

**BOROUGH OF FENWICK**  
**HISTORIC DISTRICT COMMISSION**  
**REGULAR MEETING & PUBLIC HEARING – MARCH 7, 2020**  
**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, March 7, 2020. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Valerie Bulkeley, Deborah Neely, Beverly Keeney, Susanne Webster (Alternate).

Members Absent: Matt Myers, Patsy Jones, Lucy Borge (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Brooke Girty, Hope Proctor, Mike Reynolds, Joe Shea, Andrew Moyer, Frank Gilhool, Katie McDowell, Bill Webster.

**1. Call to order.**

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

**2. Public Hearing: Fenwick Golf Course, map 10, lot 1.** Borough of Fenwick, owner and applicant. Application HDC20-003 to widen cart path adjacent to starter's shack to accommodate golf cart parking.

M. Ozols presented. She stated that the area will widen the stone path that is already there and will be edged with 8'x8' wood ties to keep the stone in place. The area will be two golf carts wide and will be used to park the rental golf carts. Members had no issues.

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

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

**3. Possible Action on HDC20-003, Fenwick Golf Course.**

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 HDC20-003, Fenwick Golf Course, to widen the cart path adjacent to the starter's shack to accommodate golf cart parking. B. Keeney seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

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

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

**4. Public Hearing: 26 Pettipaug Avenue, map 10, lot 36.** Sea Grove Company LLC, owner, Hope Proctor, applicant. Application HDC20-004 to add second floor exterior door, deck guardrail and new outdoor shower.

V. Bulkeley indicated that although she is an abutter, she can review the application objectively.

H. Proctor, architect, presented. She stated that they are adding a stair to the attic in order to create a second egress. The work is primarily interior but will add a door to match the other exterior doors (picture submitted) on the second-floor deck and will require the deck rails to be increased to code height (36"). She added that the railing will look exactly like the existing railing, just raised and that the door is like the existing doors, will be in the location of the current window, and will have a transom like the other doors. She stated that they are also proposing to replace the old lattice fence with new cedar lattice and to add on to it in order to screen the shower, which is existing but not currently screened.

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

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

#### **5. Possible Action HDC20-004, 26 Pettipaug Avenue.**

Members stated that it was nicely presented and described and they had no issues.

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 HDC20-004, 26 Pettipaug Avenue, to add a second-floor exterior door, deck guardrail and new outdoor shower enclosure. D. Neely seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

#### **6. 2 Agawam Avenue, map 10, lot 8.** Michael and Margaret Reynolds, owner, Michael Reynolds, applicant. Modification application HDC20-001 to replace window on north elevation with larger window.

M. Reynolds presented. He stated that they are proposing to replace the small, existing window on the north side with a larger window that matches the windows on the Mohegan side of the house. He added that it will be shifted slightly to accommodate the interior layout and that there will be landscape screening (currently being designed by the landscape architect) in that area and around the ac unit. Members had no issues.

Based on the discussion, **B. Keeney moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC20-001, 2 Agawam Avenue, to replace a window on the north elevation with a larger window. D. Neely seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

#### **7. Fenwick Avenue Beach, map 10, lots 1 & 17.** Borough of Fenwick, owner and applicant. Modification application HDC20-002 to add perimeter wood ties on north and east sides of playground.

M. Ozols presented. She stated that the perimeter wood ties will be added just to the east side since there are existing ties on the north side and will delineate the edge of the playground and help retain the playground sand. They will appear much the same as the wood ties that are already there and will be barely visible. Members had no issues.

Based on the discussion, **S. Webster moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC20-002, Fenwick Avenue Beach, to add**

**perimeter wood ties on the east side of playground. B. Keeney seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.  
Against: None.  
Abstain: None.

8. **20 Nibang Avenue, map 10, lot 3.** Joseph Zubretsky, Trustee, owner, Brooke Girty Design, applicant. Modification application HDC20-005 to add decorative dormer, copper gutters, fence at garbage area, pool fence and gate, cobbled apron, safety rail at garage roof terrace, firepit, and stone surround for gas grill; revise pergola, driveway, concrete wall design and cap; and relocate pool equipment.

B. Girty presented along with Andrew Moyer, landscape architect, and Joe Shea, builder.

B. Girty reviewed the changes relative to the north and south elevations and the landscape plan.

South –

- The pergola has been added back per HDC's request; the columns are identical to the existing columns, just smaller (14").
- One existing dormer looks "silly" so a second one, the same size, has been added.
- The proposed garbage enclosure is in the same location as previously; is recessed under the pergola; is planked fence with an open top as opposed to the previous solid enclosure with lattice; is accessed from the side; will be screened with plantings.
- Copper gutters have been added (all elevations).
- There are two new light fixtures and two replacement light fixtures. The fixtures are reproductions of lanterns on old shingle style houses. (See notation on file photos for locations of specific styles.)

North –

- This side is difficult to see from the public view but new light locations are shown. Other features will be described with the landscape plan.

Members expressed concern with excessive lighting and lights that are on all night. B. Girty stated that there will be judicious use of the lighting. J. Shea stated that there are six existing floodlights on the house and they will remain. He added that they are on overnight now for security on a construction site, but they will not be on as much when the construction is complete, and that they are adjustable to that they can be pointed down.

Landscaping –

- The pool equipment has been relocated and will be screened with a 6' tall evergreen hedge. The location of the hedge will hide the bilco and pool equipment as well as screen the pool fence, which is black, and provide an enclosed area behind the house.

Members noted that the addition plus the tall hedge extending past the addition reduces the view of the water from offsite. B. Girty pointed out that the 25' view corridor has been maintained.

- Various planting beds are shown on the plan.
- The hardscape at the front entranceway will be buff color granite, one of two similar types that will match well.
- The metal fence is hidden in the hedge, but the gates which will be visible, are wood. A picture of a similar fence was provided with the application. The hedge will be planted on the outside of the fence and is designed to grow through the fence, screening it on both sides.
- The small section of fence on the east end of the south side provides an enclosure for the dog.

V. Bulkeley pointed out that members were surprised by the solid gate at 18 Pettipaug, which seemed heavy. B. Girty reviewed the various gates as shown on sheet A13.

Gate 1 is inside the pool enclosure; is the same height as the wall; is only seen from the water.

Gate 2 faces west; is for utility access; is not seen from the road or the water.

Gate 3 is for the pool equipment; is interior.

Gate 4 is slatted at the top and bottom; faces the road.

Gate 5 is fully slatted; is located at the dog area.

Gate 6 is fully slatted; is located at the pool.

- A streamlined profile guard is proposed to address the big drop off from the garage roof deck. It will be 36" tall but only about 9" will stick up above the top of the wall. Plantings in pots at the corners will help break it up.
- A metal fire pit is proposed for the roof deck, but it can't really be seen from offsite.
- A small section of the east wall will be cut out so that the pool fence will meet code in that area without an increase in height.
- Low profile landscape lights as well as wall lights that are hooded down are proposed. The landscape lights will disappear in the plantings; are 18" tall; and are copper which will patina to green. The locations are shown on sheet L-1.0 and specifications have been provided.
- Tree lights are proposed for the birch trees inside the driveway. A picture of a mock up has been provided.
- The driveway shape has been changed slightly, maintaining the loop but expanded for parking. It will be crushed stone with a steel edge. The cobble apron along the road is intended to keep the stone in the driveway and protect the edge of the road surface. No change is proposed to the driveway on the east end of the property.

Based on the discussion, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC20-005, 20 Nibang Avenue, to add a decorative dormer, copper gutters, a fence at the garbage area, a pool fence and gate, a cobbled apron, a safety rail at the garage roof terrace, a firepit, and a stone surround for the gas grill; revise the pergola, driveway, concrete wall design and cap; and relocate the pool equipment. S. Webster seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

9. **37 Pettipaug Avenue, map 5, lot 120.** Hall Wilson, owner, Brooke Girty Design, applicant. Modification application HDC20-006 to extend porch on south side and add screens; move terrace and add stacked fieldstone; add lamppost and landing with roof overhang.

B. Keeney indicated that although she is an abutter, she can review the application objectively.

B. Girty presented. She oriented the Commission on the original site plan and stated that they are sliding the terrace farther south on the east side and regrading; adding stacked stone to bring up the grade but accommodate the flood vent; enlarging the porch in order to fit a table – it will be 12' deep; extending the path on the east to the door; and adding an old Fenwick lamp post at the end of the driveway. She reviewed the changes relative to the floor plan and the east elevation pointing out the path, terrace, stepped down walls covered with plantings, deeper porch (which will be screened), the little roof overhand over the door, the landing (which is one foot down and less than 3 feet deep), and the blue stone terrace and landing. She added that there was always a door at this location. Members had no issues with any of these changes. V. Bulkeley noted that moving the porch to the south side has improved the view for the neighbors.

B. Girty stated that the owner would also like to cover the two garage windows on the west side with shutters like there used to be on the garage at 11 Pettipaug. Members suggested that he should consider

shuttering the windows on the inside rather than adding shutters that would always be closed to the outside. This addition to the application was put on hold for the time being.

Based on the discussion, **D. Neely moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC20-006, 37 Pettipaug Avenue, to extend the porch on the south side and add screens; move the terrace and add stacked fieldstone; add a lamppost and a landing with a roof overhang. B. Keeney seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

**10. 11 Pettipaug Avenue, map 10, lot 26.** Eniotna LLP, owner, Brooke Girty Design, applicant. Modification application HDC20-007 to replace columns; modify windows and doors at living room; eliminate west bay and infill below porch; construct new bay on first floor and new roof above existing porch extension on east elevation; eliminate second floor porch and keep existing wall and windows on west elevation; add new 3<sup>rd</sup> floor windows and pergola over stoop on north elevation; construct new gable dormer instead of shed dormer.

Prior to the presentation, V. Bulkeley stated that HDC had been misled in the original application - the first floor has been totally demolished but the application was for modifications and changes, not demolition. She noted that if the demolition had been requested, the Commission may have looked at the application differently. B. Girty stated that she had no idea that they were going to demolish the first floor; it came about when they opened up the walls; they have not built any of the new exterior at this time. Members stated that work should have been stopped before the demolition until the applicant came back to HDC; this is a touchstone house and the demolition has changed the integrity of the house. V. Bulkeley stated that applicants must adhere to the plans that are approved unless they come back for a modification.

V. Bulkeley added that going forward, models will be required for all applications except minor modifications and stated that the presenter is being put on notice that models will be required.

D. Neely requested clarification on the proposed finished height of the house. B. Girty stated that it will be the exact height approved.

B. Girty presented the application and indicated the changes starting with the west elevation. She noted that some features will look like changes from the hand drawn, which is more attractive than the computer drawn elevation. Members noted that not all of the changes were called out on the drawings and the house was losing some of character that was maintained in the original proposal. B. Girty suggested that they approve what they like and require a model for the rest, adding that the original did not need a model because it kept the “ins and outs” but that is different now; it has developed into a much bigger project that is more difficult to visualize.

B. Girty stated that the only change to the footprint is on the east side where two bays are proposed to be added. She requested that the Commission approve the footprint with this change so that the foundation can be poured and work can continue, and that the remainder of the proposal be reviewed when the model is provided. Members agreed that the proposed bays that modify the footprint add depth to a long expanse of building and are more attractive.

Based on the discussion, **D. Neely moved to approve the footprint of the foundation as presented and to grant a Certificate of Appropriateness for Application HDC20-007, 11 Pettipaug Avenue, for the foundation footprint only and table the remaining items in the application until a model is presented. B. Keeney seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

**11. Approval of Minutes:** January 4, 2019.

**D. Neely moved that the minutes of the previous HDC meeting on January 4, 2020 be accepted as written. B. Keeney seconded the motion and it was approved unanimously.**

For: Bulkeley, Neely, Keeney, Webster.

Against: None.

Abstain: None.

**12. Old Business / Other Business.**

**a. Design Criteria.**

M. Ozols reminded the members to keep considering what items in the Criteria need to be updated.

**b. 29A Pettipaug**

M. Ozols stated that the new driveway is temporary for construction access and the area will be restored when the work is completed.

**c. 21 Neponset**

M. Ozols stated that the new fence is the same as the old fence, just not painted yet.

**13. Adjourn.**

**On a motion by D. Neely, seconded by B. Keeney, it was voted unanimously to adjourn at 11:00 a.m.**

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk