

# January 12, 2009

## **PUBLIC HEARINGS and REGULAR MEETING**

7:30PM, Land Use Meeting Room

**MEMBERS PRESENT:** Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Smith

**MEMBERS ABSENT:** Mr. Talbot

**ALTERNATES PRESENT:** Mrs. Boyer, Mrs. Mills, Mr. Tilden

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Mr. Brighenti, Mrs. Andersen, Mr. Pleasants, Mr. Queral, Mr. Mills

### **PUBLIC HEARINGS**

#### **10 Sunny Ridge Associates LLC(cont'd) /10 Sunny Ridge Road /cover the round window, replace dormers and outline for planting.**

Ms. Gilchrist reconvened the Public Hearing at 7:30PM to consider the application for a Certificate of Appropriateness submitted by Stephen Brighenti, Manager, 10 Sunny Ridge Associates LLC, 10 Sunny Ridge Road, to cover the round window, replace dormers and outline for planting. She seated the members and Alternate Mills for Mr. Talbot. Mr. Brighenti was present.

Ms. Gilchrist began by reading letters from Charles Treadway 20 Nettleton Hollow Road, Frances M. Aeschliman 18 Sunny Ridge Road and Richard G. Dutton 28 Sunny Ridge Road. All are in support of Mr. Brighenti's plans to correct the existing violations at 10 Sunny Ridge Road. These letters are in the applicant file and copies are filed with these minutes.

Mr. Brighenti told the members he hoped the shed dormers would downplay the roof and that the proposed plantings of Norway spruce and rhododendrons would obscure the building from the public way. Ms. Gilchrist noted that he came back with everything that was discussed at the meeting last month. Mr. Tilden expressed his appreciation for the work Mr. Brighenti has done. Mr. Kerr suggested that approval be predicated upon planting being done in the spring and if that is not done, the violation would be renewed.

Ms. Gilchrist 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 Stephen Brighenti, Manager, 10 Sunny Ridge Associates LLC, 10 Sunny Ridge Road, to cover the round window, replace dormers and outline for plantings. By Mr. Smith, seconded by Mrs. Mills and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 7:45PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

#### **Judea Nursery School /6 Kirby Road /Replace playscape equipment.**

Ms. Gilchrist opened the Public Hearing at 7:46PM to consider the application for a Certificate of Appropriateness submitted by the First Congregational Church for Judea Nursery School, 6 Kirby Road, to replace the playscape equipment. She read the legal notice which appeared in Voices on 1/4/09. Ms. Gilchrist seated the members and Alternate Mills for Mr. Talbot. Mrs. Valerie Andersen, Chair Board of Directors for Judea Nursery School was present.

Mrs. Andersen brought the manufacturer's pictures of a similar playscape in a playground setting which was requested at the last meeting. She stated there would be chips on the ground under the playscape as they are mandated by the state.

The Commission looked over the photos and site plan which were brought to this meeting. Mrs. Boyer asked about the height. It will be the same as existing. Mrs. Andersen said the new playscape occupies the same footprint as the old equipment. She also noted that the playscape is made entirely of recycled plastic; no splinters, no paint. It is much safer than chemically treated wood. She said the play equipment is used not only by the nursery children, but is also used by the Church and The Gunnery. Mrs. Andersen said the new playscape is predominately brown but has some green. Mr. Tilden pointed out that the Commission has no jurisdiction over color. Mrs. Boyer agreed.

The members briefly discussed the site plan and photos. Mrs. Andersen said she expected the new equipment could be in place by June. She was told the standard length of time to complete a project is one year.

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

**MOTION:** To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by the First Congregational Church for Judea Nursery School, 6 Kirby Road, to replace the playscape equipment. By Mrs. Mills, seconded by Ms. Gilchrist and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 8:00PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

**Nussbaum /132 Calhoun Street /New single family residence, attached garage w/bedroom & bath above, guest house & pool.**

Ms. Gilchrist opened the Public Hearing at 7:30PM to consider the application for a Certificate of Appropriateness submitted by Paul A. Nussbaum to construct a single family residence, attached garage with bedroom and bath above, guest house and pool. She read the legal notice which appeared in Voices on 1/4/09. Ms. Gilchrist seated the members and Mrs. Mills for Mr. Talbot. Mr. Nussbaum was represented by Mr. Rod Pleasants and Mr. George Queral of McIver Morgan Architects. Mr. Pleasants asked if any of the members had driven past to look at the new stakes which had been installed. A couple of the members said they had. Ms. Gilchrist asked about the bright color at the top of the story poles. Mr. Pleasants said it represents the ridgeline.

The members looked over the new set of drawings with Mr. Pleasants and Mr. Queral. Mr. Pleasants pointed out that the house has now been pushed back 8ft from the road, the second section is now back an additional 2ft and the total length of the house has been reduced by 2ft because they removed one of the fireplaces. Mr. Pleasants commented the entire structure has been pulled down a lot visually from where it was before. Mr. Chute said he thought it made a big difference.

In addition, Mr. Pleasants said the guest house, along with all the other buildings, has been pushed back so that it appears even lower. The terrace which was originally planned for the back of the guest house

has been removed.

Mr. Kerr asked Mr. Pleasants if he prefers this new rendition. Mr. Pleasants replied that he does and the owner is also pleased. Mr. Tilden asked if they had made a change in the eaves as Mr. Talbot had suggested. Yes. Mr. Queral showed the members the new drawing. Mr. Queral also told the members that the roof pitches are all the same. Mr. Pleasants noted that the garage doors had been simplified and very little of them would be visible. Mrs. Mills asked where the garage was located. Mr. Queral replied it is under the house.

The members briefly discussed the retaining wall. It is 6½ft high. Ms. Gilchrist asked if more grading could be done to soften the corners of the retaining wall. Mr. Pleasants said her point was well taken. Mr. Queral commented he wants to change as little as possible of the contour. Mr. Pleasants asked the members if they like the stone. Ms. Gilchrist said yes, but the character of the stone work will matter. Mrs. Boyer asked about the stone steps shown on the site plan. They lead down to the street and she wondered if anyone would really walk on them. Mr. Pleasants said they would remove those steps. There is no reason for them.

Mr. Pleasants said they cut down the square feet and massing and have tried to be as cooperative as possible. The members were appreciative of the work that has been done. The Commission looked at the samples of barn siding, clapboard and gravel for the driveway. The only outside lighting planned is what is required to be by the doors.

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

**MOTION:** To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Paul A. Nussbaum to construct a new single family residence at 132 Calhoun Street. By Mr. Smith, seconded by Mrs. Mills and passed 5-0.

Ms. Gilchrist closed the Public Hearing at 8:35PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

## **REGULAR MEETING**

Ms. Gilchrist called the meeting to order at 8:37PM. She seated the members and Alternate Mills for Mr. Talbot.

### **Pending Business**

10 Sunny Ridge Associates LLC(cont'd) /10 Sunny Ridge Road /cover over round window.

**MOTION:** To approve the application for a Certificate of Appropriateness submitted by Stephen Brighenti, Manager, 10 Sunny Ridge Associates LLC, 10 Sunny Ridge Road, to cover the round window on the east end of the house with clapboards to match existing, to change the three existing dormers on the south side of the house to shed dormers and plant according to the plan submitted 1/12/09 in order to screen the house in accordance with the approval of July 10, 2000. Plantings are not recognized by this Commission. However, the aforementioned plantings were agreed to at a previous point in time in order to resolve pending litigation and the Commission will honor that previous commitment without setting any precedents from this time forward and will remove the Notice of Violation of June 25, 2007, recorded

in Vol. 199, Page 909, of the Washington Land Records. The Commission reserves the right to renew the notice of violations if the changes are not completed by January 12, 2010.

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

Judea Nursery School /6 Kirby Road /Replace playscape equipment.

MOTION: To approve the application for a Certificate of Appropriateness submitted by the First Congregational Church on behalf of Judea Nursery School, 6 Kirby Road, to replace the existing playscape with new equipment as shown in photos and on the site plan presented with the application. This work is to be completed by January 12, 2010; or else this approval shall be void.

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

Nussbaum /132 Calhoun Street /New single family residence, garage w/bedroom & bath above, guest house and pool.

Mr. Smith acknowledged that the architects have worked hard and very successfully to minimize the size and scale. Mr. Chute also congratulated the people who put this together because they listened. They did a good job. All the members agreed. Mrs. Mills added, the concern about seeing the house from the Stuart Farm appears to be much less.

The members briefly discussed outside lighting. Mr. Pleasants said he would be glad to come back to the Commission about any outside lights and a plan to minimize the retaining wall and parking area. As of now they are only planning one lantern at each door.

MOTION: To approve the application for a Certificate of Appropriateness submitted by Paul A. Nussbaum to construct a new single family dwelling and garage with bedroom and bath above, guest house and pool at 132 Calhoun Street, as shown in drawings received 1/8/09; WITH THE EXCEPTION of the retaining wall and parking area at the south end of the house, the walkway from the driveway to the road and any exterior lighting, all of which are DENIED WITHOUT PREJUDICE. This work is to be completed by January 12, 2010; or else this approval shall be void.

By Mr. Chute, seconded by Ms. Gilchrist and passed 5-0.

**Consideration of the Minutes**

MOTION: To accept the 12/15/08 minutes as written. By Mrs. Mills, seconded by Mr. Kerr and passed 5-0.

**Other Business**

MOTION: To defer election of officers until the next regularly scheduled meeting on 2/9/09. By Ms. Gilchrist, seconded by Mr. Chute and passed 5-0.

Mrs. Boyer submitted photos of the pool fence and gate at 156 Calhoun Street for the file.

MOTION: To adjourn the meeting. By Ms. Gilchrist.

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

FILED SUBJECT TO APPROVAL

Respectfully Submitted,  
Martha T. Shade, Clerk