

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – OCTOBER 22, 2016
4 NIBANG AVENUE, 9:00 AM

A Special Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Saturday, October 22, 2016. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers, Valerie Bulkeley, Patsy Jones, David Savin, Susan Webster (Alternate), Deborah Neely (Alternate), Christine Duncan (Alternate).

Members Absent: Joan Wright,

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Eric Glance.

1. Call to order.

Chairman Myers called the meeting to order at 9:00 a.m. and seated C. Duncan as a voting member. A quorum was established (Myers, Bulkeley, Jones, Savin, Duncan).

2. Public Hearing: 37 Sequassen Avenue, map 11, lot 5. David Savin, owner, John MacNeil, applicant; Application HDC16-021 to replace existing wood trim with Azek to match trim on new addition.

D. Savin recused himself for this application and D. Neely was seated as a voting member.

D. Savin presented. He stated that all the trim in the new addition is Azek but the rest of the house is wood and is 25 years old. He noted that replacing the existing wood with Azek would violate the integrity of the roof; therefore, he is proposing to wrap it with aluminum cladding. He added that this will protect the wood and that most of the trim is at the roofline and is only seen from a distance. He provided a sample in a woodgrain pattern but indicated that he is proposing a smooth surface to match the Azek. In response to Commission questions, E. Glance volunteered that the aluminum does not yellow; dents in aluminum siding are an application issue and this will be solid to the existing wood so will not dent; the material has been around for a long time and is currently on the Robertson house.

After asking for any additional input and further discussing the proposal with the applicant, **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, Duncan, Neely.

Against: None.

Abstain: None.

3. Possible Action on Application HDC16-021, 37 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 HDC16-021, 37 Sequassen Avenue, to wrap the existing wood trim with a smooth surface aluminum. P. Jones seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

At this time D. Savin resumed his seat as a voting member.

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

For: Myers, Bulkeley, Jones, Savin, Duncan.

Against: None.

Abstain: None.

4. Public Hearing: 9 Pettipaug Avenue, map 10, lot 27. 9 Pettipaug LLC, owner, CSM Development, applicant; Application HDC16-022 to change driveway material to pea stone, enlarge screened porch, add pergola.

E. Glance presented. He thanked the Commission for scheduling a special meeting and noted that mailed notices had not been sent but all abutters had been contacted by email and he provided documentation. Members agreed that the intent of the regulation had been met and agreed to hear the application.

E. Glance used computer simulations to demonstrate the proposed work and stated that they are proposing to extend the screened porch 6 feet on the west side; the plantings shown will not be high and will match the existing ones; the hot tub will be inside the porch and sunk into the deck so will not be visible from a public way; the driveway will be pea stone with metal edging; the fences are existing and will remain lattice although they are shown as solid on the rendering.

Driveway. The current driveway is about 9 feet wide and extends to the property line on the west side; the proposed driveway will be about 14 feet wide and will be extended about one car length. Members agreed that the pea stone would be an improvement and, after discussion, determined that a 14 foot width was not that wide.

Pergola. The patio will be extended 4 feet and the existing bushes will be moved to the new edge; it is currently a herringbone brick with some bluestone and will change to predominantly bluestone with a brick surround. No drawings were provided of the outside kitchen, which will be pre-built in a composite material, or the fire pit, which will be cement/stone. These should be screened/softened and specific drawings will need to be submitted. The pergola will be white Azek but the specific profile has not yet been determined. A 4 foot wide retractable sunscreen is proposed over the outdoor kitchen. Members expressed concern that the pergola as drawn is not consistent with the design standards and noted that growing a vine over it might help. It was agreed that the applicant will need to return with specific designs for the pergola, patio, fire pit and outdoor kitchen.

Porch. M. Myers noted that the porch extension did not appear to be an issue. Although it may affect the view from the street somewhat, this is not the HDC's jurisdiction.

After asking for any additional input and further discussing the proposal with the applicant, **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, Savin, Duncan.

Against: None.

Abstain: None.

5. Possible Action on Application HDC16-022, 9 Pettipaug Avenue.

Based on the discussion in and following the hearing, **M. Myers moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC16-022, 9 Pettipaug Avenue to change the driveway configuration and the material to pea stone and to enlarge the screened porch. P. Jones seconded the motion.**

Members further discussed the screened porch and the size of the screen panels, noting that the size should be more consistent with those on the south side. It was agreed that this could be accomplished by adding two pillars in order to create three screened panels of the same width.

Based on the discussion **M. Myers modified his motion and moved to approve the application and to grant a Certificate of Appropriateness for Application HDC16-022, 9 Pettipaug Avenue to change the driveway configuration and the material to pea stone and to enlarge the screened porch, with the stipulation that two columns be added on the west side to create three screened panels of equal width. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Jones, Savin, Duncan.
Against: None.
Abstain: None.

No approval was granted for the pergola, patio, outdoor kitchen, and fire pit. A modification application will need to be submitted with the specific design information.

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

For: Myers, Bulkeley, Jones, Savin, Duncan.
Against: None.
Abstain: None.

6. Public Hearing: 15 Agawam Avenue, map 10, lot 21. Meristem Trust Company, owner, CSM Development, applicant; Application HDC16-023 to install 3 mini-split heat/ac units and generator.

P. Jones recused herself for this application and S. Webster was seated.

E. Glance presented. He noted that mailed notices had not been sent but all abutters had been contacted by email and he provided documentation. Members agreed that the intent of the regulation had been met and agreed to hear the application.

E. Glance stated that the proposal is to install a generator next to the garage, an underground propane tank with a flush fill valve, and three ductless mini-split ac units. He indicated the locations on computer renderings of the house and noted that all of the units will be screened with bushes.

After asking for any additional input and further discussing the proposal with the applicant, **on a motion by V. Bulkeley seconded by M. Myers, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Bulkeley, Webster, Savin, Duncan.
Against: None.
Abstain: None.

7. Possible Action on Application HDC16-023, 15 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 HDC16-023, 15 Agawam Avenue to install 3 mini-split heat/ac units and a generator. D. Savin seconded the motion and it was approved unanimously.**

For: Myers, Bulkeley, Webster, Savin, Duncan.
Against: None.
Abstain: None.

At this time P. Jones resumed her seat as a voting member.

8. Approval of Minutes: September 10, 2016.

V. Bulkeley moved that the minutes of the previous HDC meeting on September 10, 2016 be accepted as distributed. P. Jones seconded the motion and it passed unanimously.

For: Myers, Webster, Jones, Savin, Duncan.
Against: None.
Abstain: None.

Members requested that the next agenda include an item to lessen the financial burden imposed by an application fee of \$150 for a \$50 birdhouse.

9. Adjourn.

On a motion by V. Bulkeley, seconded by P. Jones it was voted unanimously to adjourn at 10:25 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk