

**BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – DECEMBER 3, 2016
4 NIBANG AVENUE, 12:30 PM**

A Special Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Saturday, December 3, 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, Joan Wright, Deborah Neely (Alternate), Susan Webster (Alternate).

Members Absent: David Savin, Christine Duncan (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Skip Glance, Brooke Girty, Newt Brainard, Carol Chmiel.

1. Call to order.

Chairman Myers called the meeting to order at 12:30 p.m. and seated D. Neely as a voting member. A quorum was established (Myers, Bulkeley, Jones, Wright, Neely).

2. Public Hearing: 24 Pettipaug Avenue, map 10, lot 46. Arthur & Joan Wright, owners, Joan Wright, applicant; Application HDC16-026 to construct new single family residence with attached garage, and install pool, ac units, generator, and pea stone driveway. Continued from November 4, 2016. **Application Withdrawn.**

On a motion by V. Bulkeley, seconded by P. Jones, it was voted unanimously to waive the application fee for the resubmission, but require that the applicant pay the cost of the legal notice.

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

Against: None.

Abstain: None.

3. Possible Action on Application HDC16-026 24 Pettipaug Avenue new construction. No action.

4. Public Hearing: 22 Agawam Avenue, map 10, lot 50. Felix & Carol Chmiel, owners, Carol Chmiel, applicant; Application HDC16-030 to replace aluminum clad windows and door with vinyl and change trim to Azek.

N. Brainard presented. He stated that the proposal was for a full replacement of the existing rotted windows on the south facing first and second floors of the addition; the configuration will be exactly the same; the existing windows are vinyl clad and the new windows will be aluminum clad; the existing trim is thin aluminum, which is wavy, and the new trim will be Azek; the change should be indistinguishable to the eye but the Azek will be nicer than the aluminum. He also stated that the Building Code requires hurricane force windows or a system of plywood panels with a permanently installed system for affixing the panels. He demonstrated the sunken bolt that will be utilized and the white plastic covering that will cover the portion of the bolt that protrudes from the window. The bolts will be 16" on center and will stick straight out; with the white plastic covering on the white trim, they will not be visible from the road. Commission members noted that the appearance of the house will not change.

After asking for 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, Wright, Neely.

Against: None.

Abstain: None.

5. Possible Action on Application HDC16-030, 22 Agawam Avenue.

Members had no issue with the proposal but discussed the fact that the work had started prior to issuance of a Certificate of Appropriateness and the Commission's policy and the application form signed by the owner were clear that any after-the-fact application carried an additional \$1000 fee. They stated for the record that any approval will include a concomitant after-the-fact application fee of \$1000.

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 HDC16-030, 22 Agawam Avenue, to replace the vinyl clad windows and door with aluminum, change the trim to Azek, and add mounting hardware as described. P. Jones seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

6. 9 Pettipaug Avenue, map 10, lot 27. 9 Pettipaug LLC, owner, CSM Development, applicant; Application HDC16-029 for pergola, patio, outdoor kitchen, and fire pit design. Continued from November 4, 2016.

B. Girty and E. Glance presented. B. Girty stated that she had suggested that the pergola be attached to the house, similar to the Ryder, Thompson, and Frankel houses among others which all have attached pergolas, and she presented a new rendering which showed the revised pergola along with the existing landscaping as well as a copy of the elevation drawing for the existing house with the pergola added. She noted that the pergola will extend out only as far as the existing porch columns and will be the same height as the porch so it will not be obvious or block any additional view. It was noted that the patio has been extended from what was previously there and action on the application for this is still pending. B. Girty and E. Glance clarified that the brick path was existing; the new patio has a bluestone center with a brick edge; that because it is set in stone dust and not concrete, the bluestone provides a more stable surface than just brick would; and there will be no outdoor kitchen or fire pit, just a quick connect hook up for the grill. Members concurred that this proposal is much better than the previous version and attachment of the pergola to the house in line with the footprint of the porch is a big improvement. V. Bulkeley noted that this is a touchstone house and inquired if pergolas were used in the period from 1870 to 1920. B. Girty stated that she has seen them on houses from this period in Old Black Point and other communities and suggested that they were probably used but might not have survived in Fenwick. J. Wright expressed concern about the large amount of hard cover. E. Glance stated that the old patio was removed because it was broken up with plants in the middle which made it difficult to fit furniture. Members noted that removal of the old patio and installation of the new patio was done prior to issuance of the C of A. Consistent with the previous application, they stated for the record that any approval will include a concomitant after-the-fact application fee of \$1000.

Based on the discussion, **P. Jones moved to approve the application as modified and presented and to grant a Certificate of Appropriateness for Application HDC16-029, 9 Pettipaug Avenue, for a pergola and patio. J. Wright seconded the motion and it was approved unanimously.**

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

Against: None.

Abstain: None.

7. Approval of Minutes: November 4, 2016.

V. Bulkeley moved that the minutes of the previous HDC meeting on November 4, 2016 be accepted as amended. J. Wright seconded the motion and it passed unanimously.

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

Against: None.

Abstain: None.

8. Old Business / Other Business.

a. Review of Application Fees and Items Requiring Certificates of Appropriateness.

V. Bulkeley suggested that they leave birdhouses on the list of items requiring a Certificate of Appropriateness but reduce the fee to the cost of processing the application, which is estimated at approximately \$75. She added that birdfeeders should be exempt as should small birdhouses attached to an existing fence. Members discussed and concurred with this suggestion. By policy, birdfeeders and small birdhouses attached to an existing fence will not require a C of A and the list in the regulations will be updated the next time the regulations are amended. The Commission will recommend the \$75 fee to the Board of Burgesses.

9. Adjourn.

On a motion by V. Bulkeley, seconded by M. Myers it was voted unanimously to adjourn at 1:10 p.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk