

October 15, 2007

MEMBERS PRESENT: Mr. Chute, Ms. Gilchrist

MEMBERS ABSENT: Mr. Arturi, Mr. Smith, Mr. Talbot

ALTERNATES PRESENT: Mrs. Mills, Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. DiBenedetto, Mr. Kilbrith

REGULAR MEETING

Ms. Gilchrist called the meeting to order at 7:30PM. She seated the members and seated Alternate Mills for Mr. Talbot and Alternate Rives for Mr. Arturi.

Consideration of the Minutes

MOTION: To approve the 9/17/07, 9/19/07 and 9/25/07 minutes as written. By Mrs. Mills, seconded by Mr. Chute and passed 4-0.

Other Business

A. DiBenedetto /214 Calhoun Street /Discussion: Build new utility barn at orchard.

Mr. DiBenedetto handed each member a drawing of the proposed barn(marked rec'd 10/15/07). He said the east elevation would be facing toward the road. Mr. Chute asked where the access would be off of Calhoun Street. On the site plan, Mr. DiBenedetto pointed out two breaks in the stone wall. They will use that access to drive on a "farm road" along another stone wall which separates the orchard from a field. The farm road will not be paved. They just intend to drive over the grass.

Mr. DiBenedetto explained the barn is to be the utility barn for the orchard and to store their farm equipment. He said they just have three full time workers - there is not much activity. He said the barn will have vertical pine siding, left to weather gray. The roof will have wood shingles. The first floor of the barn will be 2600sqft; upstairs will be a little smaller. The first floor will accommodate all the equipment they use. Mr. Chute asked where the sprayer will be cleaned. Mr. DiBenedetto replied they do not use any toxic materials and the sprayer will be cleaned in back of the barn. Mr. Chute asked if there were plans for any more barns. Not at this time. Sometime in the future he would like to have a small horse barn nearby which would be serviced by the same farm road.

Mrs. Rives asked if the cupola was necessary - it seems very fancy. Mr. DiBenedetto said he could put louvers in the cupola(for ventilation), instead of windows. The members agreed the barn would not be seen from the road. Ms. Gilchrist stated the preference would be - no cupola.

Mr. Chute said he thought the barn would give a look of "farm" to the area; appropriate for the district. Ms. Gilchrist asked if any outside lighting is planned. Mr. DiBenedetto said there would just be a couple of simple lights by doorways on the north and west elevations. They will point light downward and will only be on when necessary.

Ms. Gilchrist asked what use the existing barns, across the street, would serve after they are renovated. Mr. DiBenedetto said the barns will be the guest house and the Italianate will be the main house, or vice versa. They have not decided yet. Ms. Gilchrist stated it would be preferable to have the Italianate remain the main dwelling and for the barns to be the guest house and maintain the look of a barn; simple in character. Mr. DiBenedetto said he would like to move the barn complex further back from the road.

Ms. Gilchrist asked if the members had any more comments or questions. They were in agreement with what had been presented so far. Mr. DiBenedetto said the only other thing he might add to his application would be a small shed to cover the electrical transformers.

B. 10 Sunny Ridge Road /Discussion

Mr. Lee Kilbrith introduced himself to the Commission and said he was interested in purchasing the 10 Sunny Ridge Road property and would like to know what needs to be done in order to be in compliance.

Ms. Gilchrist read from a motion for a Certificate of Appropriateness made at a special meeting held on Monday, July 10, 2000:

.....to modify the structure at 10 Sunny Ridge Road approved December 13, 1999 as follows: to remove the cupolas. With respect to the other modifications shown on "Amendment Five" such as clapboard siding, dormers, a roofed entrance and a circular window, the Commission agrees that, since they will not be open to view from a public way upon completion of landscaping and screening which achieves the purpose of the plan dated 6/14/00 called "Topographic Survey Prepared for Ross Residence" by Bradford E. Smith & Son, the Commission does not have jurisdiction and neither approves nor denies the modifications. **This work is to be completed by July 11, 2001, else this approval shall be null and void.**

The members looked over the topographic survey map with Mr. Kilbrith. Ms. Gilchrist commented that the berm was never built and the Certificate of Appropriateness has expired. Mr. Kilbrith said he did not want to build a berm and asked how he could remedy the situation. He agreed the round window could be seen from the road. Also, he would like to live there if a compromise could be reached.

Mr. Chute stated the Commission would be open to hear his presentation. He said they would like to hear his views on a compromise. Mr. Kilbrith said he might be willing to replace the round window but he could not change the dormers. That would ruin the inside; not enough light.

Ms. Gilchrist said the Commission was not in a position to make any decisions tonight.

MOTION: To adjourn the meeting. By Mr. Chute.

Ms. Gilchrist adjourned the meeting at 8:50PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk