

# October 21, 2013

**MEMBERS PRESENT:** Mrs. Boyer, Mrs. Mills, Mr. Smith

**MEMBERS ABSENT:** Ms. Gilchrist, Mr. Hollinger

**ALTERNATES PRESENT** Mrs. Woodroofe

**ALTERNATES ABSENT:** Mr. Krinsky, Mrs. White

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Mr. Monteleone, Mr. Melito

## **PUBLIC HEARINGS**

David Teh /8 Kirby Road /Install new front storm doors and add two A/C condensers.

Mrs. Boyer opened the Public Hearing at 7:45PM to consider the application for a Certificate of Appropriateness submitted by David Teh, 8 Kirby Road, to install new front storm doors and add two A/C condensers. The legal notice was read which appeared in Voices on 10/13/13. Mrs. Boyer seated the members and seated Alternate Woodroofe for Ms. Gilchrist. Mr. Frank Monteleone of FJM Construction, LLC represented Mr. Teh.

The Commissioners looked over the site plan showing where the three A/C condensers would be located and also photos of the new doors. Mr. Monteleone explained that the two Marvin glass doors were installed at the front entrance instead of the solid doors in order to let light into the hallway. He gave the Commission a photo of a house on Parsonage Lane that has the same glass doors.

Mr. Monteleone explained to the members that the Zoning Commission would not allow any condensers to be placed on the west side of the house because they would be too close to the neighbors. Now all three will be on the east side of the house and will not be visible from the road. Mrs. Boyer noted that since the Commission must ignore any shrubs or bushes, the condensers will be visible from the road in front of the church. Mrs. Boyer commented that basically this is just like what the Commission approved before, except it will be longer, not higher.

Mrs. Boyer asked if there were any more comments or questions. There were none.

### **MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by David Teh, 8 Kirby Road, to install new front storm doors and add two A/C condensers.

By Mrs. Mills, seconded by Mrs. Woodroofe and passed 4-0.

Mrs. Boyer closed the Public Hearing at 7:55PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

The Gunnery School /13 Kirby Road /Install new lamp post and light fixture.

Mrs. Boyer opened the Public Hearing at 7:57PM to consider the application for a Certificate of Appropriateness submitted by The Gunnery School to install a new lamp post and light fixture at 13 Kirby Road. The legal notice was read which appeared in Voices on 10/13/13. Mr. Smith recused himself from this Public Hearing. Mrs. Boyer seated the members and seated Alternate Woodroffe for Mr. Smith. Mr. Mark Showalter represented The Gunnery School.

The members looked at the photos with Mr. Showalter. He told them the light had been placed at the beginning of the walkway to the Headmaster's house. Mrs. Mills asked if there were any other lights on the road. Mr. Showalter replied there are several street lights on the road which is very well lit. There are no other lights on the walk, but some at the main gate. The lights at the main gate have frosted glass. Mrs. Boyer asked how much light would come from this lamp. Mr. Showalter said there is a small 25watt candelabra bulb. Mrs. Boyer commented that she is very much in favor of downward lighting as recommended by Dark Skies. Mrs. Woodroffe asked if the light is for safety. Mr. Showalter said this light will mostly be used for events at the Headmaster's house. It will not be on every night. Mrs. Boyer said she would like to see a fixture that would angle the light downward.

Mr. Showalter said he would come back to the Commission with some different choices. There was no further discussion.

**MOTION:**

To continue the Public Hearing to consider the application for a Certificate of Appropriateness submitted by The Gunnery School to install a new lamp post and light fixture at 13 Kirby Road. By Mrs. Woodroffe, seconded by Mrs. Mills and passed 3-0.

Mrs. Boyer continued the Public Hearing at 8:06PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

## **REGULAR MEETING**

### **Other Business**

Kneen /18 Sunny Ridge Road /PRELIMINARY DISCUSSION /Pool House addition.

Mr. Joe Melito, Crisp Architects, represented Mr. Kneen and Mr. Secchia, 18 Sunny Ridge Road. He brought a letter authorizing him to act as their agent. Mr. Melito looked over the site plan, preliminary designs and photos with the Commission. Mr. Melito told the members that he wanted to find out everything he would need for the Public Hearing. Mrs. Boyer said she would like to know the relationship of the pool house to the roof levels on the house and porch. Mr. Smith observed the pool house will be built on the hillside which is higher than the level the house is built on. Mrs. Boyer noted that the Commission needs to see a more detailed drawing. Mr. Smith said the objective is going to be to make this accessory building appear as small as possible. Mrs. Mills added; height is important and so is glass. At night a lot of light can come out of windows. Mr. Smith added, the objective needs to be very clear – this is a subsidiary building. Mrs. Boyer concluded, let's deal with new drawings first. If that doesn't work we will ask for storey poles to be installed.

## **Pending Business**

David Teh /8 Kirby Road /Install new front storm doors and add two A/C condensers.

Mrs. Boyer commented that she has a big problem with the glass door. She said all the windows are rectangular and the windows in the door are square – they don't fit with the rest of the house. Mrs. Mills said she had no objection to approving the condensers, and suggested the members could have a look at the glass door on Parsonage Lane. Mr. Smith said he was not ready to decide on the glass doors, they are highly visible and inappropriate. Mrs. Boyer suggested the glass door could be placed on the inside and maintain the red door on the outside. All agreed - they do not like the appearance of the glass door. It is a departure from the original door.

### **MOTION:**

To approve the application for a Certificate of Appropriateness submitted by David Teh, 8 Kirby Road, for the addition of two A/C condensers on the east side surrounded by lattice work previously approved and to delay the decision on the new front door until further discussion at the next Public Hearing on 11/18/13.

By Mr. Smith, seconded by Mrs. Mills and passed 4-0.

## **Consideration of the Minutes**

### **MOTION:**

To approve the 9/16/13 minutes as written.

By Mr. Smith, seconded by Mrs. Woodroffe and passed 4-0.

### **MOTION:**

To adjourn the meeting. By Mrs. Mills.

Mrs. Boyer adjourned the meeting at 9:05PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,  
Martha T. Shade, Clerk