ashley Gengras (Alternate)

Others Present: In Person: Marilyn Ozols, ZEO and HDC Compliance Official, Hilary Donald, Sheldon Crosby,

Via Zoom: Linda and David Frankel, Alexa Ashton,

1. Call to order.

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

2. Public Hearing: 7 Pettipaug Avenue, map 10, lot 28. Frankel Family Investments LLC, owner, Linda Frankel, applicant. Application HDC21-021 to replace wood porch floor and steps with Azek.

V. Bulkeley assumed her seat.

L. Frankel presented. She stated that every season they need to replace part of the porch floor; it is fir, which is soft and rots and warps; the proposal is to replace the wood with Azek that matches the wood as close as is possible – the same size, scale, and color. She indicated that both pictures and a sample of the material had been submitted, and the abutters were all notified and she only heard from Margaret Wade who stated they were considering doing the same and asked to hear how it works. In response to a question, she indicated that they would be using the wood grain style of Azek, not the smooth.

Members noted that many other properties have replaced fir with Azek and they had no issues.

After asking for public comment and any additional input, **on a motion by P. Jones, seconded by D. Neely, 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 HDC21-021, 7 Pettipaug Avenue.

Based on the discussion in the hearing, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC21-021, 7 Pettipaug Avenue, to replace the wood porch floor and steps with Azek. P. Jones seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

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

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

4. **Public Hearing: 100 Sequassen Avenue, map 11, lot 17-1.** Richard & Vicki Rosenthal, Trustees, owners, Sheldon Crosby / Hilary Donald, applicant. Application HDC21-022 to expand 2nd story deck; replace railing spindles with glass panels.

Sheldon Crosby, presented. He demonstrated the existing and proposed work on both the photo, site plan, and sketch and stated that the deck will be pulled out even with the columns on the west side and extended in an L shape; the window will remain; the photo with the stairs is of the Keller deck to show what the glass rail will look like; the proposed rail is pretty much the same as the Keller rail – tempered glass in brackets; the posts will be wood surrounding the brackets; all railings including the existing railing in the tower will be converted to glass; the deck is moving out about 4½ to 5 feet; and the 6x6 column at the corner of the deck will stay the same.

Members noted that at the time they approved the Keller railing, they indicated that it should not be considered a precedent. However, the same conditions exist here relative to view from a public way and, although a glass railing may not be appropriate for many of the houses not on the point, this is only seen from the water. They stated that any subsequent application will also be reviewed based on the location and the style of the house and the abutting houses.

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

5. **Possible Action on HDC21-022, 100 Sequassen 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 HDC21-22, 100 Sequassen Avenue, to expand the 2nd story deck and replace the railing spindles with glass panels. D. Neely seconded the motion and it was approved unanimously.**

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

6. **3 Old Fenwick Avenue, map 5, lot 107.** Louis & Marla Esposito, owners, and Alexa Ashton/Point One Architects, applicant. Modification application HDC21-020 to install generator enclosed with lattice.

Alexa Ashton presented. She stated that the proposal is to add a generator on the southwest corner of the house enclosed with the same lattice that already encloses the ac units; the generator will be on a base built to a similar height as the ac – approximately 3 feet off the ground; the fence will be 7 feet tall in order to provide adequate screening.

Members noted that this request is similar to many others that have been approved.

Based on the discussion in and after the hearing, **B. Keeney moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC21020, 3 Old Fenwick Avenue, to install a generator enclosed with lattice. V. Bulkeley seconded the motion and it was approved unanimously.**

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

7. **Approval of Minutes:** September 11, 2021.

V. Bulkeley moved that the minutes of the previous HDC meeting on September 11, 2021 be accepted as written. B. Keeney seconded the motion and it passed unanimously.

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

Against: None.

Abstain: None.

8. **Old Business / Other Business.**

- a. **2022 Meeting Calendar.** The 2022 regular meeting schedule was distributed. The meeting dates are again the first Saturday of every other month with an extra meeting in June. If the first Saturday falls on a holiday weekend, the meeting is scheduled for the second Saturday.
- b. **Osprey Platform.** M. Myers stated that an osprey platform was erected on the Gosin property; the application will be heard at the next HDC meeting. M. Ozols stated that she was aware of the placement and did not remind the applicant of the need for HDC; the Commission will not charge an after the fact fee. M. Ozols added that the platform was erected at the recommendation of A Place Called Hope, a bird rehabilitation center after the second time an osprey became impaled on one of the lightning rods.
- c. **25 Pettipaug.** M. Ozols stated that the demolition did not reach the threshold defined in the regulations and, except for one portion of an old porch that was deemed unsafe and required to be removed, was the amount necessary to accomplish the approved changes. She suggested that the Commission should probably remember to ask in the future about the degree of demolition necessary to accomplish any proposed renovations. Members agreed that in many of the old cottages, much of the wood will likely need to be replaced and this should not be a surprise. V. Bulkeley noted that the Grant house was built in 1871 and is one of the original houses. She added that the change allowed at the previous meeting in the number of windows on the south side changed the architecture of the house.
- d. **Solar Panels.** B. Keeney stated that these are likely to come up in the future. M. Ozols noted that there are some statutory requirements relative to solar panels that the Commission must follow. The Commission agreed that it should be proactive in addressing things like solar panels, cement board, and outdoor kitchens; some have already been addressed in the Regulations and Criteria.
- e. **Major Construction Projects.** V. Bulkeley reminded the members that at a previous meeting they had agreed to assign one member to monitor the work on any substantive projects. P. Jones had agreed to monitor 6 Pettipaug. M. Reynolds will coordinate with her to cover monitoring when she is away. B. Keeney volunteered to monitor 25 Pettipaug. Members will report at each meeting and will notify M. Ozols if they observe something not in compliance with the C of A so that she can address it.
- f. **30 Pettipaug Avenue.** V. Bulkeley stated that one of their garage doors had been damaged and is being replaced by the responsible party. As far as she knows, it will be an in kind replacement.

9. **Adjourn.**

On a motion by D. Neely, seconded by B. Keeney, it was voted unanimously to adjourn at 9:43 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk