

# April 16, 2012

**MEMBERS PRESENT:** Ms. Gilchrist, Mr. Kerr, Mr. Smith and Mr. Krinsky(for Mrs. Boyer)

**MEMBERS ABSENT:** Mrs. Boyer

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

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Elizabeth Demetriades, Patrick Walker, Atty. Fisher, Rod Pleasants, Brian Neff, Laurie Potter, Tim Egan, Peter Talbot

## **PUBLIC HEARINGS**

Wexler(cont'd) /157 Calhoun Street /Construct a driveway entry-security gate.

Ms. Gilchrist reconvened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to construct a driveway entry-security gate. Ms. Gilchrist seated the members and seated Alternate Krinsky for Mrs. Boyer. Mr. Chute told Ms. Gilchrist that he no longer owned property or lived in the Washington Green Historic district, so with much regret he would resign. Ms. Gilchrist thanked him for his service to the commission. Ms. Demetriades and Mr. Walker, architects, represented Mr. Wexler.

Ms. Gilchrist read an email from Christine and Jeremy Chase, Calhoun-Ives residents, opposing the gate. The letter is in the applicant file and a copy submitted with the minutes.

Ms. Demetriades and Mr. Walker brought a number of new designs for the gate. Ms. Demetriades noted that at the last meeting, the members said they would prefer a more open design. She said the width of the gate has also been reduced by 9-inches which was the minimum they could do. She reiterated that the gate will be manually operated, not motorized. Mr. Smith said it is not the job of the commission to choose a gate. Ms. Demetriades said Mr. Wexler has a preference. His first choice is #6, then #8 and #9 in that order.

Ms. Gilchrist said she appreciated the efforts made by Ms. Demetriades and Mr. Walker in responding to comments made at the meeting in March by making these new drawings more agricultural and simple. However, Ms. Gilchrist continued by saying she has a problem with the gate; a gate across a driveway in this district is an incongruous element. She said she was sorry that she was unable to be at the last meeting to register her comments.

Mrs. Mills said she could not think of any other driveway gates in the district. The other members could not recall one either. Mrs. Mills said there are gates in different spaces in the district, but not across driveways. Ms. Demetriades and Mr. Walker said they submitted pictures of driveway gates in the Calhoun-Ives district at the March meeting. The photos were not found in the file. Ms. Gilchrist commented that a lot of residences are away from the road and people might like the security of a gate and one of her fears is if the commission approves one gate, others will want a gate. Ms. Demetriades said this gate is more about privacy than security. It is to prevent people from driving into the driveway.

Mr. Kerr asked if the commission is saying that gates are inappropriate. If so, that's a strong statement. Ms. Gilchrist replied that would be her statement.

Ms. Gilchrist asked for comments from the floor:

Sandra Canning, 119 Calhoun Street. Ms. Canning commented that in all the years she has lived in the Calhoun-Ives district, she has never witnessed such an overwhelming and unanimous response from the residents against an application; as noted in the tone and abundance of letters sent to the commission. She asked why Mr. Wexler could not have a simple chain link across the driveway. The proposed gate is antithetical to the district.

Mr. Kerr stated he read the letters which had been submitted and said they were largely based on the pretext that this was to be a security gate. Ms. Canning replied if Mr. Wexler wants to keep people out and keep his property secure, it is a security gate. Mr. Smith noted there is a difference between what the gate looks like and the conception you are talking about when you say, security gate.

Ms. Canning told the commissioners that residents have been encouraged by the commission to attend meetings and participate in the proceedings; which they have done. The residents are in total agreement as to what would happen on Calhoun Street and how the character of the road will be changed if this gate is approved.

Ms. Gilchrist asked if there was any further discussion. There was none.

**MOTION:**

To continue until the next regularly scheduled meeting on May 21, 2012, the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to construct a driveway entry-security gate.

By Mr. Smith, seconded by Mr. Kerr and passed 3-1. Mr. Krinsky denying. He thought the commission should have voted.

Ms. Gilchrist continued the Public Hearing at 7:50PM.

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

Klemm(cont'd) /11 Ives Road /Extend Certificates of Appropriateness to construct addition to residence and rebuild silo.

Ms. Gilchrist reconvened the Public Hearing at 7:52PM to consider the application for a Certificate of Appropriateness submitted by Christina and Peter Klemm, 11 Ives Road, to extend two Certificates of Appropriateness for addition to residence and to rebuild silo. She seated the members and Alternate Krinsky for Mrs. Boyer.

Atty. Robert Fisher represented Mr. and Mrs. Klemm and asked the commission if they could table discussion of this application until next meeting. The commission agreed.

**MOTION:**

To continue until the next regularly scheduled meeting on May 21, 2012, the Public Hearing to consider the applications to extend Certificates of Appropriateness submitted by Christina & Peter Klemm 11 Ives Road, to construct addition to residence and to rebuild the silo.

By Mr. Krinsky seconded by Mr. Smith and passed 4-0.

Ms. Gilchrist continued the Public Hearing at 7:53PM.

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

Kleine & Micheletto(cont'd) /110 Calhoun Street /Exterior barn lantern. Revised design for stone wall, wood fence.

Ms. Gilchrist reconvened the Public Hearing at 7:54PM to consider the application for a Certificate of Appropriateness submitted by Brigitte Kleine and Robert Micheletto, 110 Calhoun Street, for the exterior barn lantern and the revised design for stone wall and wood fence. Ms. Gilchrist seated the members and Alternate Krinsky for Mrs. Boyer. Mr. Rod Pleasants of McIver Morgan, represented the applicants.

Mr. Pleasants looked over the drawings with the commission that were received at the last meeting. He said he knew there was concern about the stone wall in front of the barn. He said he measured 1.6 miles of stone walls in the Calhoun-Ives district. Mr. Pleasants showed the members pictures of stone walls in front of other barns. He also showed them a picture of the style of gate they would like to install. He said the gate must be 12ft wide to allow for a fire truck to pass through. Ms. Gilchrist asked how far the stone wall will be from the road. Twelve feet. Mr. Pleasants said he did not want to take down the trees along the road, but he had to because of heavy damage from the storm.

Mr. Hollinger asked if the stone wall would be traditional with no sharp edges. Mr. Pleasants replied it would be a simple wall, 3ft tall. Ms. Gilchrist commented that she was still struggling with a wall so close to the barn, and said what she fears is a suburbanizing effect. It is a solid, solid wall and this district should be open. Mr. Pleasants said Mr. DiBenedetto's stone wall is almost a mile long. Ms. Gilchrist replied she knew that, but his stone wall is bordering a field. The solidity of a wall is inappropriate. Split rail with mesh behind it would be better. Mr. Pleasants said they do not like split rail and do not want one. He added, there is already such a precedent on Calhoun Street with so many stone walls.

Ms. Gilchrist asked if there were any comments from the floor. There were none. Any further questions from the commission? No.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Brigitte Kleine & Robert Micheletto, 110 Calhoun Street, for exterior barn lantern and revised design of stone wall and wood fence.

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

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.

MOTION:

To reopen the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Brigitte Kleine & Robert Micheletto, 110 Calhoun Street, in order to discuss the exterior barn lantern.

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

The members realized they had not addressed the barn lantern. They looked at the picture of the lantern. It will be black with seeded glass. Mr. Pleasants told the members that the lantern does meet the Night Sky requirements. One lantern will be by the front door and one by the mudroom door. The lights will not be on when the family is not there. Mr. Krinsky asked Mr. Pleasants to read out the dimensions. They are: 13¾ inches out from the side of the barn, 16¼ inches tall and 8 inches wide.

MOTION:

To re-close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Brigitte Kleine & Robert Micheletto, 110 Calhoun Street, for discussion on exterior barn lantern.

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

Ms. Gilchrist re-closed the Public Hearing at 8:09PM.

Averill /250 Calhoun Street /Deer Fencing.

Ms. Gilchrist opened the Public Hearing at 8:10PM to consider the application for a Certificate of Appropriateness submitted by Susan and Sam Averill, 250 Calhoun Street, to install deer fencing. She read the legal notice which appeared in Voices on 4/8/12. She seated the members and seated Alternate Krinsky for Mrs. Boyer. Mr. and Mrs. Averill were present.

Mr. Hollinger asked about the perimeter of the fence. Mr. Averill pointed out on the map of the farm where the fence would be located. The members looked at photos of the fence along with information on the fencing from the U.S. Dept. of Agriculture. Mr. Krinsky said there is more need for fencing now than ever before. Mrs. Averill agreed. It is hard to measure the damage from the deer. Mr. Krinsky asked how the deer get out if they get in. Mr. Averill said it is hard for the deer to find a way out because they panic.

Ms. Gilchrist asked if there were any comments or questions. Mr. Bob Futh, a neighbor, said he thought the commission should consider the fact that all states are considered either fence-in or fence-out. Connecticut is a fence-out state which gives people the right to fence out animals that are bothering them. He said this right is critical to farms.

Ms. Gilchrist asked if there were any further comments or questions. There were none.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Susan & Sam Averill, 250 Calhoun Street, to install deer fencing.

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

Ms. Gilchrist closed the Public Hearing at 8:20PM.

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

West Indies, LLC /96 Calhoun Street /Revisions to previous approval.

Ms. Gilchrist opened the Public Hearing at 8:22PM to consider the application submitted by West Indies, LLC, for revisions to a previously approved Certificate of Appropriateness to build a single family dwelling at 96 Calhoun Street. She read the legal notice which appeared in Voices on 4/8/12. Ms. Gilchrist seated the members and Alternate Krinsky for Mrs. Boyer. Attorney Robert Fisher and Brian Neff, Engineer, represented the applicants and gave their letters of authorization to Ms. Gilchrist.

The members looked over the new site plan with Mr. Neff and Atty. Fisher. Mr. Neff said this new plan will move the house 100ft to the east; further from Calhoun Street and less visible from the road because the ground slopes downward. The driveway will now be on the other side of the house. Mr. Neff noted the pool is in a different location and will be less visible. Ms. Gilchrist stated they will need to come back to the commission with additional information for approval of the pool, pool fence and pool equipment. Atty. Fisher said they would be back with the pool application.

Ms. Gilchrist read letters in support of this application from Brett & Shannon Wheeler and from Brigitte Kleine & Robert Micheletto. The letters are in the applicant file and copies filed with these minutes. She asked if there were any additional questions or comments. There were none.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by West Indies, LLC, 96 Calhoun Street, for revisions to a previously approved Certificate of Appropriateness.

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

Ms. Gilchrist closed the Public Hearing at 8:33PM.

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

Norwood Limited /18 Sunny Ridge Road /Inground Pool

Ms. Gilchrist opened the Public Hearing at 8:34PM to consider the application for a Certificate of Appropriateness submitted by Scott Swimming Pools for Norwood Limited, 18 Sunny Ridge Road, to construct an inground pool. She read the legal notice which appeared in Voices on 4/8/12. Ms. Gilchrist seated the members and Alternate Krinsky for Mrs. Boyer. Laurie Potter of Scott Swimming Pools represented the applicants.

Ms. Potter showed the members a site plan and photos of a pool and fence like the one they will be installing. Also photos of the pool location taken from the road. Ms. Potter said the pool will not be visible from the road but perhaps the top of the fence might be seen. There will not be a pool

house or equipment shed. The equipment will be on a covered pad out of sight.

Ms. Gilchrist said she did not think anything would be visible from the road. She asked if there were any questions or comments. There were none.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Norwood Limited, 18 Sunny Ridge Road, to install an inground swimming pool. By Mr. Smith, seconded by Mr. Kerr and passed 4-0.

Ms. Gilchrist closed the Public Hearing at 8:38PM.

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

Norwood Limited /18 Sunny Ridge Road /Replace stone steps, remove door & deck from garage.

Ms. Gilchrist opened the Public Hearing at 8:39PM to consider the application for a Certificate of Appropriateness submitted by Timothy J. Egan for Norwood Limited, 18 Sunny Ridge Road, to replace stone steps, remove door and deck from garage. She read the legal notice which appeared in Voices on 4/8/12. Ms. Gilchrist seated the members and Alternate Krinsky for Mrs. Boyer. Mr. Timothy J. Egan represented the applicants.

The commissioners looked at pictures of work to be done with Mr. Egan. Mr. Egan said the door and deck on the garage will not be removed. The bluestone steps going into the house will be replaced; only two of which will be visible from the road. Other than the steps, there are no other changes being made that will be visible from the road.

Ms. Gilchrist asked if there were any questions or comments. There were none.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Norwood Limited, 18 Sunny Ridge Road, to replace bluestone steps into house. By Mr. Smith, seconded by Ms. Gilchrist and passed 4-0.

Ms. Gilchrist closed the Public Hearing at 8:41PM.

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

Doherty /214 Calhoun Street /Revisions to previous approval.

Ms. Gilchrist opened the Public Hearing at 8:42PM to consider the application submitted by Jeffrey & Myanne Doherty to revise a previously approved Certificate of Appropriateness for their residence at 214 Calhoun Street. She read the legal notice which appeared in Voices on 4/8/12. Ms. Gilchrist seated the members and Alternate Krinsky for Mrs. Boyer. Peter Talbot, AIA, represented the applicants.

Mr. Talbot presented a 2 page letter to the commission with all the changes listed. He said there are a lot of little changes. Mr. Talbot showed the members photos of the changes.

Mr. Talbot said all the fencing on the property will now be alike; Kentucky horse farm fence. Ms. Gilchrist asked Mr. Talbot how he felt about the new fencing. He replied at first the Doherty's were concerned with privacy, but they think having all fences alike will look great. The members asked what defines a Kentucky horse fence. Mr. Talbot said it is flat instead of rails. These will be natural wood, will weather gray and be 4ft tall.

Mr. Krinsky asked about the walkway light. Mr. Talbot said it will be by the pool, the light shines down and the metal will tarnish.

Mr. Talbot commented that all the windows match now. They are metal clad. Ms. Gilchrist asked if there were any questions or comments. There were none.

#### MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Myanne & Jeffrey Doherty, 214 Calhoun Street, for revisions to a previously approved Certificate of Appropriateness.

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

Ms. Gilchrist closed the Public Hearing at 9:03PM. 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 meeting to order at 9:04PM. She seated the members and Alternate Krinsky for Mrs. Boyer.

#### Wexler(cont'd) /157 Calhoun Street /Construct a driveway entry-security gate

The members discussed:

Mr. Krinsky said he is not absolutely clear on this subject. He asked if there is a precedent for a gate across a driveway in an historic district. He said if he had the answer to that, it would help.

Mr. Kerr says he sees a problem for the commission if a home invasion should occur after HDC refuses a gate across a driveway. He added – pool fences are not attractive, but they are required for safety.

Mr. Krinsky said he cannot believe that HDC can say someone cannot block access to their own property. He said there are also some security systems that are not visible.

Mr. Smith said last month we asked for simpler and now they have come back with 3 simpler choices. He added, they could also have a chain.

Mr. Kerr asked Ms. Gilchrist why she was opposed to a gate.

Ms. Gilchrist said, 1)She worries about setting a precedent. Others may feel a need for a gate,

2)she is worried about a district with driveways blocked off. It would begin to look “gated”, 3)a chain would disappear, 4)she is struggling with the concept of a gated driveway but said she was not here last meeting when the applicants were led to believe the commission would approve a simpler gate, 5)the more walls that go up, the more we lose a sense of open space.

Mrs. Mills and Mr. Kerr both thought research should be done, before the next meeting, into Mrs. Boyer’s comment about other gates in the district.

This Public Hearing was continued.

Kleine & Micheletto(cont’d) /110 Calhoun Street /Exterior barn lantern. Revised design for stone wall, wood fence.

Discussion:

Mr. Smith said he had no problem with the barn light fixture but is not sure about the long stone wall. Ms. Gilchrist said stone walls should go alongside fields. Historically, they are not seen in front of a house or barn. Ms. Gilchrist said she also had a quarrel with the way the stone was done for the foundation of the barn – she would not like to see a stone wall like that. Mr. Pleasants asked her what she did not like about the foundation. Mr. Kerr said he is respectful of Alison’s concerns, but feels he would have a hard time explaining to a judge why this wall is inappropriate. Mr. Smith agreed. Ms. Gilchrist asked if everyone was ready to vote. Yes.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Brigitte Kleine and Robert Micheletto for the revised design of the stone wall, wood fence and gate at 110 Calhoun Street, as shown in the plans A1-00 & A1-00b, dated 11/3/11, along with information on the street-side exterior lantern; both received March 1, 2012. This work is to be completed by April 16, 2013; or this approval shall be void.

By Mr. Kerr, seconded by Mr. Smith and passed 3-1. Ms. Gilchrist denying. She thought the stone wall was inappropriate.

Averill /250 Calhoun Street /Deer Fencing.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Susan and Sam Averill, 250 Calhoun Street, to install 8ft high access control deer fencing as described in materials from U.S. Department of Agriculture, Natural Resources Conservation Service and located as shown on map of Averill Farm; both received with the application on 3/14/12. This work is to be completed by April 16, 2013; or this approval shall be void.

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

West Indies, LLC /96 Calhoun Street /Revisions to previous approval.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by West Indies, LLC, 96 Calhoun Street, to revise a Certificate of Appropriateness previously issued on 9/19/11, by



relocating house and garage approximately 100ft to the east, also relocating driveway as shown in the Proposed Site Plan drawing, revised 3/15/12, by Brian E. Neff, Licensed Engineer. This work is to be completed by April 16, 2013; or this approval shall be void.

By Mr. Kerr, seconded by Mr. Krinsky and passed 4-0.

Norwood Limited /18 Sunny Ridge Road /Inground Pool.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Scott Swimming Pools for Norwood Limited, 18 Sunny Ridge Road, to construct an inground Gunite swimming pool with fence as shown in drawings and photos submitted with the application on 3/23/12. This work is to be completed by April 16, 2013; or this approval shall be void.

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

Norwood Limited /18 Sunny Ridge Road /Replace stone steps into house, remove door & deck from garage, other repairs not visible from public way.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Timothy J. Egan for Norwood Limited, 18 Sunny Ridge Road, to replace bluestone steps into house as shown in photos submitted with the application on 3/29/12. This work is to be completed by April 16, 2013; or this approval shall be void.

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

Doherty /214 Calhoun Street /Revisions to previous approval.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Myanne and Jeffrey Doherty, 214 Calhoun Street, to revise the previously approved Certificate of Appropriateness for Phase I as described in the letter dated 3/29/12 to the Historic District Commission, prepared by Peter Talbot, Architect, along with attached architectural drawings and supporting documentation including two photos of a sample fence submitted 4/16/12. This work is to be completed by April 16, 2013; or this approval shall be void.

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

Mr. Hollinger asked how many times someone can come Back to the commission for revisions. No Limit.

Conservation Easements

Chris Charles discussed Conservation Easements in Historic Districts which have been done and how important they are especially to the Calhoun-Ives Historic District since it is the only farming historic district in the State of Connecticut. A "Baseline Documentation Report" is here in the Land Use Office and is available for residents to have a look.

MOTION:

To approve the 3/19/12 minutes as written.

By Ms. Gilchrist, seconded by Mr. Smith and passed 4-0.

MOTION:

To recommend that the Historic District Commission budget remain the same as the current fiscal year.

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

MOTION:

To adjourn. By Mr. Krinsky.

Ms. Gilchrist adjourned the meeting at 10:25PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Clerk