

**TOWN OF WASHINGTON**  
**WASHINGTON HISTORIC DISTRICT COMMISSION**  
**Calhoun-Ives, Sunny Ridge and Washington Green Historic Districts**

**Minutes – September 20, 2021**

<b>Members Present:</b>	Mr. Hollinger, Ms. Mills, Ms. Woodrooffe
<b>Alternates Present:</b>	Mr. Ferreira, Mr. Rimsky
<b>Members Absent:</b>	Ms. Averill, Ms. Boyer
<b>Alternates Absent:</b>	Mr. Fairbairn
<b>Others:</b>	Mr. Ciarlone, Mr. Martignetti, Ms. Martignetti, Mr. Day, Mr. Demiraj, Ms. Demiraj
<b>Clerk:</b>	Mr. Buell

**Public Hearing**

The Chair called the public hearing to order at 7:02 and seated Mr. Hollinger, Ms. Woodrooffe, Ms. Mills, Mr. Rimsky (for Ms. Averill), and Mr. Ferreira for (Ms. Boyer).

Mr. Hollinger asked the clerk to read the public notice which was published in the paper for the Certificate of Appropriateness, COA, application submitted by 75 Green Hill LLC, to build a retaining wall in front of the house, a deck and patio at the back of the residence, to install walkways connecting the patio to the side and front entrances of the house, and to replace the existing one car garage with a two-car garage. Once this public notice was read, Mr. Hollinger asked Ms. Demiraj to present the proposed project to the Commission.

Ms. Demiraj shared her computer screen with the Commission and provided them with a power point presentation which described the entirety of the project. Mr. Hollinger asked for clarification on the siding that would be used for the proposed garage, which in the application was described as “clapper.” Mr. Demiraj explained that this would be cedar shake, and Ms. Demiraj continued her presentation. Mr. Hollinger asked if the applicant wished to live in this residence year-round, and Ms. Demiraj explained that this would depend on where their daughter chose to go to school.

Following this presentation, Mr. Hollinger asked if Ms. Demiraj had contacted the state to get approval for the proposed retaining wall. Ms. Demiraj stated that she

had applied to the Zoning Commission in town for this wall. The Commission then discussed visibility of the proposed deck from the road. Mr. Ferreira asked if this would be visible from the road without the bushes which presently help to shield that portion of the property and after a short discussion, Mr. Rimsky stated that the deck would not be visible from the road because of the shape of both the road, and the house. He indicated that if there would be any visible intrusion, it would be so minimal that it would be inconsequential.

Ms. Woodroffe asked how the present garage would differ from the proposed garage described in the application, and asked for clarification on the location of this garage. Mr. Rimsky stated that this proposed garage would be placed on the same location as the existing garage, but would be 1 bay larger than this existing structure. It was then explained that this garage is in the back of the property.

Mr. Hollinger asked for clarification on the location of the proposed retaining wall, and Mr. Ferreira asked how many feet this structure would be from the road. Mr. Rimsky stated that the applicant would need to contact the state regarding this wall. Mr. Ferreira asked if there would be an entrance and walkway from this retaining wall. The Commission was informed that there would not be, and that this wall would only exist as a safety measure. Mr. Hollinger stated that he was concerned about the wall being eventually damaged by a car, and Mr. Demiraj stated that they would prefer damage done to the wall than to the house.

Mr. Hollinger asked what stone would be used as the foundation for the garage and indicated that the rendering proposed to the Commission does not match the stone on the existing house. Ms. Demiraj stated that it was their intention to add stonework to the foundation of the garage which would match the existing stone on the house, and indicated that this rendering was simply a general overview of how this garage would look. Mr. Hollinger explained to the applicant that if a Certificate of Appropriateness is granted, the applicant will need to adhere strictly to the proposed work as it was approved to the Commission, and that the Commission may specify which stone may be used for the foundation of this garage. Ms. Demiraj stated that if they could not use the same type of stone as the existing stone on the house's foundation, she would contact Mr. Buell with samples of other stones which they could use. There was then some discussion on the type of stone which would be used for the retaining wall. Mr. Ferreira asked which type of stone would be most historically accurate, and Mr. Hollinger indicated that flat stones would likely be more historically accurate than round ones.

Mr. Hollinger asked if the Commission had any additional questions or comments, and Mr. Ferreira stated that hoped to have better renderings of what the project would look like once completed.

Mr. Hollinger stated that the Commission could either continue the public hearing until the next meeting, or vote on the application that day. Ms. Woodroffe stated she would like to continue this meeting to gain more information on the retaining wall and its location. Ms. Demiraj stated that she wished for this to be considered without an extension because a continuance would prevent this project from being considered at the next ZBA meeting. Mr. Rimsky stated that he had no problem with voting on this application that night, and indicated that the Commission could stipulate that the applicant must submit a better rendering of the project to the Commission.

Mr. Hollinger asked if the public had any questions or comments to add during the public hearing portion of the meeting.

Motion: To close public hearing by Mr. Hollinger, seconded by Ms. Woodroffe. Passed 5-0.

### **Regular Meeting**

#### **Call to Order**

The chair called the regular meeting to order at 7:42 and seated Mr. Hollinger, Ms. Woodroffe, Ms. Mills, Mr. Rimsky (for Ms. Averill), and Mr. Ferreira (for Ms. Boyer).

#### **Consideration of Minutes for the August 16, 2021 Meeting**

Mr. Hollinger stated that upon reviewing the minutes, he had noticed that the clerk had misspelled Martignetti, and requested that this be revised. Ms. Woodroffe indicated that she had found a typo in the second paragraph as well. Mr. Buell apologized for these errors, and a motion was passed to accept the amended minutes.

Motion: To accept the amended minutes for the August 16, 2021 meeting with the corrections so noted by Mr. Hollinger, seconded by Mr. Rimsky. Passed 5-0.

### **10 Kirby Rd. Revised Location for Existing C.O.A.**

Mr. Hollinger stated that the ZBA had asked the Martignetti's to move the existing propane tanks and a/c unit to locations which would be less visible from the road. Ms. Woodrooffe asked for clarification on these altered locations, and Mr. Martignetti explained to the Commission where he hoped to move these units. Mr. Hollinger indicated that he felt this would be an improvement because it would be harder to see these structures if they were moved.

Motion: To accept the ZBA recommendation for the moving of the propane tanks and the relocation of the A/C unit by Mr. Hollinger, seconded by Mr. Rimsky. Passed 5-0.

### **Informal Presentation from the Frederick Gunn School, Peter Becker**

Mr. Hollinger asked if Mr. Day would like to provide the Commission with their presentation. Mr. Day stated that Mr. Becker had stepped out, and asked to discuss this matter later in the meeting when Mr. Becker would be able participate with the meeting.

Motion: To move the informal presentation to the last item on the agenda by Mr. Hollinger, seconded by Ms. Woodrooffe, passed 5-0.

### **Consideration of Certificate of Appropriateness Application 75 Green Hill Rd.**

Mr. Hollinger asked the clerk to read the public notice which was published in the paper for the Certificate of Appropriateness, COA, application submitted by 75 Green Hill LLC. Following this, Mr. Rimsky stated that he found no problem with this proposed work, though he felt that the applicant would potentially have a hard time obtaining approval from Zoning.

The Commission passed a motion to accept the Certificate of Appropriateness application submitted by 75 Green Hill Rd. for everything listed in the application excluding the garage, which the applicant will need to return to the Commission with clearer plans to obtain approval for.

Motion: To grant a Certificate of Appropriateness to 75 Green Hill Rd for the building of a retaining wall not to exceed 18 inches in height using the flat dry wall appearance, to approve the installation of blue stone sidewalks, to approve the construction of a deck and installation of a patio. As far as the garage is

concerned, the Commission would ask that the applicant return with final architectural drawings and schematics of what this garage would look like at a later date. This Certificate of Appropriateness shall be good for one year from the time of issuance by Ms. Mills, seconded by Mr. Rimsky. Passed 5-0.

#### **Request for an Extension of a C.O.A. for 212/214 Calhoun Street**

Mr. Hollinger stated that there was a request to extend the application for the previously approved C.O.A. which had expired in August, 2021.

Motion: To extend the C.O.A. for 212/214 Calhoun Street by Mr. Ferreira, seconded by Mr. Rimsky, passed 5-0.

#### **Informal Presentation from the Frederick Gunn School, Peter Becker**

Mr. Hollinger asked if Mr. Day would like to revisit their presentation at a later meeting. Mr. Day indicated that he would and apologized for Mr. Becker's absence. Mr. Hollinger asked that the Commission be provided with more information regarding Mr. Becker's presentation prior to the next meeting if at all possible.

#### **New/Other Business**

Mr. Hollinger asked if Mr. Buell had contacted Attorney Olson regarding the proposed Delay of Demolition Ordinance. Mr. Buell indicated that he had, and the Commission requested that he reach out again to the firm at which Attorney Olson works via email and phone to try to get this proposed Ordinance reviewed.

Mr. Ferreira asked if the town would be open to signs being put up which would indicate where Historic Districts exist. Mr. Hollinger stated that this issue had previously been discussed but not approved within the town. He added that he supported this idea, and that it could be revisited going forward.

#### **Adjournment**

Motion: To adjourn the meeting at 8:04 P.M. by Ms. Woodroffe, seconded by Mr. Rimsky. Passed 5-0.

Respectfully Submitted,



Dennis Buell

9-22-2021

Town of Washington

Historic District Commission Clerk