

October 16, 2006

MEMBERS PRESENT: Mr. Arturi, Mr. Chute, Mr. Smith and Mr. Talbot

MEMBERS ABSENT: Ms. Gilchrist

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Mills and Mrs. Rives

STAFF PRESENT: Mrs. Shade

PUBLIC HEARINGS

Mr. Arturi decided to reverse the order of the Public Hearings since the first applicant on the agenda was not present yet.

MOTION: To change the order of business to first hear the application for White and next hear the application for Williamson. By Mr. Talbot, seconded by Mrs. Mills and passed 5-0.

White(cont'd) /6 Parsonage Lane /Construct barn/garage

Mr. Arturi reconvened the Public Hearing at 7:34PM to consider the application for a Certificate of Appropriateness submitted 8/31/06, by Zemma and Edmund White, 6 Parsonage Lane, to construct a barn/garage. He read the legal notice which appeared in **Voices** on 10/8/06. Mr. Arturi seated the members and seated Alternate Mills for Ms. Gilchrist. Mr. and Mrs. White were present along with their architect, Reese Owens.

Mr. Owens began by reading a memo regarding the addition into the record. He gave each of the members a copy of the memo; one is in the applicant file and a copy is filed with these minutes.

The Commission looked at the drawings and discussed what would be seen from the public way. Mr. Owens said the sides would be seen to some degree and perhaps the roof edge. The height will be 24'6" per Zoning regulations.

Mr. Smith commented that some of the addition would be seen through the trees from Route 47.

Mrs. Boyer asked how the height of the addition compared to that of the existing house. Mr. Owens replied the existing house is about 4ft taller than the addition. As to the issue of height, Mr. Owens stated a variance has been granted for the height and the footprint. Mr. Arturi noted the issue is not higher or lower; but is it incongruous.

As to form; Mr. Owens said the addition will be at the back of the site and will be very neutral, generalized volume, Gothic Revival style. He stated they intentionally ruled out using the same windows as the main house in order to maintain a distinction between the old and new.

Mr. Smith asked about the volume of the addition compared to the square footage of the house. Not sure what square footage of house is.

Mr. Talbot asked if it was critical to have a 9'6" ceiling in the artist studio. Yes, the higher ceiling provides space to hang large paintings.

Mr. Talbot said he would like to have a better sense of how visible the metal roof will be. Mr. Smith said

he thought two sections of the roof would be visible. Mr. Owens said it is a rough drawing, but he thinks some surface of the roof will be visible. Mr. Arturi said the roof looks accurate according to the story poles.

Mr. Arturi asked the members if they had further questions. No. He asked if there was anyone in the audience would like to speak for or against this application.

Ms. Jacobson, 8 Parsonage Lane, spoke against:

I cannot tell what it's going to look like. It's a very big structure. It will impact my property. It will clearly be seen from Parsonage Lane and Route 47. Large windows will be facing me. I can't tell how high the cupola will be.

Ms. Eldridge, 4 Parsonage Lane, spoke in favor:

I live on the other side of Mr. and Mrs. White. I feel the impact will enhance my property.

Mr. Owens said he was sympathetic with anyone in a district of this density and understands it is difficult to accept the volume granted by a variance several years ago. Mr. Arturi commented it is the Commission's role to determine if the addition will be incongruous with the district.

Mr. Talbot asked the purpose of the garage door on the south side. Mr. Owens replied it is for access; being able to move lawn mowers, etc., to the back.

Mr. Arturi 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 8/31/06, by Zemma and Edmund White, 6 Parsonage Lane, to construct a barn/garage. By Mr. Smith, seconded by Mrs. Mills and passed 5-0.

Mr. Arturi closed the Public Hearing at 8:19PM.

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

Williamson(cont'd) /10 Kirby Road /Build fence

Mr. Arturi reconvened the Public Hearing at 8:20PM to consider the application for Certificate of Appropriateness submitted 8/31/06, by Cynthia Williamson, 10 Kirby Road, to install a picket fence. He read the legal notice which appeared in **Voices** on 10/8/06. Mr. Arturi seated the members and seated Alternate Mills for Ms. Gilchrist. Ms. Williamson was unable to be present. She was represented by Ms. Eldridge.

Ms. Eldridge brought some photos of the house taken from the public way which showed the existing fence. In addition, she brought copies of old photos of the house which showed a picket fence by the road. Ms. Eldridge told the Commission that the new picket fence will be simple and made of wood.

The members looked over the site plan and all the photos. They determined that, for the record, they needed a more accurate site plan identifying Kirby Road and also showing where the new fence will tie into the existing fence.

Mr. Arturi asked the members if they had any additional comments or questions. No. He asked if anyone

else present had any comments either in support of or against the application. There were none. The Commission agreed to continue the application.

MOTION: To continue until the next regularly scheduled meeting on November 13, 2006, the application for a Certificate of Appropriateness submitted 8/31/06, by Cynthia Williamson, 10 Kirby Road, to install a picket fence; in order to receive a more accurate site plan showing the road, and location where the new fence will connect to the existing fence. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Mr. Arturi continued the Public Hearing at 8:32PM.

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

Dedell, Shapiro /156 Calhoun Street /Request for extension

Mr. Arturi opened the Public Hearing at 8:33PM to consider the application for Certificate of Appropriateness submitted 9/25/06 by Jacqueline Dedell and Ira Shapiro, 156 Calhoun Street, to request an extension. He read the legal notice which appeared in **Voices** on 10/8/06. Mr. Arturi seated the members and seated Alternate Mills for Ms. Gilchrist. Ms. Dedell and Mr. Shapiro were present along with their architect, Mr. Paul Hinkle.

Ms. Dedell began by telling the Commission their project was behind schedule because of all the rain in the spring. She said she was aware that Certificates of Appropriateness were granted for one year, but would like to have more time. One C of A was to construct an addition and the other was to revise the dormer windows in the addition. Ms. Dedell said there would be no changes to the plans. They just need more time.

Mr. Arturi asked the members if they had any additional comments or questions. The members all agreed that they had no problem with granting the extension.

MOTION: To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted 9/25/06, by Jacqueline Dedell and Ira Shapiro, 156 Calhoun Street, request for extension. By Mr. Talbot, seconded by Mrs. Mills and passed 5-0.

Mr. Arturi closed the Public Hearing at 8:36PM.

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

Connolly /86 Calhoun Street /After the fact approval for driveway and generator

Mr. Arturi opened the Public Hearing at 8:37PM to consider the application for Certificate of Appropriateness submitted 9/25/06 for after the fact approval for driveway and generator. He read the legal notice which appeared in **Voices** on 10/8/06. Mr. Arturi seated the members and seated Mrs. Mills for Ms. Gilchrist. Mr. and Mrs. Connolly were not present and no one was there to represent them.

The Commission looked over the driveway sketch and also some photos which were received 10/2/06. The photos showed the two driveway cuts and a close-up of the gravel material. The members determined from the photos that the generator was not visible from the road.

Mr. Talbot said he did not have a real problem with the driveway. Mrs. Boyer said she had a problem with four cuts off of Calhoun Street. Mr. Arturi asked if the members would like to ask them to come in

and discuss so many cuts. Mr. Talbot commented that the nature of a lot of cuts is left over from when the area was a farming community.

Mr. Arturi asked if everyone felt they had enough information to close the Public Hearing. No. Mr. Chute stated he would like for Mr. and Mrs. Connolly to come in and discuss the driveway cuts. Others agreed.

MOTION: To continue until the next regularly scheduled meeting on November 13, 2006, the application for a Certificate of Appropriateness submitted 9/25/06 by David and Nora Connolly, 86 Calhoun Street, for after the fact approval of driveway and generator; in order to discuss the number of cuts into Calhoun Street. By Mr. Smith, seconded by Mr. Chute and passed 5-0.

Mr. Arturi continued the Public Hearing at 8:49PM.

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

Mr. Arturi called the meeting to order at 8:50PM and seated the members and seated Alternate Mills for Ms. Gilchrist.

Pending Business

White(cont'd) /6 Parsonage Lane /Construct barn/garage

The members discussed this application.

Mr. Arturi: Given what we typically ask for, do we know how large this is going to look from the public way.

Mrs. Rives: An artist studio needs to be large for light. There are big houses all around there.

Mr. Talbot: Typically, what we ask for is existing and proposed drawings; or, in lieu of that, a perspective. For our file, as well as our sense of appropriateness, we need an accurate perspective. Programmatically, I understand it.

Mr. Arturi: Would you feel comfortable approving this application in the absence of that or would you like to ask the Whites to come back?

Mr. Talbot: I'll think about that.

Mr. Smith: In looking at the story poles, it looks as if it is going to be as big or bigger than the existing house. I would like to see something more.

Mr. Talbot: I think we need to have it clarified - draw up an accurate perspective.

Mr. Chute: The mass doesn't bother me. I like the new design better than the old, but I see the need for an accurate perspective.

Mrs. Mills: I feel the same. We need an accurate representation.

The members agreed. An elevation of the existing house and an elevation showing what is proposed is needed.

MOTION: To deny without prejudice the application for a Certificate of Appropriateness submitted 8/31/06, by Zemma and Edmund White, 6 Parsonage Lane, to construct a barn/garage according to new drawings submitted 10/10/06; the Commission needs accurate drawings of the addition connected to the existing structure, from the perspective of the public way. By Mr. Chute, seconded by Mrs. Mills and passed 5-0.

Williamson(cont'd) /10 Kirby Road /Build fence

MOTION: To continue until the next regularly scheduled meeting on November 13, 2006, the application for a Certificate of Appropriateness submitted 8/31/06, by Cynthia Williamson, 10 Kirby Road, to install a picket fence; in order to receive a more accurate site plan showing the road, and location where the new fence will connect to the existing fence. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Dedell, Shapiro /156 Calhoun Street /Request for extension

MOTION: To approve the application for Certificate of Appropriateness submitted 9/25/06, by Jacqueline Dedell and Ira Shapiro, 156 Calhoun Street, to extend two existing Certificates of Appropriateness for one year: #1 - to construct an addition, approved 9/19/05 and, #2 - to change configuration of dormer windows in the addition, approved 10/17/05. This work is to be completed by October 17, 2007; or else this approval shall be void. By Mr. Smith, seconded by Mr. Chute and passed 5-0.

Connolly / 86 Calhoun Street /After the fact approval for driveway and generator

MOTION: To continue until the next regularly scheduled meeting on November 13, 2006, the application for a Certificate of Appropriateness submitted 9/25/06 by David and Nora Connolly, 86 Calhoun Street, for after the fact approval of driveway and generator; in order to discuss the number of cuts into Calhoun Street. By Mr. Smith, seconded by Mr. Chute and passed 5-0.

Consideration of the Minutes

MOTION: To approve the 9/18/06 minutes as written. By Mr. Smith, seconded by Mrs. Mills and passed 5-0.

Other Business

MOTION: To add subsequent business not already included on the agenda. By Mr. Smith, seconded by Mr. Chute and passed 5-0.

The members discussed Mr. Ross, 10 Sunny Ridge Road. The Zoning Enforcement Officer will be asked to look at the file and see what has been done and what still needs to be done and report back to HDC.

Mr. Arturi said he will speak with Attorney Miles regarding levying of fines and after the fact applications.

The members briefly discussed the pending sale of the Stuart Farm on Calhoun Street.

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

Mr. Arturi adjourned the meeting at 9:40PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Clerk