

July 16, 2012

MEMBERS PRESENT: Ms. Gilchrist, Mr. Smith

MEMBERS ABSENT: Mrs. Boyer, Mr. Kerr

ALTERNATES PRESENT: Mr. Krimsky, Mrs. Mills, Mr. Hollinger

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Dutton

PUBLIC HEARING

Dutton /28 Sunny Ridge Road /Remove shutters, replace porch roof with black steel panel roofing.

Ms. Gilchrist opened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by Richard G. Dutton, 28 Sunny Ridge Road, to remove shutters on his house and replace the porch roof with black steel panel roofing. She read the legal notice which appeared in Voices on 7/8/12. Ms. Gilchrist seated the members and Alternate Krimsky for Mrs. Boyer, Alternate Mills for Mr. Kerr and Alternate Hollinger for the vacant position. Mr. Dutton was present.

Mr. Dutton came forward to discuss his application with the commission. He explained that he was in the process of getting estimates to have his house painted. Several of the shutters are in need of repair and the cost, including painting them, would be prohibitive. Mr. Dutton said he would like to remove all the shutters and had submitted photos (along with his application on 6/28/12) of a neighbor's house to show how neat and clean his house could look without them. Mr. Dutton submitted two pictures (7/16/12) of his house taken last week with the shutters removed by his contractor in preparation of painting. He said the house looks better, cleaner and neater without the shutters. Mr. Dutton noted a great many older houses do not have shutters. There are quite a few houses in the Woodbury area, similar to his in age and design that do not have shutters.

The existing rolled roofing on the porch is beginning to leak. Mr. Dutton said he would like to replace it with a metal roof as shown in the Fabral brochure submitted with his application on 6/28/12. Mr. Smith noted, due to the angle from the road, the porch roof cannot be seen. Only the porch is visible from the road. Mr. Smith asked if the metal for the new roof is shiny. Mr. Dutton replied no, it is matte black. Ms. Gilchrist asked Mr. Dutton which style roof he had chosen. Mr. Dutton pointed out style #1½" SSR. The pitch of the roof will remain the same.

Ms. Gilchrist asked Mr. Dutton if he had any additional information to present. He did not. Ms. Gilchrist told Mr. Dutton he is to be commended for painting his wooden clapboards instead of replacing them with something else. Mr. Dutton said he has stayed with the same color and same type of paint that was used by the previous owners. Ms. Gilchrist stated the commission cannot comment on color. She asked if there were any other comments or questions. There were none. All the members agreed they had no objections to the shutters being removed.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness

submitted by Richard G. Dutton, 28 Sunny Ridge Road, to remove shutters and replace porch roof with black steel panel roofing.

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

Ms. Gilchrist closed 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.

REGULAR MEETING

Ms. Gilchrist called the Regular Meeting to order at 7:52PM. She seated the members and seated Alternate Krinsky for Mrs. Boyer, Alternate Mills for Mr. Kerr and Alternate Hollinger for the vacant position.

Pending Business

Dutton /28 Sunny Ridge Road /Remove shutters, replace porch roof with black steel panel roofing.

Ms. Gilchrist read a letter from Stephen R. Brighenti, a neighbor, in support of Mr. Dutton's application. The letter is in the applicant file and a copy is filed with these minutes.

The members discussed the application. Mr. Hollinger said the house looks great without the shutters. Mrs. Mills and Ms. Gilchrist said they had no problem with the shutters being removed. All the members agreed. Ms. Gilchrist noted that shutters were used at times, but in general it was later in the 19th century.

Regarding the porch roof; Mr. Smith commented that even if the roof were visible from the road, replacing it with the matte black metal roof would be acceptable and not at all inappropriate.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Richard G. Dutton, 28 Sunny Ridge Road, to remove all the shutters from his house and replace the porch roof with matte black steel panel roofing (Style - 1½" SSR) as described in the brochure from Fabral Metal Roof Systems, received with the application on 6/28/12. This work is to be completed by July 16, 2013; or this approval shall be void.

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

Consideration of the Minutes

MOTION:

To approve the 6/18/12 minutes as written.

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

MOTION:

To include subsequent business not already included on the Agenda:

1)Library lights.

2)Calhoun-Ives Historic District Study Report.

By Mr. Smith, seconded by Mr. Krinsky and passed 5-0.

Library Lights.

Mr. Krinsky took pictures of a variety of lights around several town halls, libraries and parking lots. In subsequent discussions with Mrs. Chapin and Mr. Wright, who takes care of the Library lighting, he was told that the low lights get snowed under. Would higher lights be appropriate? Ms. Gilchrist pointed out that they removed lights and added some new ones without coming to HDC for approval. They need to submit an application for work already done on the pathway and come discuss parking lot lighting. Mr. Smith said the commission has made it clear that the fixtures need to be simple and have downward lighting.

Calhoun-Ives Study Report.

Commissioners will receive a copy of the Calhoun-Ives Study Report which describes the distinguishing characteristics of this district. They would like to read this before meeting with residents.

Other Business

Election of Officers.

Will be held in August when more members are present.

Questions for Attorney.

1) Mr. Hollinger: Ability to attach a violation to a deed if applicant has not followed terms of approval.

2) Mr. Krinsky: Can there be an ordinance requiring realtors to inform new buyers that they are in an historic district and give them a brochure?

3) Mr. Hollinger: What are some of the limits regarding open space issues?

4) Mr. Smith: We have no legal weapons. If someone blatantly violates an approval can we go to court?

Ms. Gilchrist stated it would be a very powerful weapon if we can attach violations to a deed.

List of questions to be continued.

MOTION:

To adjourn. By Mrs. Mills.

Ms. Gilchrist adjourned the meeting at 9:25PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk