

# September 17, 2012

**MEMBERS PRESENT:** Ms. Gilchrist, Mr. Kerr, Mrs. Mills

**MEMBERS ABSENT:** Mrs. Boyer, Mr. Smith

**ALTERNATES PRESENT:** Mr. Hollinger, Mr. Krinsky, Mrs. White

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Mr. Powell, Mr. Ullram

## **PUBLIC HEARING**

### The Gunnery, Inc. /99 Green Hill Road /Addition to the Bourne Building.

Ms. Gilchrist opened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by The Gunnery, Inc., 99 Green Hill Road, to construct an addition to the Bourne Building to serve as a college placement office. She read the legal notice which appeared in Voices on 9/9/12. Ms. Gilchrist seated the members and Alternate Krinsky for Mr. Smith and Alternate White for Mrs. Boyer. Also present to discuss the application were Mr. Robert K. Ullram, Business Manager at The Gunnery and Mr. Robert R. Powell, of Wieber, Powell and Grunigen Architects.

Mr. Ullram introduced himself and Mr. Powell to the Commission and told them The Gunnery would like to build a College Placement Office. He explained to the commissioners that the present College Placement Office houses three people in a very small room that seems even smaller when they have appointments with parents and students. He asked Mr. Powell to go through the proposal with the members.

Mr. Powell looked at the site plan with the members. He noted the Bourne Building contains administrative offices as well as a girls' dorm. They are proposing a separate building in back of the courtyard at Bourne for the College Placement Office. The style of the new building is to be English Tudor, like the Bourne Building. It will be a two-story building with handicap access, 1250sqft. Mr. Powell said very little of the project will be visible from the public way; just a portion of the second floor. He showed the members photos taken from the public way. Mrs. White asked the height of the proposed building and how it compares to that of the existing Bourne Building. Mr. Powell replied the new building will be 30ft tall. The existing building is approximately 55ft tall. He said the new building will not be visible from Ferry Bridge Road or Roxbury Road. Mr. Powell stated they would be using aluminum clad Marvin windows as used previously on other buildings. In addition, the other materials to be used are all synthetic. Synthetic stucco does not deteriorate like real plaster, polymer instead of wood does not rot and synthetic 2" stone veneer is very difficult to tell from the real thing. Mrs. White asked if they had ever considered building a glass box. Mr. Powell replied it is impossible, energywise, to use all glass anymore.

Mr. Krinsky asked if there would be any impact on the sunken garden. None whatsoever. He also asked when they expected to occupy the building. February 2013. Ms. Gilchrist asked when they expect to start. Mr. Ullram replied they could start as soon as they have all their approvals. He said they would like to get the foundation in before winter. Mr. Powell observed that the new building is really needed. The extra space is very important.

Ms. Gilchrist said she likes the idea of a free standing pod, then the original building keeps its integrity. She asked if there were any other comments or questions. There were none.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by The Gunnery, Inc., 99 Green Hill Road, to construct an addition to the Bourne Building to serve as a college placement office.

By Mrs. Mills, seconded by Mrs. White and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 8:05PM.

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

**REGULAR MEETING**

Ms. Gilchrist called the Regular Meeting to order at 8:07PM. She seated the members and seated Alternate Krimsky for Mr. Smith and Alternate White for Mrs. Boyer. Ms. Gilchrist congratulated Mrs. Mills on being moved up to Regular Member and welcomed Mrs. White as a new Alternate. Mr. Krimsky noted they each live in one of the Historic Districts.

**Pending Business**

The Gunnery, Inc., /99 Green Hill Road /Addition to the Bourne Building.

Mrs. Mills said she thought The Gunnery did a good job presenting their application. Mrs. White agreed – they were being ultra conservative. Ms. Gilchrist said if she had any qualm at all, it would be that the new building was “so matchy”. In 50 years, no one will be able to tell how long it has been there. Mrs. White said everything they are doing is synthetic. Mr. Kerr commented that no one will see the difference. Ms. Gilchrist agreed, it is so distant from the public way. After a brief discussion, the members agreed they had no problems with this application.

**MOTION:**

To approve the application for a Certificate of Appropriateness submitted 8/29/12, by The Gunnery, Inc., 99 Green Hill Road, to construct an addition to the Bourne Building to serve as a college placement office. The exterior of the addition will be finished with synthetic stucco, Azek trim and synthetic stone veneer to match the exterior of the Bourne Building and the roof will be covered with fiberglass architectural shingles as noted on elevation drawing A-2.0 dated 8/28/12. This work is to be completed by September 17, 2013; or this approval shall be void.

By Mr. Kerr, seconded by Mrs. Mills and passed 5-0.

**Consideration of the Minutes**

**MOTION:**

To approve the 7/16/12 minutes as written.

By Mrs. Mills, seconded by Mr. Krimsky and passed 5-0.

## **Other Business**

### Discussion:

Mrs. Mills brought up the subject of gates on Calhoun Street. A brief discussion ensued.

The members agreed a letter could be sent to land use attorneys asking them to inform people that the property they are buying is in one of the historic districts. Also, to ask Realtors to include in a listing that a property is in a historic district.

Mrs. White suggested that the Land Trust and HDC should discuss the Calhoun-Ives District.

Mr. Hollinger suggested Open Space could address the residents of Calhoun-Ives District.

### MOTION:

To adjourn. By Mrs. Mills.

Mrs. Gilchrist adjourned the meeting at 9:50PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,  
Martha T. Shade, Clerk